PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 13, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

AGENDA

1. Call Meeting To Order, Establish Quorum

   A. Prayer

   B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

   The following are the meeting procedures used by the Planning & Zoning

   Commission:

   A. All the items are generally considered as they appear on the agenda as each item is introduced.

   B. Staff will present its findings and recommendation on the item being considered.

   C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

   D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

E. Once the Chair closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

5. **PUBLIC COMMENTS**

A. Public Comments are limited to three (3) minutes. If a resident desires to make a Public comment, please notify the Chair Person prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

6. **ABSENCES**

A. Consider excusing the absence of Commission member Ms. Ruby Casas from the July 9, 2024, Regular Meeting.

B. Consider excusing the absence of Commission member Mr. Rene Olivarez from the July 23, 2024 Special Meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the July 9, 2024 Regular Meeting

8. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a Tract of Land Containing 5.083 Acres Situated in the City of Edinburg, County of Hidalgo, being out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, Located at 2900 West Chapin Road, As Requested By Mario A. Salinas on Behalf of Judith Flores-Saldivar, Patricia Flores-Pena, and Belinda Rubi Flores-Gutierrez

B. Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, 2.898 Acre of Land in the Texas-Mexican Railway Company Survey, Located at 1100 North I-69c, As Requested By Andrew Burke on Behalf of Ofelia Rodriguez Alonso and Arnoldo and Guadalupe Rodriguez

C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, a Tract of Containing 17.264 Acres Situated in the City of Edinburg, County of Hidalgo, Texas, out of Lots 17 and 20, East Retama Subdivision, Located at 4716 North Seminary Road, As Requested By Melden and Hunt, Inc. on Behalf of John Andrew Rigney and Melissa Sanchez Rigney, as Co-Trustees of the L & A Irrevocable Trust

D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District, A 2.00 Acre Tract of Land Being the East 2.00 Acres of the West 2.68 Acres, More or Less, of the South One-Half of Lot Eight, Section Two Hundred Forty-Four, Texas-Mexican Railway Company's Survey, Located at 501 East Rogers Road, As Requested By Sergio F. Molina Jr. on Behalf of Jorge and Karina Orocio

E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, a Tract of Land Containing 2.48 Acres, Situated in Hidalgo County, Texas and also Being Part or Portion of Lot 10, Section 239, Texas-Mexican Railway Company Survey, Located at 1410 West Rogers Road, As Requested By Pablo and Diana Gonzalez

F. Consider the Special Use Permit for a Wireless Communication Tower, a Portion of all that Certain Parcel of Land Lying in the City of Edinburg, County of Hidalgo, State of Texas, Having Parcel Id: 20407491, Further Described as: Commencing from a Property Corner, found on the Northeast Corner of said Parcel, also lying on the Western Right of Way of N Jasman Rd, Located at 3224 North I-69C, As Requested by Nicole Bivona

9. **VARIANCES**

A. Consider Variance Requests to the City's Unified Development Code, Article 5, Section 5.301-A-2, Dedication of Improvements, for the Replat of Lot 5 Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road As Requested By SAMES.

10. **CONSENT AGENDA**

A. Consider the Preliminary Plat approval of Gratitude Grove Subdivision, being a 18.623 acre tract, more or less, being the south 19.52 acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County Texas, located at 2620 North Closner Boulevard As Requested By Supreme Engineering, PLLC.

B. Consider the Preliminary Plat approval of Sorrento Estates Subdivision, being a 39.334 acres tract of land out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 2, Page 29, Hidalgo County Map Records, located at 2707 East Rogers Road As Requested By Melden and Hunt, Inc.

C. Consider the Preliminary Plat approval of the Replat of Lot 5- Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road As Requested By SAMES.

D. Consider the Final Plat of Crestwood Estates Subdivision, being the North 9.39 acres of land out of the North 19.39 acres of Lot 8, Section 244, Texas-Mexican Railway Company's Survey, located at 3201 North Roegiers Road, as requested by MDC Engineering, PLLC.

E. Consider the Final Plat approval of Provence Ridge Subdivision, being a 16.74 acres tract of land, more or less out of Lot 5, Block 1, John Closner, Et All Subdivision, located at 3301 South Raul Longoria Road, As Requested By Michael Cantu

F. Consider the Final Plat approval of The Embers II Subdivision, being a 20.95 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, located at 3207 South Jackson Road, As requested by Quintanilla, Headley & Associates, Inc.

11. **INFORMATION ONLY**

A. Attendance Roster

11. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:15 P.M. on this 9th day of August, 2024.

Claudia Mariscal

Claudia Mariscal, Administrative Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING

IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 9, 2024 - 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539

PRESENT:
CHAIRPERSON- JORGE SOTELO
VICE CHAIRPERSON- ELIAS LONGORIA, JR.
COMMISSION MEMBERS:
VICTOR DANIEC
RODOLFO "RUDY" RAMIREZ
RENE OLIVAREZ
JORGE GONZALEZ

ABSENT:
RUBY CASAS

MINUTES

1. Call Meeting To Order, Establish Quorum at 5:30 P.M.

   A. Prayer – Prayer was announced by Commission Member Elias Longoria, Jr.

   B. Pledge of Allegiance – The Pledge of Allegiance was said by all

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

   The following are the meeting procedures used by the Planning and Zoning Commission:

   A. All the items are generally considered as they appear on the agenda, as each item is introduced.

   B. Staff will present its findings and recommendation on the item being considered.

   C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

5. **PUBLIC COMMENTS**

If you would like to participate under public comments, you must submit a request beginning at 9:00 a.m. the day of the meeting by (a) sending an email to Publichearing@cityofedinburg.com or (b) calling the planning & zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

COMMISSION MEMBER JORGE GONZALEZ JOINED THE MEETING AT 5:34 P.M.

6. **ABSENCES**

A. Consider excusing the absence of Commission Member Mr. Rodolfo "Rudy" Ramirez from the June 11, 2024 Regular Meeting.

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE EXCUSING COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ FROM THE JUNE 11, 2024 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0 WITH COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ ABSTAINING.

7. **MINUTES**

A. Consider approval of the Minutes for the June 11, 2024 Regular Meeting

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE THE MINUTES FOR JUNE 11, 2024 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

8. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a tract of Land out of Lot 6, Block 1, John Closner, ET AL Subdivision, Located at 3430 South Raul Longoria Road As Requested By Gerardo Agustin Castorena Salazar and Silvia Nora Lopez

MR. RENE MARTINEZ THE BUILDER WAS PRESENT AND ADDRESSED THE BOARD. HE EXPLAINED THAT IT WAS GOING TO BE A PLAZA BUT WAS NOT TOLD WHAT TYPE OF BUSINESSES WOULD BE AT THAT LOCATION.

NO ONE WAS PRESENT IN FAVOR OR AGAINST THE REZONING REQUEST.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST. MOTION WAS CARRIED UNANIMOULSY WITH A VOTE OF 6-0.

B. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, 1.02 acres Being all of Lots 25, 26, 27 and out of Lot 15, Shuey Subdivision, Located at 1325 East Schunior Street, As Requested By Rio Delta Engineering on behalf of Marco Antonio Vera and Rabanal Limited

NO ONE WAS PRESENT IN FAVOR OR AGAINST THE REZONING REQUEST.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

C. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being all of Lot 5, Iowa Estates, Located at 2110 East Iowa Road, As Requested By Julio Montemayor

THERE WAS NO ONE PRESENT IN FAVOR OR OPPOSITION OF THE REZONE REQUEST.

THE BOARD WAS INQUIRING ABOUT THE SURROUNDING PROPERTIES AND ZONING.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

D. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 7, Block 258, Original Townsite of Edinburg, Located at 501 West Cano Street, As Requested By Nick Cantu on behalf of The Law Offices of J.Enereo Bazan Jr., PLLC.

MS. FERN MCLARITY WAS PRESENT AND ADDRESSED THE BOARD AND EXPLAINED THAT SHE WAS IN OPPOSITION OF THE REZONING CHANGE DUE TO THE POTENTIAL INCREASE IN TRAFFIC.

MR. BAZAN THE APPLICANT WAS PRESENT AND EXPLAINED THAT A FEW OF THE EXISTING PROPERTIES ARE ZONED THE SAME AND ASKED FOR CONSISTENCY.

MR. OBED MONTOYA, ADJOINING PROPERTY OWNER WAS PRESENT AND ADDRESSED THE BOARD AND EXPLAINED THAT HE WAS IN OPPOSITION OF THE REZONING REQUEST DUE TO PARKING AND POSSIBLE INCREASE IN TAXES.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 14, Trenton Manor Subdivision, Located at 1718 Cristobal Drive, As Requested By Dora H. Martinez.

THERE WAS NO ONE PRESENT IN FAVOR OR OPPOSITION OF THE REZOING REQUEST.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE CHAIRPERSON ELIAS LONGORIA JR. TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

F. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban & Townhome (RU) District, Being 39.334 acres out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey, Located at 3200 North M Road, As Requested By Melden and Hunt on Behalf of Creative Hotel Group, LLC

MR. BETO DE LA GARZA, A REPRESENTATIVE FOR MELDEN & HUNT WAS PRESENT AND EXPLAINED THE LOT SIZES FOR THE PROPOSED PROJECT.

MR. JAIME OLVERA, AN ADJOING NEIGHBOR WAS PRESENT AND HIS STATED HIS CONCERNS REGARDING TRAFFIC AND CAR ACCIDENTS.

MS. PATRICIA LONGORIA FROM THE CITY OF EDINBURG ENGINEERING DEPARTMENT WAS PRESENT AND ADDRESSED THE BOARD EXPLAINING THE PROCEDURES OF TRAFFIC ANALYZING.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON ELIAS LONGORIA JR. TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

G. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, Being the North One-Half (N.1/2) of Lot 33, Kelly-Pharr Subdivision of Porciones 69 & 70, Located at 4001 South Veterans Blvd. As Requested By Chapa Group Ltd.

THERE WAS NO ONE PRESENT IN FAVOR OR OPPOSITION OF THE REZONING REQUEST.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

H. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being 1.22 acres out of Lot 2, Block 4, Steele & Pershing Subdivision, Located at 4411 North McColl Road, As Requested By Melden & Hunt on Behalf of MVP Partnership, LTD

THERE WAS NO ONE PRESENT IN FAVOR OR OPPOSITION OF THE REZONE REQUEST.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE CHAIRPERSON ELIAS LONGORIA JR TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

I. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Lot 1A, Resubdivision of Lot 1, University Plaza Subdivision, Located at 1306 West University Drive Unit 11, As Requested By Nakama Investment Group LLC DBA X2 Series A, LLC

THERE WAS NO ONE PRESENT IN FAVOR OR OPPOSITION OF THE REZONE REQUEST.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY VICE CHAIRPERSON ELIAS LONGORIA JR. TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

9. **CONSENT AGENDA**

A. Consider the Preliminary Plat approval of Antigua Village Subdivision, Being a 2.93 acres tract of land out of Lot 1, Block "H", Original Townsite of Edinburg, Hidalgo County, Texas as per map thereof recorded in Volume 1, Page 23, of the Hidalgo County Map Records, located at 1112 West Sprague Street, As Requested By Barrera Infrastructure Group.

B. Consider the Preliminary Plat approval of Sunset Groves Subdivision, Being 9.14 acres, all of Lots 3 & 4, Block 8, Santa Cruz Gardens Unit No.3, recorded in Volume 9, Page 3, Hidalgo County Map Records, located at 4801 North Doolittle Road As Requested By Rio Delta Engineering.

ITEMS 9A, AND 9B WERE VOTED ON AS ONE ITEM AND BEING NO DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE BASED ON STAFF'S RECOMMENDATION. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6 -0.

11. **INFORMATION ONLY**

A. Attendance Roster

12. **ADJOURNMENT**

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO ADJOURN THE MEETING. THE MOTION WAS CARRIED UNANIMOUSLY AT 6:32 P.M.

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public during regular working hours, at 5:00 P.M. on May 10, 2024.

Claudia Mariscal

Claudia Mariscal, Planning Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

City of Edinburg
PLANNING & ZONING COMMISSION
August 13, 2024

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, A tract of land containing 5.083 acres situated in the City of Edinburg, County of Hidalgo, being out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, Located at 2900 West Chapin Road, As Requested By Mario A. Salinas on behalf of Judith Flores-Saldivar, Patricia Flores-Pena, and Belinda Rubi Flores-Gutierrez

DESCRIPTION / SCOPE:
This property is located on the southwest corner of West Chapin Road and North McColl Road. The property has a total frontage of 671 feet along West Chapin Road and 300 feet of frontage along North McColl Road for a total lot area of 5.083 acres (gross). The requested zoning designation is the Commercial, General (CG) District which is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. It is intended to provide for a full range of community and regional scale commercial enterprises, including but not limited to retail, office, restaurant, entertainment, and service. The applicant is seeking a zone change to establish a commercial plaza and a storage facility at this location.

Adjacent zoning districts are Commercial, General (CG) District and Residential, Suburban (RS) District to the north, Commercial, General (CG) District and Residential, Multifamily (RM) District to the east, and Residential, Suburban (RS) District to the south and west. Surrounding land consists of a mix of single-family residential uses, commercial uses, multi-family residential uses, and vacant land. The future land use designation for this property is for Suburban Uses.

Staff mailed a notice of the public hearing to 38 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 14, 2024.

On August 5, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, based on adjacent zoning districts, surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2024
CITY COUNCIL – 09/03/2024
DATE PREPARED – 08/06/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District

APPLICANT: Judith Flores-Saldivar, Patricia Flores-Pena, and Belinda Rubi Flores-Gutierrez

AGENT: Mario A. Salinas

LEGAL: A tract of land containing 5.083 acres situated in the City of Edinburg, County of Hidalgo, being out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey

LOCATION: 2900 West Chapin Road

LOT/TRACT SIZE: 5.083 acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial Development

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Commercial, General (CG) District and Residential, Suburban (RS) District
South – Residential, Suburban (RS) District
East – Commercial, General (CG) and Residential, Multifamily (RM) District
West – Residential, Suburban (RS) District

LAND USE PLAN: Suburban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Sharyland Water Supply Corporation Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District

REZONING REQUEST
MARIO A. SALINAS

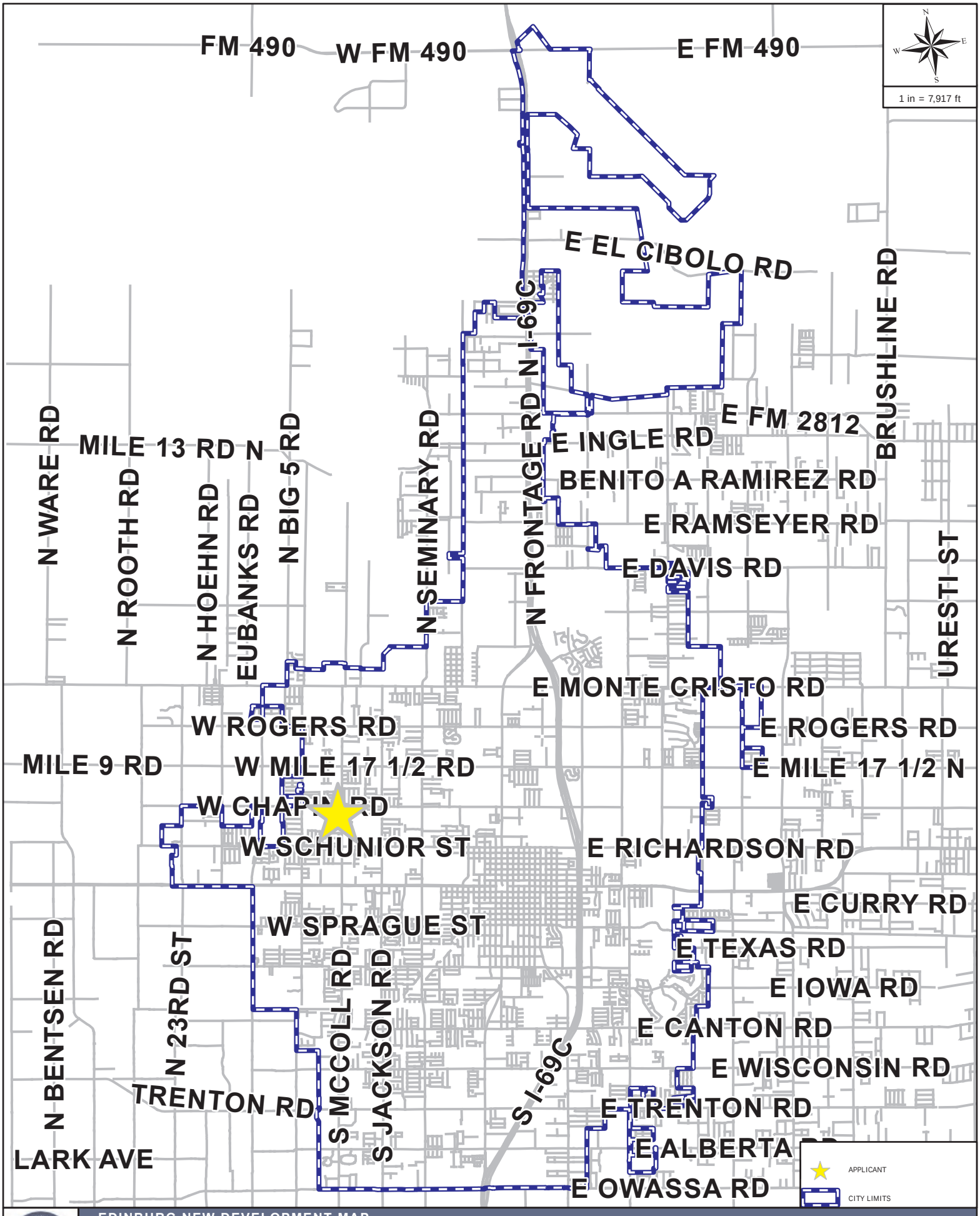
EVALUATION

The following is the staff's evaluation of the request:

1. Surrounding land consists of a mix of single-family residential uses, commercial uses, multi-family residential uses, and vacant land.
2. The proposed zoning would be consistent with adjacent zoning districts, surrounding land uses and densities in the area.
3. The proposed zoning is inconsistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, based on adjacent zoning districts, surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

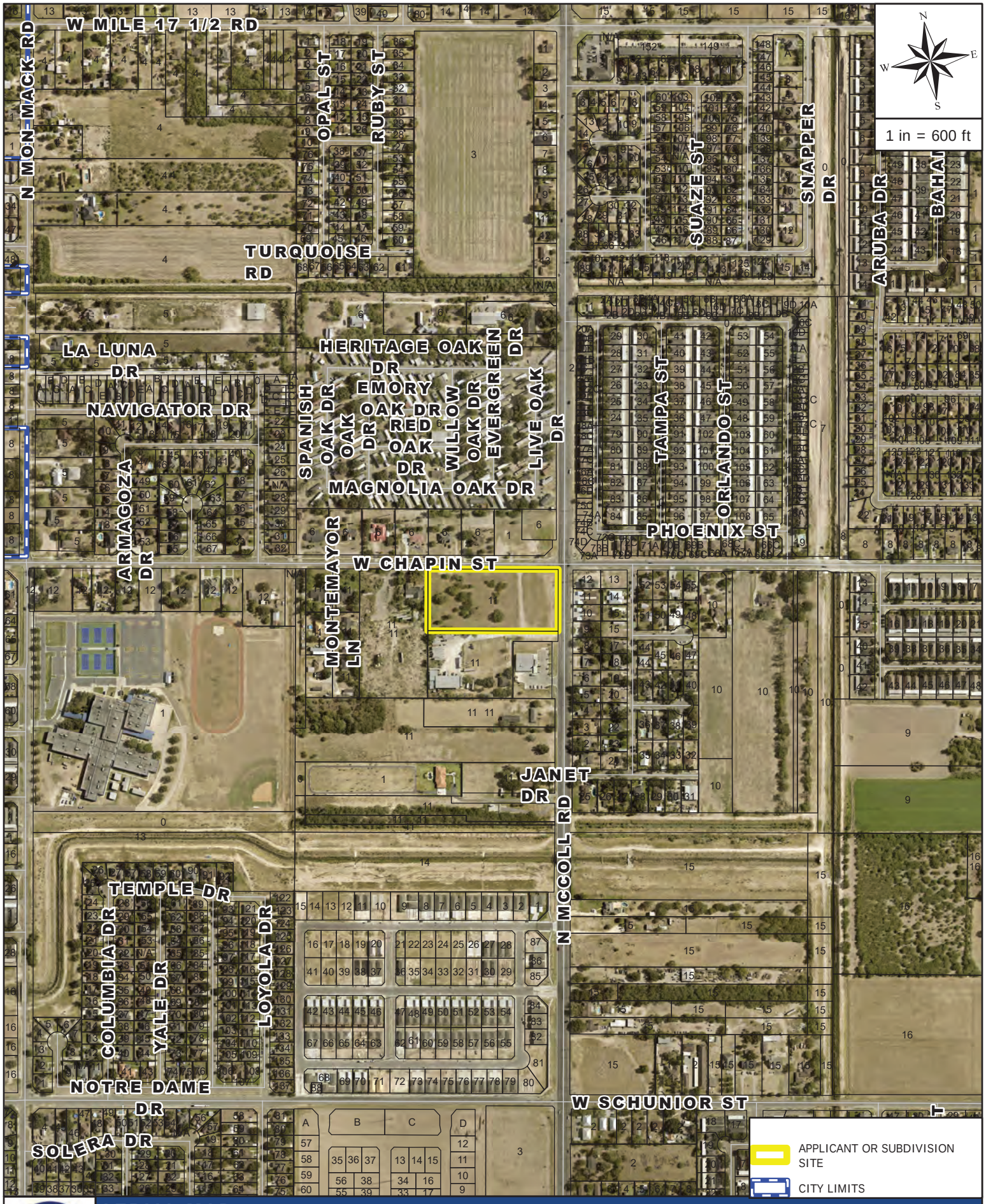
Staff mailed a notice of the public hearing to 38 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 14, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

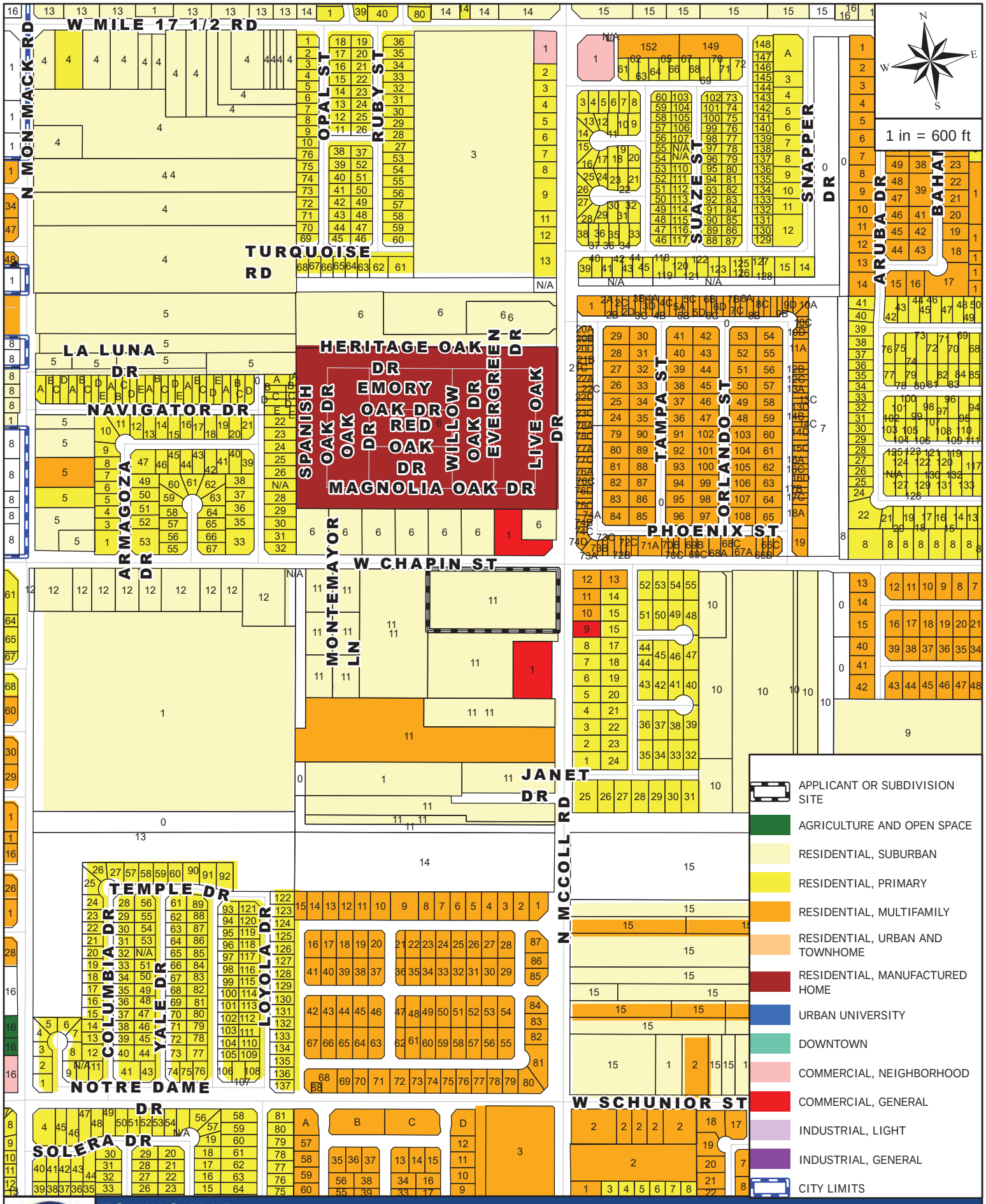
MARIO A. SALINAS



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MARIO A. SALINAS



ZONING MAP

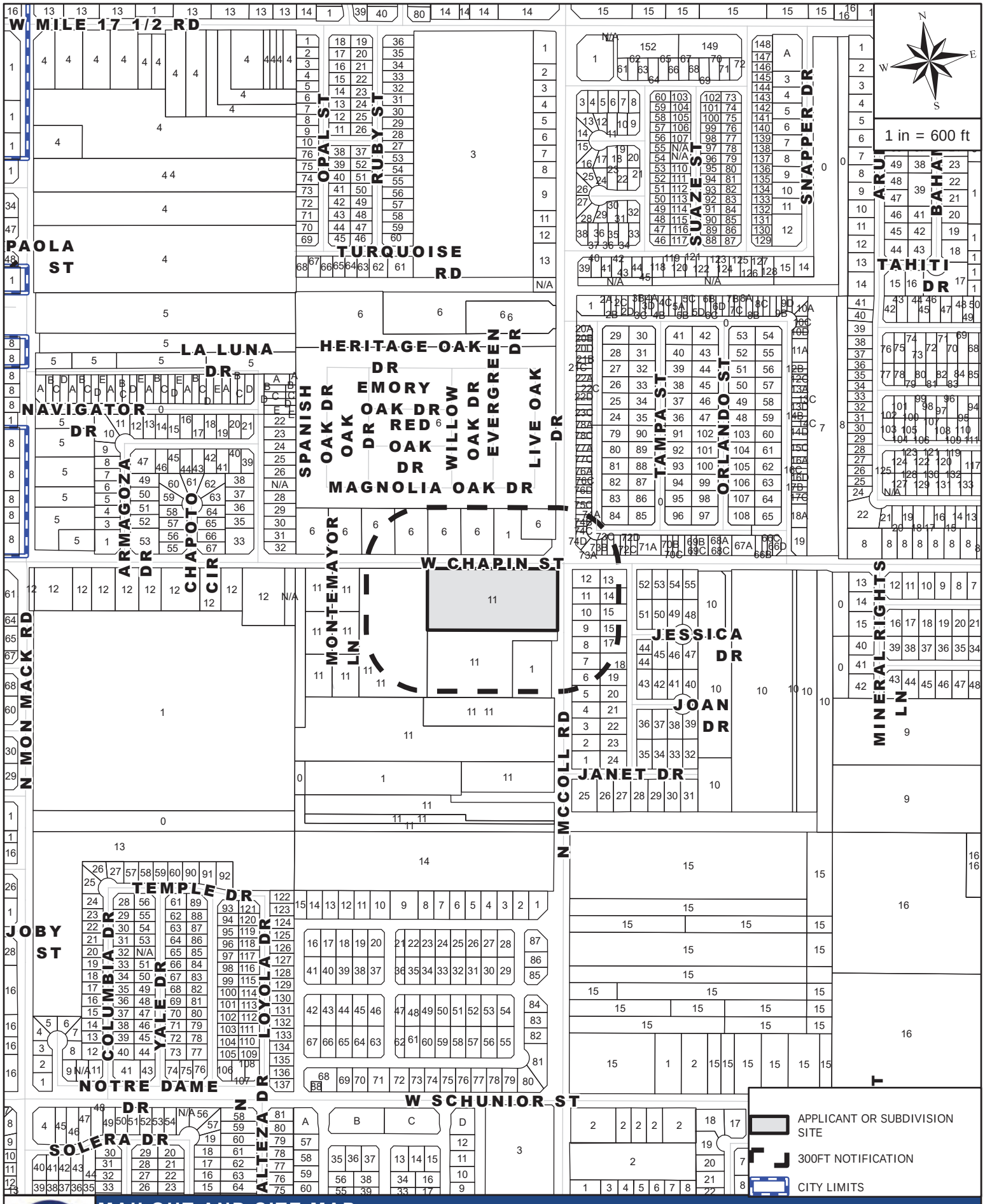
APPLICANT AND/OR SUBDIVISION:

MARIO A. SALINAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

MARIO A. SALINAS



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

MARIO A. SALINAS

Rezoning Request Site Photo

Mario Salinas

2900 West Chapin Road

June 5, 2024

METES AND BOUNDS DESCRIPTION
5.083 ACRES
OUT OF LOT 11, SECTION 237,
TEXAS MEXICAN RAILWAY COMPANY'S SURVEY
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

A tract of land containing 5.083 acres situated in the City of Edinburg, County of Hidalgo, Texas, being out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 1, Page 12, Hidalgo County Map Records, said 5.083 acres is out of a certain tract conveyed to Judith Flores Saldivar, by virtue of a Warranty Deed recorded under Document Number 564084, Hidalgo County Official Records, said 5.083 acres also being more particularly described as follows:

BEGINNING, at a Nail set at the Northeast corner of said Lot 11, within the existing right-of-way of North McColl Road, and West Chapin Street, for the Northeast corner of this herein described tract;

1. THENCE, S 08° 52' 16" W, along the East line of said Lot 11, within the existing right-of-way of North McColl Road, a distance of 330.00 feet to a Nail set, for the Southeast corner of this tract;

2. THENCE, N 81° 07' 44" W, at a distance of 40.00 feet, pass a Nail set on the existing West right-of-way line of North McColl Road, continuing a total distance of 671.00 feet to a No. 4 rebar set, from which a No. 4 rebar found bears N 41° 28' 20" E, a distance of 1.18 feet, for the Southwest corner of this tract;

3. THENCE, N 08° 52' 16" E, at a distance of 300.00 feet, pass a No. 4 rebar set on the existing South right-of-way line of West Chapin Street, from which a No. 4 rebar found bears N 55° 36' 23" E, a distance of 0.90 feet, continuing a total distance of 330.00 feet to a Nail set on the North line of said Lot 11, for the Northwest corner of this tract;

4. THENCE, S 81° 07' 44" E, along the North line of said Lot 11, within the existing right-of-way of West Chapin Street, a distance of 671.00 feet to the POINT OF BEGINNING and containing 5.083 acres, of which 0.327 of one acre lies within North McColl Road right-of-way, and 0.417 of one acre lies within West Chapin Street right-of-way, leaving a net of 4.339 acres of land, more or less.

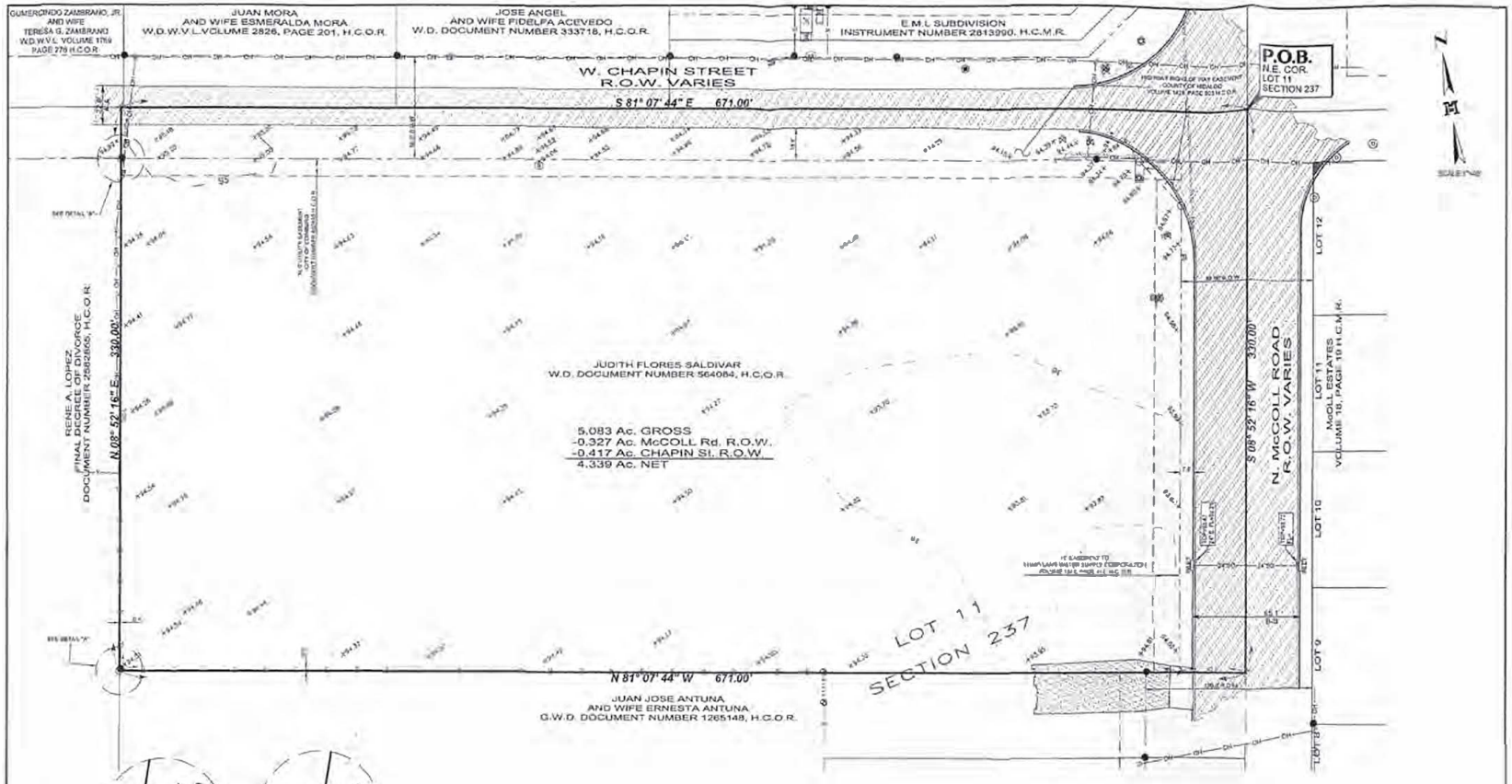
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 5/22/2024 UNDER MY DIRECTION AND SUPERVISION.

06/05/2024

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE:

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

RECEIVED
JUL 08 2024
By



PLAT SHOWING
5.083 ACRES
[221,430.000 Sq. Ft.] OUT OF
LOT 11, SECTION 237
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 1, PAGE 12, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

LEGEND

- FOUND No.4 REBAR
- FOUND SQUARE CUT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- POWER POLE
- SERVICE POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE MARKER
- WATER PIPELINE MARKER
- 2" FLUSH VALVE
- WATER VALVE
- BELLHOUSE MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- AT&T TRANSFORMER
- TRAFFIC LIGHT POLE
- GATE POST
- HOG WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- 24" STORM SEWER LINE
- OHP — OHP — OVERHEAD POWER LINE
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- ASPHALT AREA
- CONCRETE AREA
- CALICHE DRIVEWAY
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- N.T.S. - NOT TO SCALE

FLOOD ZONE
ZONE "X" (SHADED)
AREAS OF 100-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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
COMMUNITY-PANEL NUMBER: 480334 0025 C
DAP REVISED: JUNE 5, 2000
REVISED TO REFLECT LOMR: MAY 17, 2002

NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THIS MAIL SET AT THE NORTHEAST CORNER AND THE NAIL SET AT THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE (4205) GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B).

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 8/22/2024 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

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

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 9/6/2024

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No. 10096700

PAGE 2 OF 2
BOOK: T-1222, PG. 75
DATE: 8/6/2024
JOB No. 24516.08
FILE NAME: 24516.08
DRAWN BY: J.C./ D.R.S.

115 W. McINTYRE
EDINBURG, TX. 78541
PH. (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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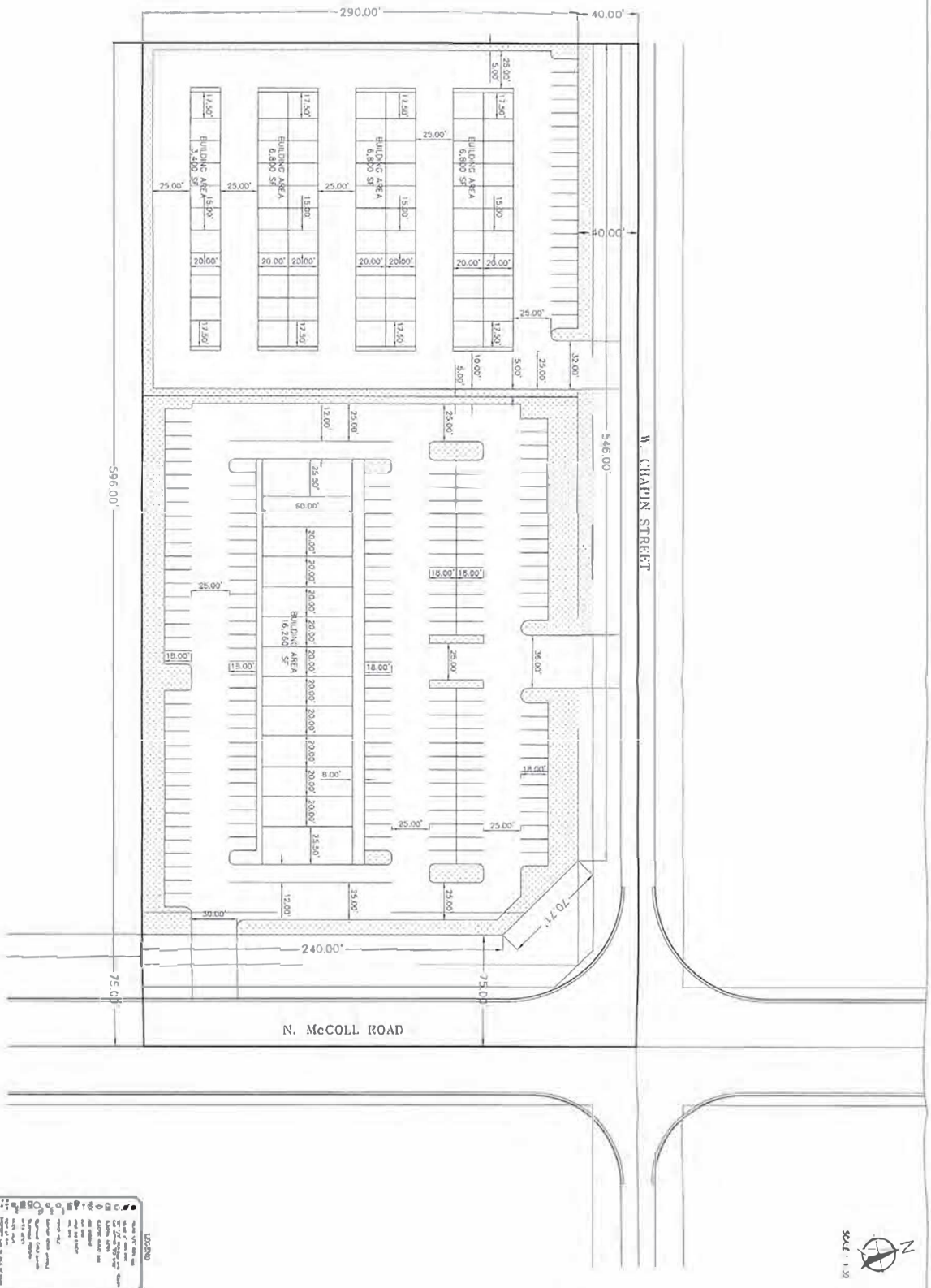


C-1	DRAWING NO.	SITE PLAN	
07-04-2024	DATE PREPARED:		
JB	DRAWN BY:		
MAS	CHECKED BY:		
1	REVISIONS		

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N 10TH. ST. STE. H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS69730ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PROJECT NAME: COMMERCIAL PLAZA

ADDRESS: N. McCOLL ROAD AND W. CHAPIN STREET EDINBURG TX.

CLIENT INFORMATION:

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-022

Date: **June 27, 2024**

1. Property Owner (required): **SEE ATTACHED LETTER** 2. Phone: _____
3. Mailing Address: _____
4. City: _____ State: _____ Zip: _____
5. Owner's Email: _____ 6. Cell No. _____
7. Agent (not owner): **MARIO A. SALINAS** 8. Agent's Phone: **(956) 537-1311**
9. Agent's Mailing Address: **3911 N. 10TH STREET, SUITE H**
10. City: **MCALLEN** State: **TX** Zip: **78501**
11. Agent's Email: **MSALINAS6973@ATT.NET**
12. Address/Location being Rezoned: **2900 W CHAPIN RD**
13. Legal Description of Property: **5.08 GROSS ACRES BEING THE E671'-N330' OF LOT 11, SECTION 237, TEX-MEX SURVEY**
14. Property ID(s): **295094**
15. Zone Change: From: **RS - Residential, Suburban** To: **CG - Commercial, General**
16. Existing Land Use: **VACANT**
17. Reason for Zone Change: **PROPOSING A COMMERCIAL PLAZA AND STORAGE FACILITY**

(Please Print Name)	Signature
Judith A. Flores-Saldivar	Judith A. Flores-Saldivar
Patricia Flores Pena	Patricia Flores Pena
Belinda Ruby Gutierrez	Belinda Ruby Gutierrez

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED July 8, 2024

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

ZONING CASE
OWNER NOTIFICATION LIST

PID: 705346
COOK MARIA & ARTURO
R PADILLA RAMIREZ &
4804 EBONY AVE
MCALLEN, TX 78501-4191

PID: 705339
RAMIREZ ARTURO R PADILLA &
701 RIO GRANDE COURT
MISSION, TX 78572-7451

PID: 705340
RAMIREZ ARTURO R PADILLA &
701 RIO GRANDE COURT
MISSION, TX 78572-7451

PID: 705341
RAMIREZ ARTURO R PADILLA &
701 RIO GRANDE COURT
MISSION, TX 78572-7451

PID: 705344
COOK MARIA & ARTURO R
PADILLA RAMIREZ &
4804 EBONY AVE
MCALLEN, TX 78501-4191

PID: 705343
COOK MARIA & ARTURO R
PADILLA RAMIREZ &
4804 EBONY AVE
MCALLEN, TX 78501-4191

PID: 705345
COOK MARIA & ARTURO R
PADILLA RAMIREZ &
4804 EBONY AVE
MCALLEN, TX 78501-4191

PID: 705342
RAMIREZ ARTURO R PADILLA &
701 RIO GRANDE COURT
MISSION, TX 78572-7451

PID: 705335
PULIDO JUAN CARLOS GUTIERREZ
5730 RIO GRANDE CARE RD
EDINBURG, TX 78541-6600

PID: 231524
MORALES ANTONIO
709 N CONWAY AVE STE A
MISSION, TX 78572-5316

PID: 231525
OLIVAREZ LYDIA
1305 JOSCELYN DR
EDINBURG, TX 78541-2119

PID: 231524
MORALES ANTONIO
709 N CONWAY AVE STE A
MISSION, TX 78572-5316

PID: 295048
LIVE OAK EDINBURG LLC
9800 SHELARD PKWY STE 205
MINNEAPOLIS, MN 55441-6452

PID: 231517
REYPRES INVESTMENTS LP
826 CROCKETT RD
HARLINGEN, TX 78552-5114

PID: 231516
SALINAS ADRIAN JOEL
PO BOX 3329
MCALLEN, TX 78502-3329

PID: 231515
PEREZ MICHELLE S
1224 N MCCOLL RD
EDINBURG, TX 78541-8537

PID: 231514
LOPEZ GREGORIO
2102 ASH CIR
EDINBURG, TX 78539-5926

PID: 231522
LTR CONSTRUCTION LLC
1313 E JONES AVE
PHARR, TX 78577-5641

PID: 231523
VERA JOSE CARLOS CHAVEZ
& MARIA PATRUCINIO G
1317 JOCELYN DR
EDINBURG, TX 78540

ZONING CASE
OWNER NOTIFICATION LIST

PID: 705350
COOK MARIA
4804 EBONY AVE
MCALLEN, TX 78501-4191

PID: 231526
RODRIGUEZ DANIEL & SONIA
RR 9 BOX 700
EDINBURG, TX 78541

PID: 231521
CANALES ELI ROY & EDNA KARINA
100 WHITEWING RIDGE
RIO GRANDE CITY, TX 78582-5208

PID: 295047
AGUILAR MARTHA ALICIA
3011 LASSO TRL
EDINBURG, TX 78541-0233

PID: 295046
ZAMORANO LISA M & REX ALEXANDER FLORES
3113 W CHAPIN RD
EDINBURG, TX 78541-3897

PID: 295051
ZAMBRANO GUMERCINDO
3109 W CHAPIN ST
EDINBURG, TX 78541-3897

PID: 295052
MORA JUAN & ESMERALDA
3015 W CHAPIN ST
EDINBURG, TX 78541-8218

PID: 295094
FLORES-SALDIVAR JUDITH
143 W IRIS AVE
MCALLEN, TX 78501-9450

PID: 1123644
AGUILAR MARTHA A
212 E WARBLER AVE
MCALLEN, TX 78504-1604

PID: 1181093
DGED TEXAS LLC
14318 GOLFVIEW TRAIL
HOUSTON, TX 77059

PID: 231518
GONZALEZ RAFAEL JR & MARIA PENA
1312 N MCCOLL RD
EDINBURG, TX 78541-1523

PID: 231527
SEPEDA JAIME MARES & MIRIAM ELIZABETH
817 WENTZ ST
SAN BENITO, TX 78586-2707

PID: 554859
ACEVEDO JOSE A & FIDELFA
3007 W CHAPIN ST
EDINBURG, TX 78541-8218

PID: 295092
LOPEZ RENE A
3106 W CHAPIN ST
EDINBURG, TX 78541-3804

PID: 295095
LOPEZ RENE A
3106 W CHAPIN ST
EDINBURG, TX 78541-3804

PID: 295084
ANTUNA JUAN J & ERNESTINA
808 E ELLER AVE
PHARR, TX 78577

PID: 231519
GEMS PROPERTIES 1 LLC
3244 TURQUIA ST
BROWNSVILLE, TX 78520-3920

PID: 231520
CABRERA J GUADALUPE OLASCUAGA
1320 N MCCOLL RD
EDINBURG, TX 78541

PID: 705363
COMMUNITY OF SUMMER WINDS LTD
916 S MCCOLL RD
EDINBURG, TX 78539

City of Edinburg
PLANNING & ZONING COMMISSION
August 13, 2024

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, 2.898 Acre of land in the Texas-Mexican Railway Company Survey, Located at 1100 North I-69C, As Requested By Andrew Burke on behalf of Ofelia Rodriguez Alonso and Arnoldo and Guadalupe Rodriguez

DESCRIPTION / SCOPE:
These properties are located on the east side of I-69C, approximately 1,100 feet south of East Sprague Street. This request is for three tracts of land with a total frontage of 197.95 feet along 25th Avenue and a combined lot depth of approximately 637.78 feet for a total lot area of 2.898 acres (gross). The requested zoning designation is the Industrial, General (IG) District, which is intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials. It accommodates industrial uses that have high nuisance, conflict, or risk potential if located near other types of uses. The applicant is seeking a zone change to establish a battery energy storage system development at this location. One of the properties is occupied with a single-family residential home.

Surrounding zoning districts are Commercial, General (CG) District to the north and west, Residential, Primary (RP) District to the east, and Industrial, General (IG) District to the south. Surrounding land consists of a mix of single-family residential uses, commercial uses, industrial uses (warehouses), and vacant land. The future land use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 24 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 14, 2024. On August 5, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends denial of the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, based on the character of the area and surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2024
CITY COUNCIL – 09/03/2024
DATE PREPARED – 08/06/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District

APPLICANT: Ofelia Rodriguez Alonso and Arnoldo and Guadalupe Rodriguez

AGENT: Andrew Burke

LEGAL: 2.898 Acre of land in the Texas-Mexican Railway Company Survey

LOCATION: 1100 North I-69C

LOT/TRACT SIZE: 2.898 acres

CURRENT USE: Single-family residential and vacant land

PROPOSED USE: Battery Energy Storage System Development

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING:
North – Commercial, General (CG) District
South – Industrial, General (IG) District
East – Residential, Primary (RP) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and North Alamo Water Supply Corporation Water

RECOMMENDATION: Staff recommends denial of the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District

REZONING REQUEST
ANDREW BURKE

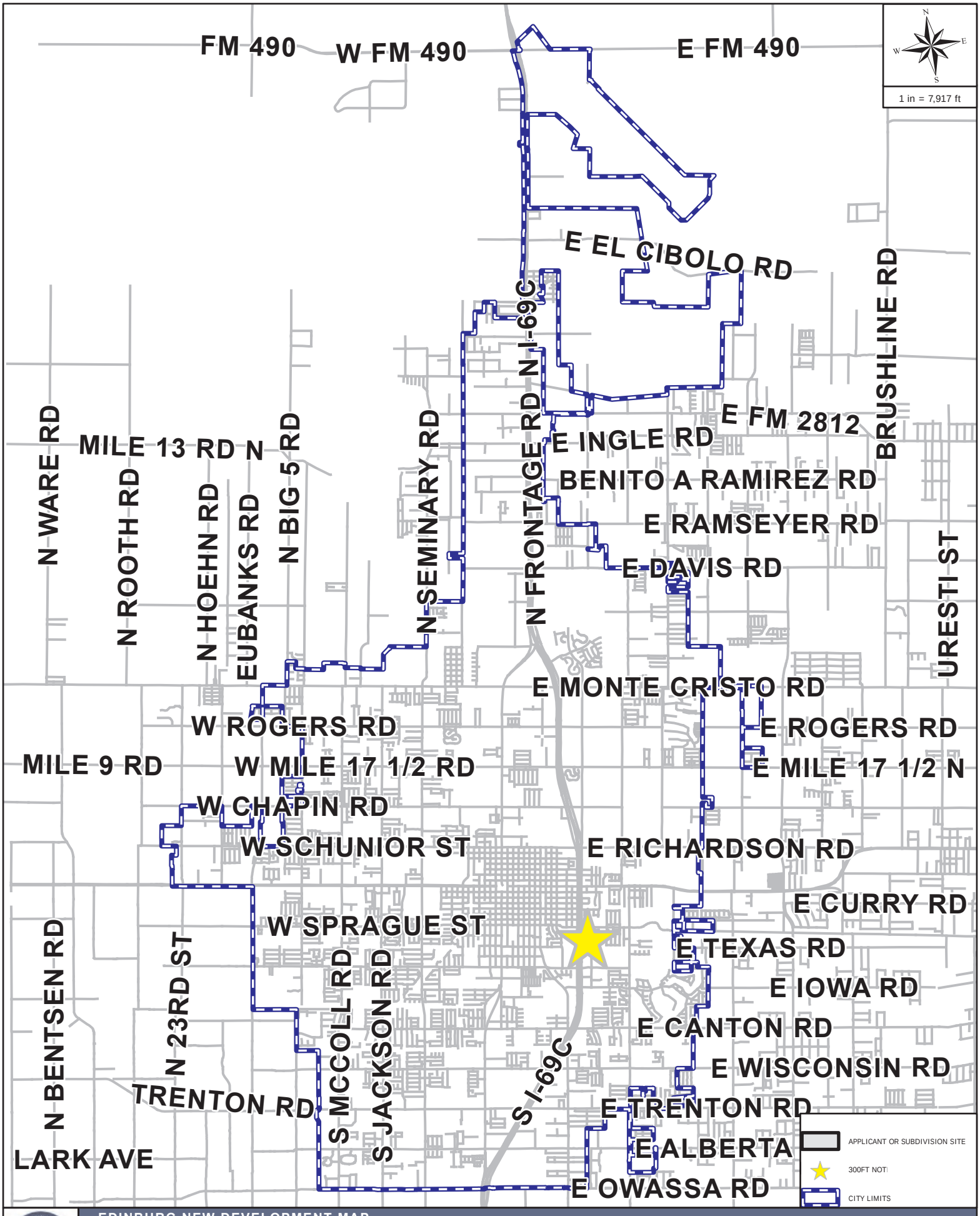
EVALUATION

The following is the staff's evaluation of the request:

1. Surrounding land consists of a mix of single-family residential uses, commercial uses, industrial uses (warehouses), and vacant land.
2. The proposed zoning would not be consistent with the character of the area.
3. The proposed zoning is inconsistent with the Future Land Use Plan.

Staff recommends denial of the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, based on the character of the area and surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

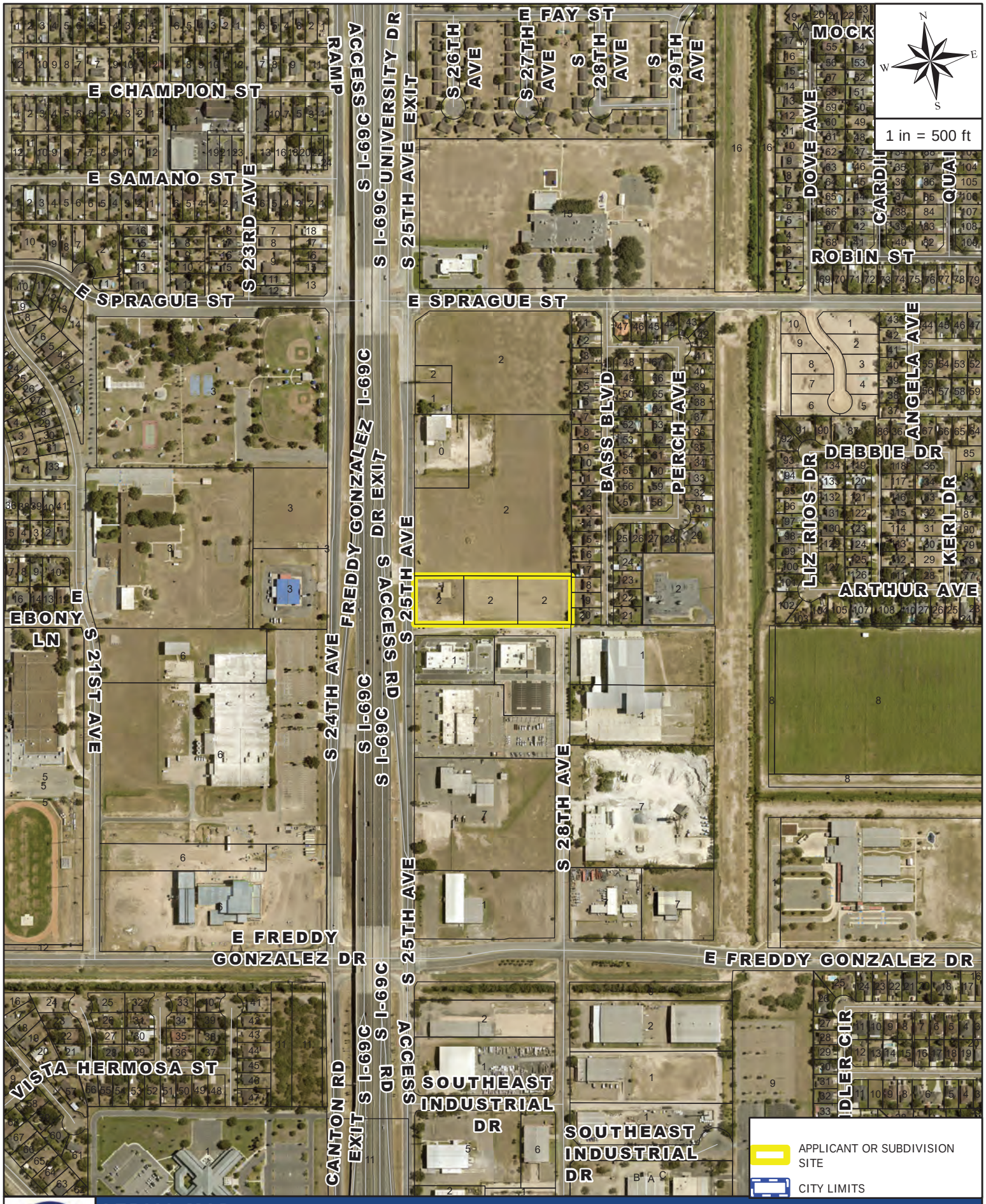
Staff mailed a notice of the public hearing to 24 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 14, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

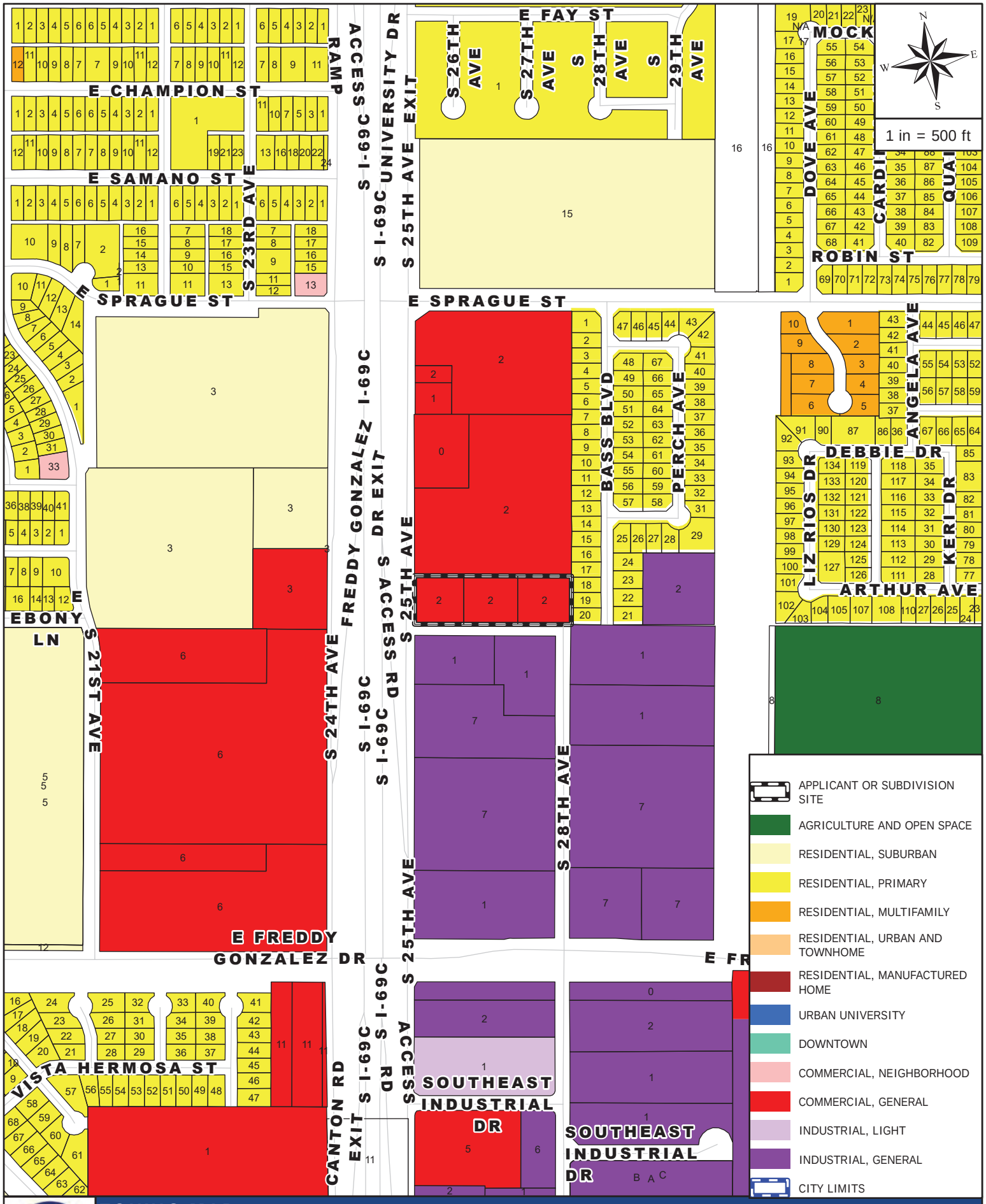
RZNE-2024-0222 ANDREW BURKE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

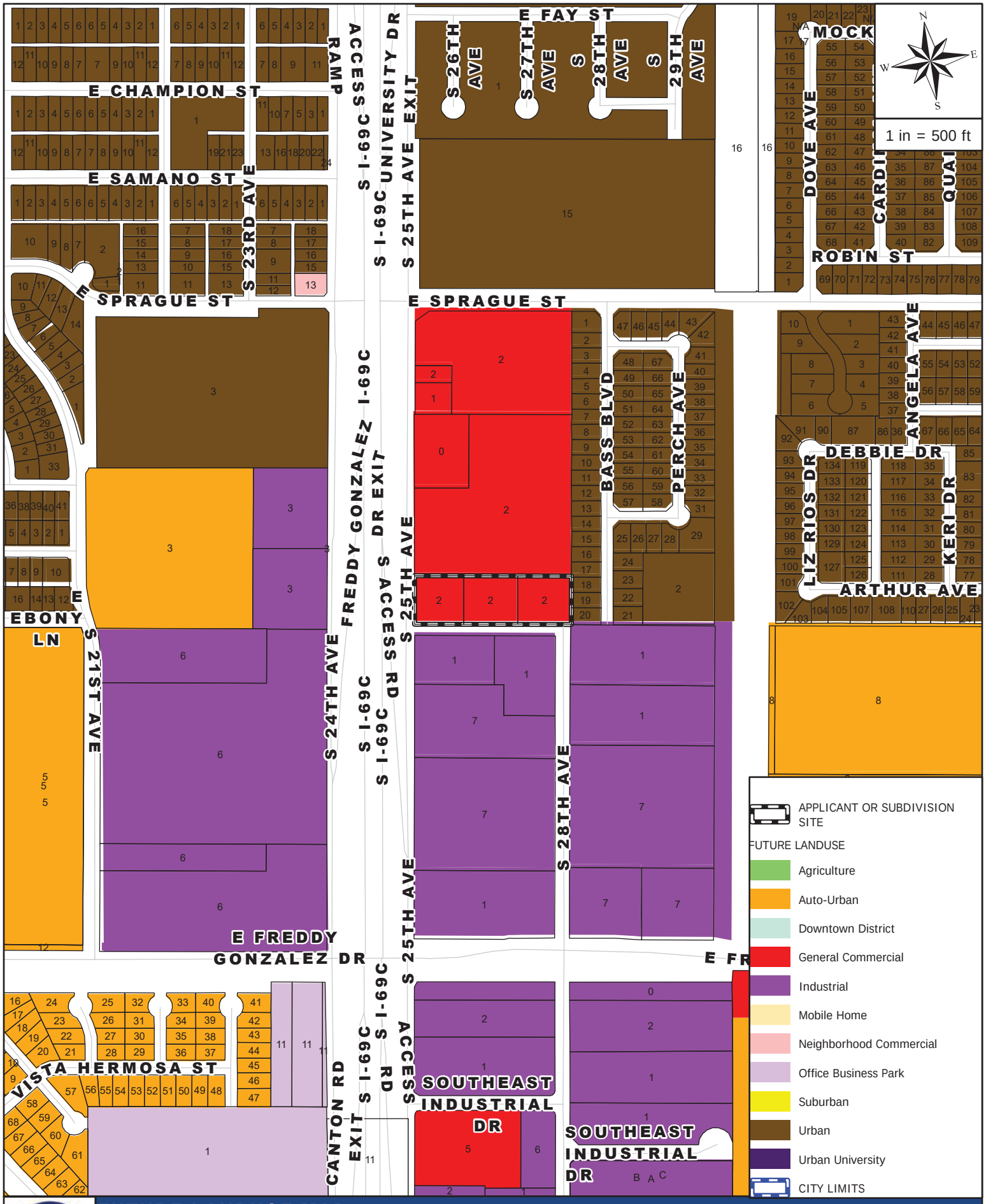
RZNE-2024-0222 ANDREW BURKE



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

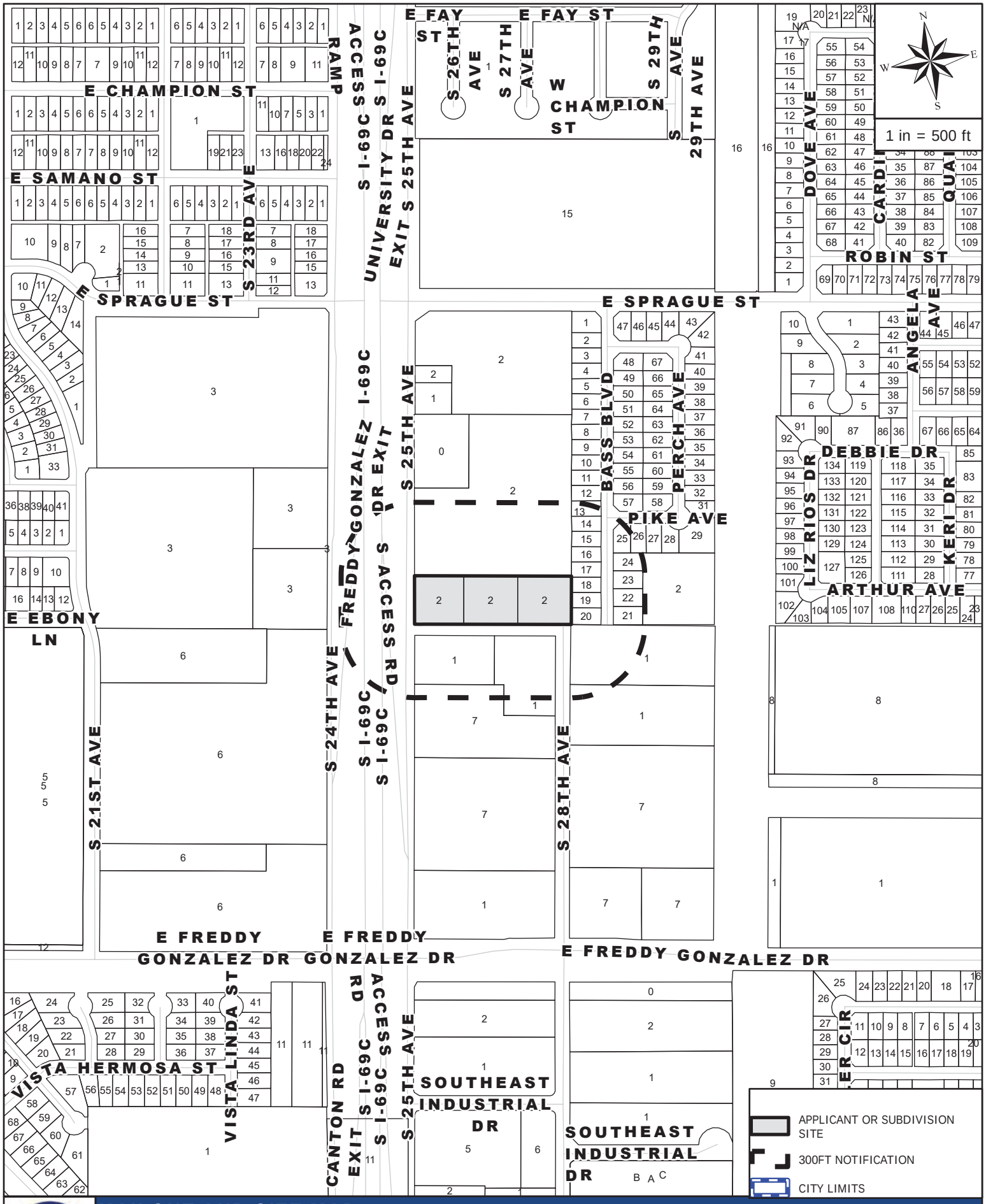
RZNE-2024-0222 ANDREW BURKE



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0222 ANDREW BURKE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0222 ANDREW BURKE

Rezoning Request Site Photo

Mario Salinas

2900 West Chapin Road

SE EDINBURG BESS
1100 SOUTH 25TH AVENUE
EDINBURG, TX 78539

APRIL 2024

VICINITY MAP
(1" = 200')

SHEET INDEX

C-1	COVER SHEET
C-2	TOPOGRAPHIC SURVEY
C-3	PROPOSED DRAINAGE PLAN
C-4	STORM WATER POLLUTION PREVENTION PLAN

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DN
DRAWN CSD
CHECKED
DATE

ALAR ENGINEERING SERVICES, LLC
9119 Highway 6, Suite 230 #233
Missouri City, Texas 77459
Phone : (979)264 -3510
Firm Registration Number: F-13495

STATE OF TEXAS
DONG H. NGUYEN
93048
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by DONG H. NGUYEN P.E. 93048

Date: April 22, 2024

OWNER
STELLA ENERGY SOLUTIONS, LLC.
9595 SIX PINES DR., SUITE 8210
THE WOODLANDS, TX 77380

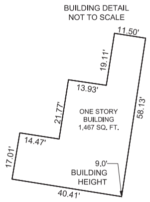
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

SE EDINBURG BESS
1100 SOUTH 25TH AVENUE
EDINBURG, TX 78539

COVER SHEET

JANUARY, 2024
HIDALGO COUNTY, TEXAS

SCALE: 1"=50'



LEGEND

Symbol	Description
●	1/2" IRON ROD FOUND (OR AS NOTED)
	BENCHMARK
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
—— G ——	UNDERGROUND GAS
—— W ——	UNDERGROUND WATER
——OHU——	OVERHEAD ELECTRIC
—— T ——	UNDERGROUND TELEPHONE
—— X ——	WIRE FENCE
— — 120 — — —	EXISTING CONTOUR LINE
Ⓢ	STORM SEWER MANHOLE
	GUY WIRE
Ø	POWER POLE
	WATER VALVE
	WATER METER
	ELECTRIC BOX
	ELECTRIC METER
	CLEAN OUT
( )	RECORD INFORMATION (PER VOL.XX, PG.XX, X.R.b.C.TX.)
P.O.B.	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
M.R.H.C.T.	MAP RECORDS OF HIDAILGO COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HIDAILGO COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS OF HIDAILGO COUNTY, TEXAS

BEARING BASIS:

BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK. SITE DATA WAS COLLECTED VIA RTK UTILIZING CONTROL POINT 99 AS BASE STATION.

CP-99 1/2-INCH IRON ROD WITH "BOWMAN" CONTROL CAP
N = 16,630,253.57
E = 1,099,541.18
ELEV = 94.64'

1. DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS,

2. VERTICAL DATUM: NAVD 88 (GEOID18) BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK.

NOTES:

1. CONTOUR INTERVAL IS 1 FT.
2. THE DESCRIPTIONS OF THE MONUMENTS FOUND, OR SET, AT THE CORNERS OF THE SUBJECT PROPERTIES ARE AS SHOWN ON THE SURVEY. THE REAL PROPERTY COMPRISING LAND DEPICTED ON THIS SURVEY IS SOMETIMES REFERRED TO HEREIN AS THE "SITE".
3. MEASURED BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204.
4. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
5. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON. ADDITIONAL RECORDED AND/OR UNRECORDED EASEMENTS, RESTRICTIONS, AND/OR COVENANTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2018 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83 (NA2011)).
7. IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, "THE OWNER OF A TRACT OF LAND ... WHO DIVIDES THE TRACT IN TWO OR MORE PARTS ... MUST HAVE A PLAT OF THE SUBDIVISION PREPARED." SUBDIVIDING PROPERTY BY METES AND BOUNDS MAY BE IN VIOLATION OF STATE, CITY, OR COUNTY PLATTING ORDINANCES.

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 2.898 ACRE (126,323 SQUARE FEET) OF LAND IN THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ABSTRACT NO. 270, HIDALGO COUNTY, TEXAS, BEING ALL OF A REMAINDER OF A CALLED 1.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO OFELIA RODRIGUEZ ALONZO, RECORDED IN VOLUME 2161, PAGE 162, DEED RECORDS OF HIDALGO COUNTY, TEXAS (D.R.H.TX.), ALSO BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO OFELIA RODRIGUEZ ALONZO, AND ALSO BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO ARNOLDO RODRIGUEZ AND WIFE, GUADALUPE RODRIGUEZ, RECORDED IN VOLUME 2563, PAGE 802, D.R.H.TX.; SAID 2.898 ACRE (126,323 SQUARE FEET) OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF I-69C ACCESS ROAD (SOUTH 25TH AVENUE), A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTH CORNER OF A CALLED 0.06 ACRE TRACT OF LAND DEDICATED TO THE STATE OF TEXAS, RECORDED IN VOLUME 1267, PAGE 147, D.R.H.TX.;

THENCE SOUTH 08 DEGREES 44 MINUTES 50 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID I-69C ACCESS ROAD, PASSING AT A DISTANCE OF 159.41 FEET A 1/2-INCH IRON ROD FOUND, CONTINUING FOR A DISTANCE OF 229.99 FEET A 1/2-INCH IRON ROD WITH A RED CAP STAMPED "AMAYA 4834" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 1,016.63 FEET TO THE **POINT OF BEGINNING** , FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE SOUTH 13 ACRES OF THE WEST ONE-HALF OF LOT 2, SECTION 270 TRACT, DESCRIBED IN A DEED TO EARL PILLING, RECORDED IN VOLUME 2788, PAGE 244, D.R.H.TX.;

THENCE SOUTH 80 DEGREES 36 MINUTES 19 SECONDS EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID I-69C ACCESS ROAD, WITH THE COMMON LINE OF SAID PILLING TRACT AND SAID TRACT 1, TRACT 2, AND TRACT 3, A DISTANCE OF 637.78 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "MENDREN AND HUNT INC." ON THE WEST LINE OF THE SPRAGUE MEADOWS PHASE IV SUBDIVISION, RECORDED IN VOLUME 33, PAGE 157, MAP RECORDS OF HIDALGO COUNTY, TEXAS (M.P.R.H.C.TX.), FOR THE SOUTHWEST CORNER OF SAID PILLING TRACT, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 3 AND TRACT DESCRIBED HEREIN;

THENCE SOUTH 08 DEGREES 46 MINUTES 38 SECONDS WEST, DEPARTING THE COMMON LINE OF SAID PILLING TRACT AND SAID TRACT 3, WITH THE COMMON LINE OF SAID TRACT 3 AND WEST LINE OF SAID SPRAGUE MEADOWS PHASE IV SUBDIVISION, PASSING AT A DISTANCE OF 129.95 FEET A 1/2-INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 197.95 FEET TO A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY OF AN UNNAMED APPARENT ROAD, FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID SPRAGUE MEADOWS PHASE IV SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 3 AND TRACT DESCRIBED HEREIN;

THENCE NORTH 80 DEGREES 36 MINUTES 19 SECONDS WEST, DEPARTING THE COMMON LINE OF SAID TRACT 3 AND WEST LINE OF SAID SPRAGUE MEADOWS PHASE IV SUBDIVISION, WITH THE SOUTH LINE OF SAID TRACT 1, TRACT 2, AND TRACT 3 AND THE NORTH RIGHT-OF-WAY OF THE SAID UNNAMED APPARENT ROAD, A DISTANCE OF 637.68 FEET TO A 1/2-INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "BCG" SET ON THE EAST RIGHT-OF-WAY LINE OF SAID I-69C ACCESS ROAD, FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND TRACT DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS SOUTH 08 DEGREES 44 MINUTES 50 SECONDS WEST, A DISTANCE 1,012.41 FEET;

THENCE NORTH 08 DEGREES 44 MINUTES 50 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID TRACT 1, TRACT 2, AND TRACT 3, WITH THE EAST RIGHT-OF-WAY LINE OF SAID I-69C ACCESS ROAD AND THE WEST LINE OF SAID TRACT 1, TRACT 2, AND TRACT 3 AND THE NORTH RIGHT-OF-WAY OF THE SAID UNNAMED APPARENT ROAD, A DISTANCE OF 197.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.898 ACRE (126,323 SQUARE FEET) OF LAND.

STEWART TITLE GUARANTY COMPANY

EFFECTIVE DATE: NOVEMBER 21, 2023
FILE NO. 2300037100
DECEMBER 4, 2023

SCHEDULE B ITEMS

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

a. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

b. ROADWAYS AND RESERVATIONS AS SHOWN ON THE MAP AND DEDICATION OF TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS. - UNABLE TO PLOT.

c. EASEMENT IN FAVOR OF CITY OF EDINBURG AS SHOWN BY INSTRUMENT DATED JANUARY 15, 1975, RECORDED IN VOLUME 1431, PAGE 902, DEED RECORDS OF HIDALGO COUNTY, TEXAS. - DOES AFFECT, AS SHOWN.

d. EASEMENT IN FAVOR OF CENTRAL POWER & LIGHT CO. AS SHOWN BY INSTRUMENT DATED JUNE 10, 1992, FILED SEPTEMBER 14, 1992 UNDER DOCUMENT NUMBER 281843, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. - DOES AFFECT, AS SHOWN.

e. MINERAL AND/OR ROYALTY RESERVATION CONTAINED IN DEED DATED APRIL 9, 1968, RECORDED IN VOLUME 1202, PAGE 772, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

f. TITLE TO THE HEREIN DESCRIBED MINERAL INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT.

g. SUBJECT TO LIFE ESTATE IN FAVOR OF JULIA PERALEZ RODRIGUEZ AS RESERVED IN INSTRUMENT DATED MAY 31, 1985, RECORDED IN VOLUME 2161, PAGE 162, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

h. THERE APPEARS TO BE NO DEDICATED ACCESS OF RECORD TO THE PROPERTY HEREBY INSURED. (AS TO TRACT 2)

i. ANY CLAIM OR ALLEGATION THAT THE LAND, DESCRIBED IN SCHEDULE "A", WAS OR IS TO BE CONVEYED IN VIOLATION OF STATE STATUTES OR ANY COUNTY OR MUNICIPAL ORDINANCES REQUIRING THE PLATTING OF THE LAND OR AFFECTING SUBDIVISIONS, OR ANY LOSS OF THE USE OF THE LAND BY REASON THEREOF.

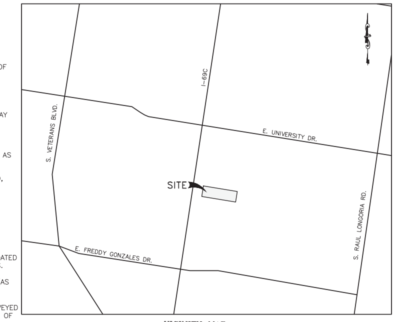
j. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)

k. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED.

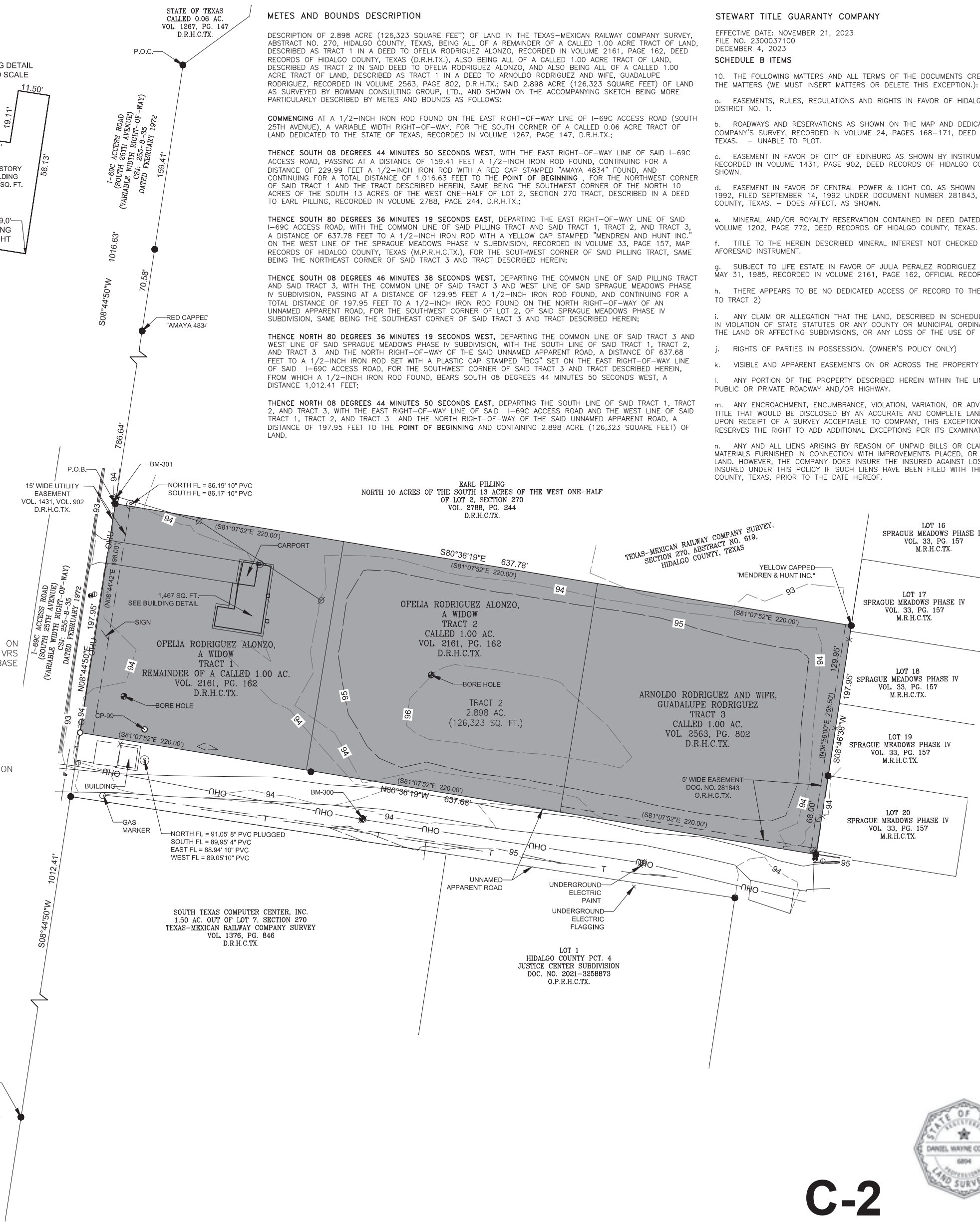
l. ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY.

m. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)

n. ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.



VICINITY MAP
(NOT TO SCALE)



ALTA TABLE "A" ITEMS:

1. ALL MONUMENTS SET OR FOUND AS SHOWN ON THE SURVEY.
2. ADDRESS: FRONTAGE ROAD FOR SOUTH IH-169C, EDINBURG, TX, 78542.
3. THE TRACT SHOWN HEREON LIES WITHIN ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4803380035E, DATED 6/6/2000, FOR HIDALGO COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. THE GROSS LAND AREA OF TRACT 1 IS 2.898 ACRES (126,232 SQ. FT.).
5. VERTICAL INFORMATION SHOWN ON SURVEY.

6.(a)(b) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.

7. (a), 7(b).(1) & 7(c) BUILDING INFORMATION SHOWN ON SURVEY.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE INCLUDED ON THE SURVEY.

11. (a). PLANS OF UNDERGROUND UTILITIES HAVE YET TO BE PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.

13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE INCLUDED ON THE SURVEY. IF NO DATA EXISTS ON THE HIDALGO COUNTY APPRAISAL DISTRICT, THIS IS STATED ON THE SURVEY. THE LAST KNOWN DEED FOR THE SITE SHOWN IN RECORDS HAS BEEN PROVIDED.

16. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF GROUND SURVEY.

19. BOWMAN HAS PROFESSIONAL LIABILITY INSURANCE AND WILL PROVIDE STELLA ENERGY SOLUTIONS A CERTIFICATE OF INSURANCE.

BM BENCHMARK
CP HORIZONTAL CONTROL POINT (GRID)

GRID COORDINATES

NUMBER	NORTHING	EASTING	ELEVATION (NAVD88/GEOID18)	TYPE
CP-99	16630253.57	1099541.18	94.64'	1/2-INCH IRON ROD W/PLASTIC CAP STAMPED "BCG" CAP
BM-300	16630177.38	1099727.54	95.60'	RR SPIKE
BM-301	16630450.77	1099516.48	95.59'	RR SPIKE

SURVEYOR'S CERTIFICATION

TO: SBESS TX16, LLC, ITS SUCCESSORS AND/OR ASSIGNS:
STEWART TITLE 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, 8, 11(a), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2023.

STATE OF TEXAS — REGISTERED — DANIEL WAYNE COGBURN — 6894 — PROFESSIONAL LAND SURVEYOR

Daniel Cogburn (signature)   4/19/2024

DANIEL WAYNE COGBURN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6894 - STATE OF TEXAS
DATE

C-2

SHEET 01 OF 01

FILE: P:\70661.017 FM 524 ALTA.DWG		
DATE: 1/17/2023	DRAWN BY: EAH	CREW: CC
SCALE: 1"=50'	CHECKED BY: DWC	FB #: 62
JOB #: 70661-01-020	FN #:	PLAN #:

NO.	REVISION	BY	DATE

PLOT DATE: Apr 19,2024-11:03am

Bowman CONSULTING
Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Las Cimas II, #350, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

AN ALTA/NSPS SURVEY OF THE FOLLOWING TRACTS OF LAND

TRACT 1: BEING A 2.898 ACRE TRACT OF LAND (126,232 SQ.FT.) IN THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, SECTION NO. 270, ABSTRACT NO. 619, HIDALGO COUNTY, TEXAS, BEING ALL OF TRACT 1 AND TRACT 2 CONVEYED TO OFELIA RODRIGUEZ ALONZO, A WIDOW IN VOLUME 2161, PAGE 162, D.R.H.C.TX., AND ALL OF TRACT 3 CONVEYED TO ARNOLDO RODRIGUEZ AND WIFE, GUADALUPE RODRIGUEZ IN VOLUME 2563, PAGE 802, D.R.H.C.TX.

NOTES:

1. CONTOUR INTERVAL IS 1 FT.
2. THE DESCRIPTIONS OF THE MONUMENTS FOUND, OR SET, AT THE CORNERS OF THE SUBJECT PROPERTIES ARE AS SHOWN ON THE SURVEY. THE REAL PROPERTY COMPRISING LAND DEPICTED ON THIS SURVEY IS SOMETIMES REFERRED TO HEREIN AS THE "SITE".
3. MEASURED BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204.
4. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BORES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
5. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON. ADDITIONAL RECORDED AND/OR UNRECORDED EASEMENTS, RESTRICTIONS, AND/OR COVENANTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2018 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83 (NA2011)).
7. IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, "THE OWNER OF A TRACT OF LAND — WHO DIVIDES THE TRACT IN TWO OR MORE PARTS — MUST HAVE A PLAT OF THE SUBDIVISION PREPARED." SUBDIVIDING PROPERTY BY METES AND BOUNDS MAY BE IN VIOLATION OF STATE, CITY, OR COUNTY PLATTING ORDINANCES.

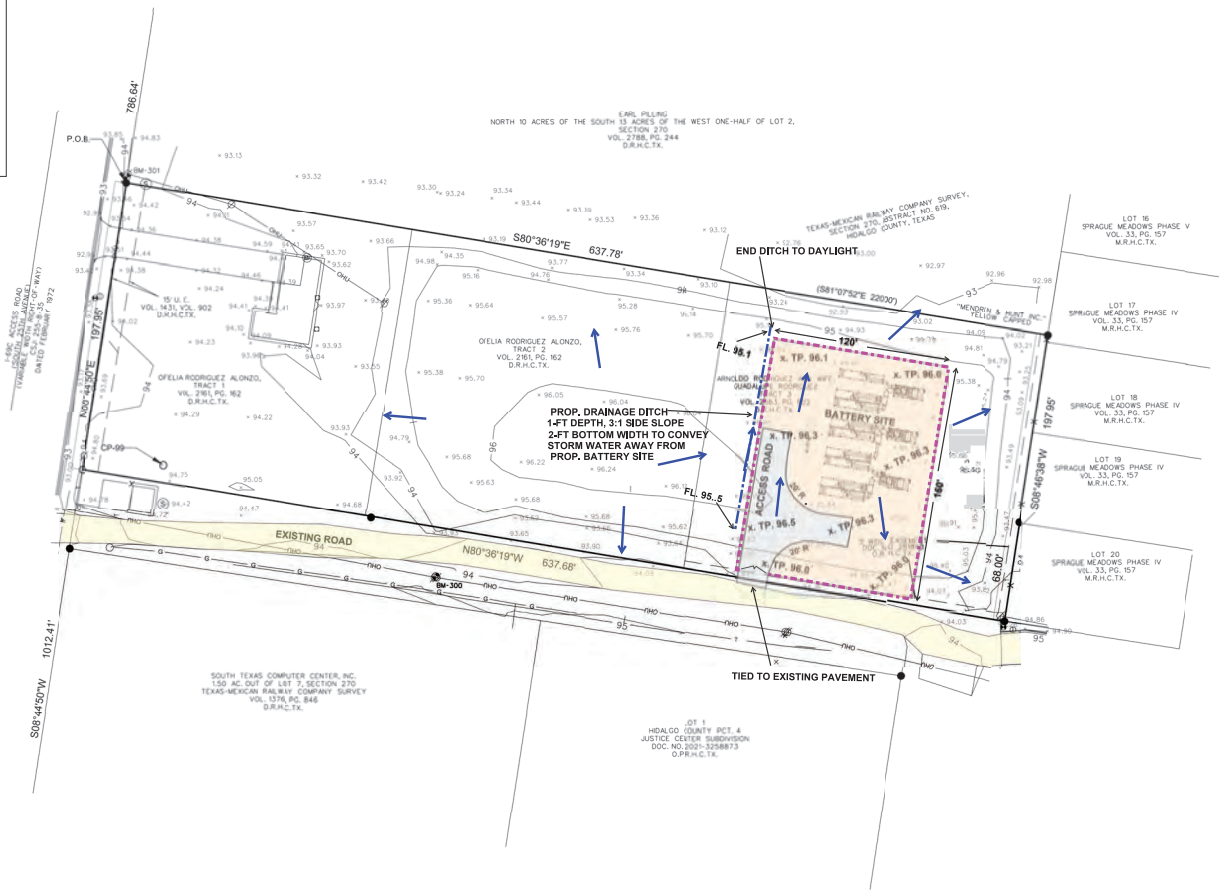
BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK. SITE DATA WAS COLLECTED VIA RTK UTILIZING CONTROL POINT 99 AS BASE STATION.

CP–99 1/2–INCH IRON ROD WITH "BOWMAN" CONTROL CAP
N = 16,630,253.57
E = 1,099,541.18
ELEV = 94.64'

1. DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS.
2. VERTICAL DATUM: NAVD 88 (GEOID18) BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK.

FLOODPLAIN NOTES

1. PROPOSED SITE IS LOCATED ON FLOODPLAIN ZONE AH WITH A BASE FLOOD ELEVATION (BFE) OF 96 FEET AS SHOWN ON FEMA PANEL 4803380035E EFFECTIVE DATE 06/06/2000.
2. BATTERY PADS ARE AT ELEVATION 98 FEET –2 .0 FEET ABOVE BFE (96 FEET).



40 20 0 40
SCALE: 1"= 40'

FLOW PATH

CRUSHED CONCRETE
10' COMPACT CRUSHED AGGREGATE PAST CONCRETE ENTRY APRON
CHAINLINK FENCE

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DN
DRAWN SSB
CHECKED
DATE

AGS ENGINEERING SERVICES LLC
3111 Highway 6, Suite 250 #333
Missouri City, Texas 77459
Phone : (979)264 - 3523
Firm Registration Number: F-13935

STATE OF TEXAS
DONG H. NGUYEN
93048
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by DONG H. NGUYEN P.E. 93048

Date: April 22, 2024

OWNER
STELLA ENERGY SOLUTIONS, LLC.
9595 SIX PINES DR., SUITE 8210
THE WOODLANDS, TX 77380

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

SE EDINBURG BESS
1100 SOUTH 25TH AVENUE
EDINBURG, TX 78539

PROPOSED DRAINAGE PLAN

C-3

NOTES:

1. CONTOUR INTERVAL IS 1 FT

2. THE DESCRIPTIONS OF THE MONUMENTS FOUND, OR SET, AT THE CORNERS OF THE SUBJECT PROPERTIES ARE AS SHOWN ON THE SURVEY. THE REAL PROPERTY COMPRISING LAND DEPICTED ON THIS SURVEY IS SOMETIMES REFERRED TO HEREIN AS THE "SITE".

3. MEASURED BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204.

4. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

5. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON. ADDITIONAL RECORDED AND/OR UNRECORDED EASEMENTS, RESTRICTIONS, AND/OR COVENANTS THAT MAY EXIST, ARE NOT SHOWN HEREON.

6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2018 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83 (NA2011)).

7. IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, "THE OWNER OF A TRACT OF LAND ... WHO DIVIDES THE TRACT IN TWO OR MORE PARTS ... MUST HAVE A PLAT OF THE SUBDIVISION PREPARED." SUBDIVIDING PROPERTY BY METES AND BOUNDS MAY BE IN VIOLATION OF STATE, CITY, OR COUNTY PLATTING ORDINANCES.

BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK. SITE DATA WAS COLLECTED VIA RTK UTILIZING CONTROL POINT 99 AS BASE STATION.

CP-99 1/2-INCH IRON ROD WITH "BOWMAN" CONTROL CAP
N = 16,630,253.57
E = 1,099,541.18
ELEV = 94.64'

1. DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS,

2. VERTICAL DATUM: NAVD 88 (GEOID18) BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK.

SC — STABILIZED CONSTRUCTION EXIT

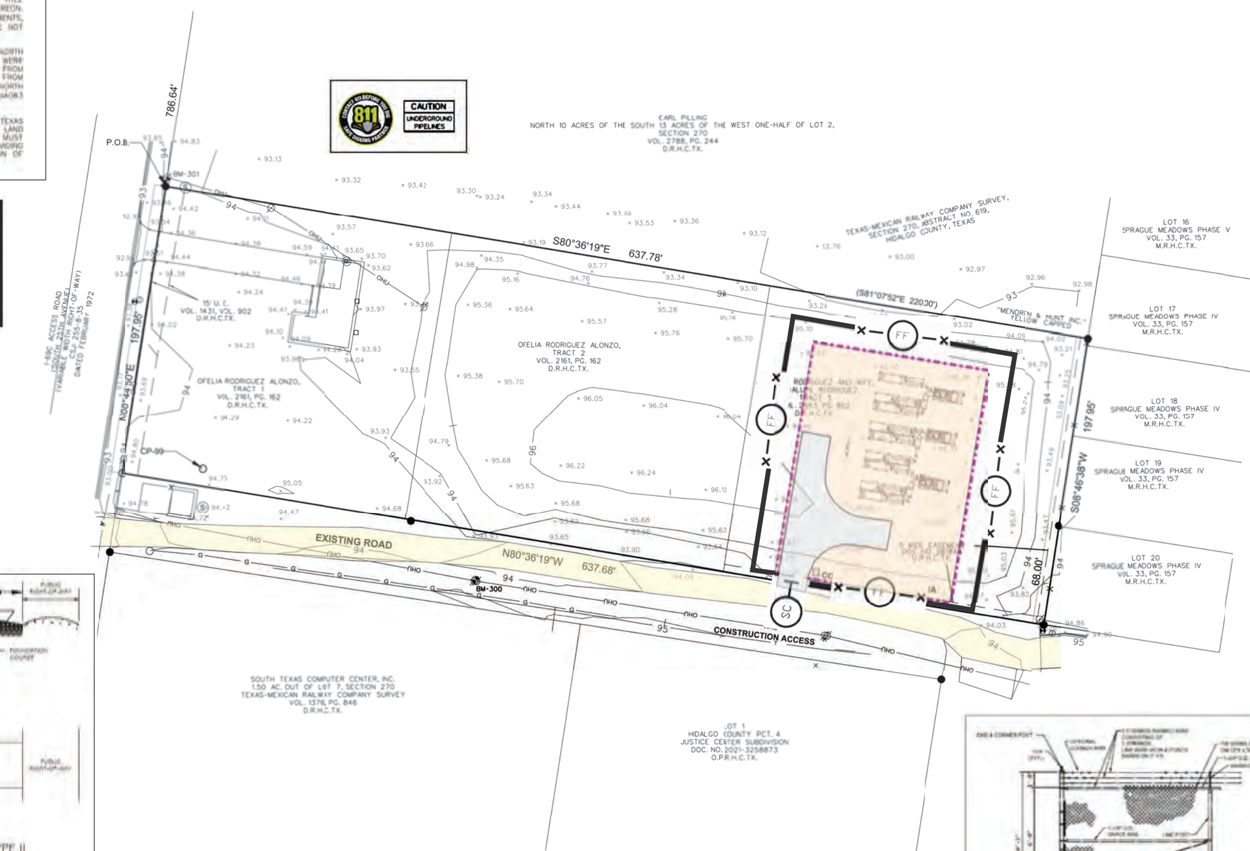
FF — FILTER FABRIC SILT FENCE

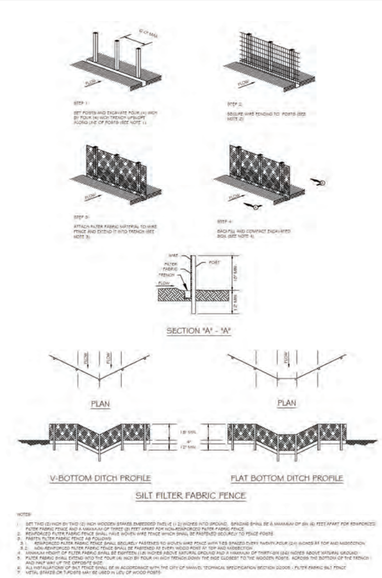
CRUSHED CONCRETE

10" COMPACT CRUSHED AGGREGATE PAST CONCRETE ENTRY APRON

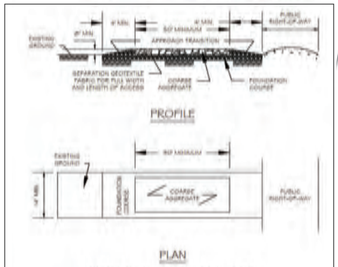
CHAINLINK FENCE

CAUTION UNDERGROUND PIPELINES

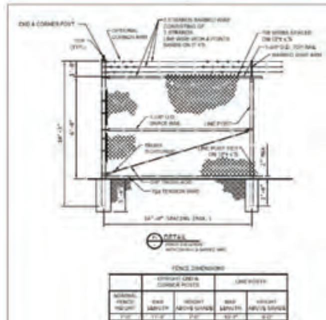


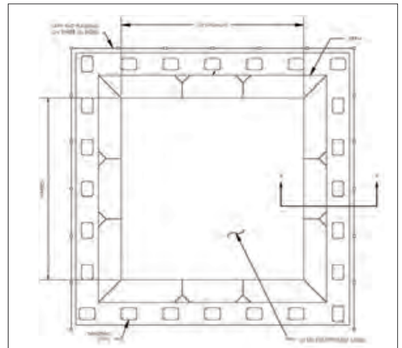


SILT FILTER FABRIC FENCE



CONSTRUCTION ACCESS TYPE II





CONCRETE WASHOUT AREA

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DN
DRAWN SSB
CHECKED
DATE

The seal appearing on this document was authorized by DONG H. NGUYEN P.E. 93048
Date: April 22, 2024

STATE OF TEXAS
DONG H. NGUYEN
93048
REGISTERED PROFESSIONAL ENGINEER

OWNER
STELLA ENERGY SOLUTIONS, LLC.
9595 SIX PINES DR., SUITE 8210
THE WOODLANDS, TX 77380

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

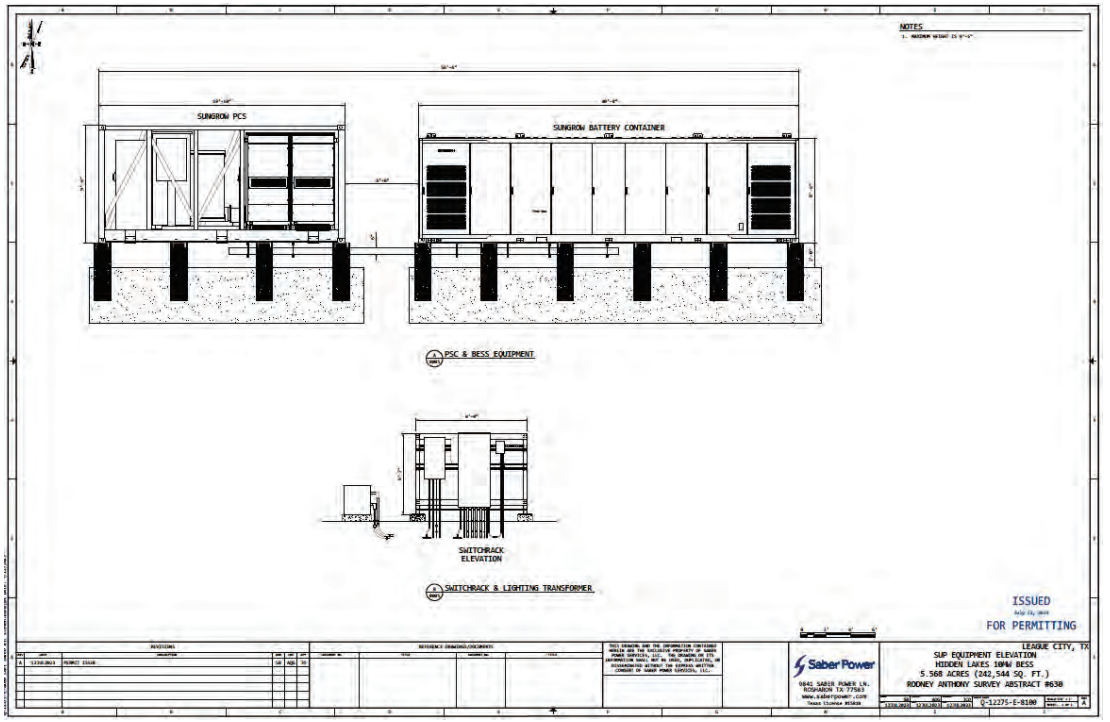
SE EDINBURG BESS
1100 SOUTH 25TH AVENUE
EDINBURG, TX 78539

STORM WATER POLLUTION PREVENTION PLAN

C-4

SE Edinburg BESS

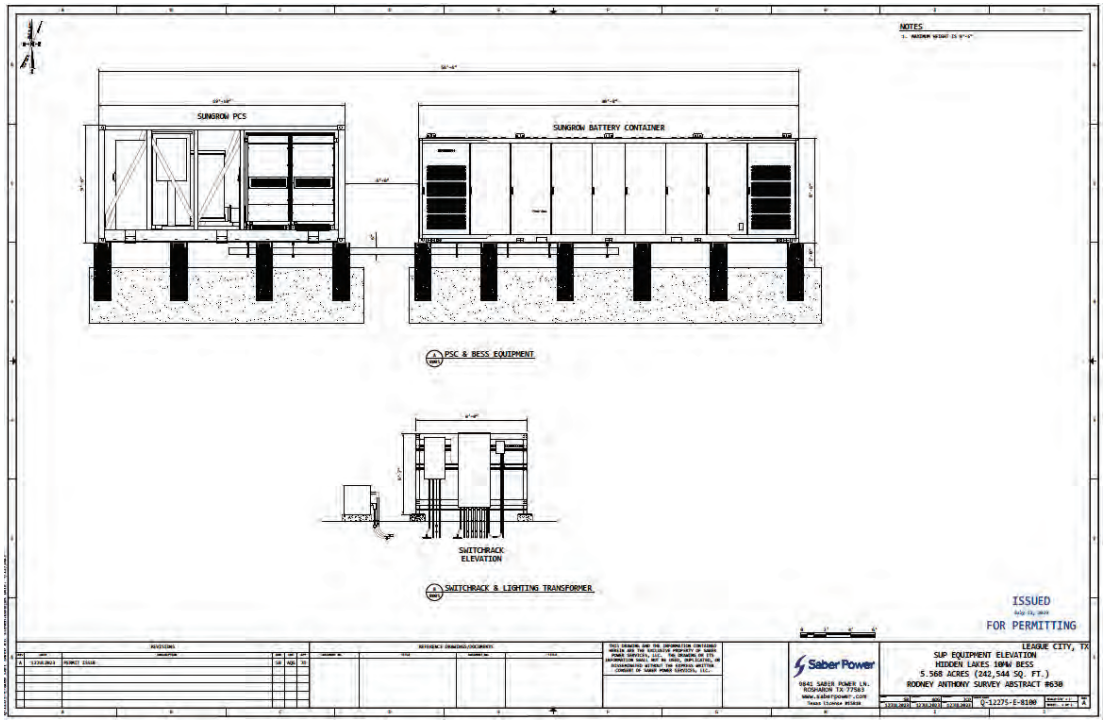
Equipment Design - Inverters



Proprietary & Confidential Property of Stella Energy Solutions LLC

SE Edinburg BESS

Equipment Design – Battery Containers



Proprietary & Confidential Property of Stella Energy Solutions LLC

STELLA
ENERGY SOLUTIONS
Simply Better
Clean, Resilient Solutions that Power the Energy Transition

Introduction

Battery Energy Storage Systems (“BESS”) have emerged as a groundbreaking solution in modern energy management.

- These systems harness cutting-edge battery technologies to store electrical energy efficiently, enabling us to bridge the gap between energy generation and consumption.
- BESS plays a pivotal role in stabilizing power grids, integrating renewable energy sources, and optimizing energy usage, propelling us towards a greener and more sustainable future.

In this short introduction, we will explore the fundamental principles and significance of Battery Energy Storage Systems in revolutionizing the way we approach energy storage and distribution.

Proprietary & Confidential Property of Stella Energy Solutions LLC

Introduction

Stella elevates America's electric infrastructure. Stella is a leading utility-scale clean energy platform that builds the energy storage and solar infrastructure that is modernizing electric power generation.

Company Overview

- **Description:** Stella Energy Solutions ("Stella") is an American veteran-owned developer, builder, and owner of utility scale energy storage and solar projects across the United States.
- **Founded:** Q4 2021, based in The Woodlands, Texas

Track Record

Stella's team is lead by experienced energy storage project experts:

2,694 Energy Storage Designed (MWh)	**1,254** Commissioned Experience (MW)
100+ Years of Team Experience	**23** U.S. States Experience

Differentiation Built on a History of Energy Storage Leadership

- **Integration Expertise**
- **Commercial Flexibility**
- **Deep Industry Relationships**

Strategies: (1) Develop/Own/Operate, and (2) Build-Transfer

Develop

- Site Control
- Permitting
- Interconnection

Build

- Engineer & Procure Major Equipment
- Construct & install
- Commission site

Operate

- Asset management
- Maintenance
- Grid Reliability

Stella's executes the following strategies:

- **Build-Transfer** agreements, where Stella builds an energy storage site or solar site on behalf of a utility.
- **Asset Ownership** of Stella fully developing a project through the project lifecycle and generating revenue at the site through a PPA, tolling agreement, or via merchant operation over a 10 to 25-year period.

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Noteworthy Team Experience

Stella team members were intimately involved in Development or Build of these milestone projects

15x 9.9MW/11MWh BESS
Largest Traded BESS Fleet
2020-2021
Broad Reach Power

537MW/2414 MWh BESS
World's largest BESS program
2021-2022
Southern California Edison

5x 6MW/21MWh BESS
Time of Day Shifting BESS
2021-2022
Midwest REMC

232MW+90MW/360MWh Solar + BESS
Nevada Solar + BESS
2022
Arevon / Skylar Resources

2x 100MW/110MWh BESS
Former Largest BESS in Texas
2021
Broad Reach Power

690MW+380MW/1520MWh Solar + BESS
World's largest Solar + BESS site
2022-23
Primergy Solar / NV Energy

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Proposed Project Site

SE Edinburg

Site Details

Site is mostly cleared acreage – Parcel ID 297006, 297007, 297008

Less than 0.1mi from existing utility infrastructure

Short interconnection span to AEP Substation

< 3 acres is more than enough land to accommodate the site layout and any additional landscaping and drainage requirements

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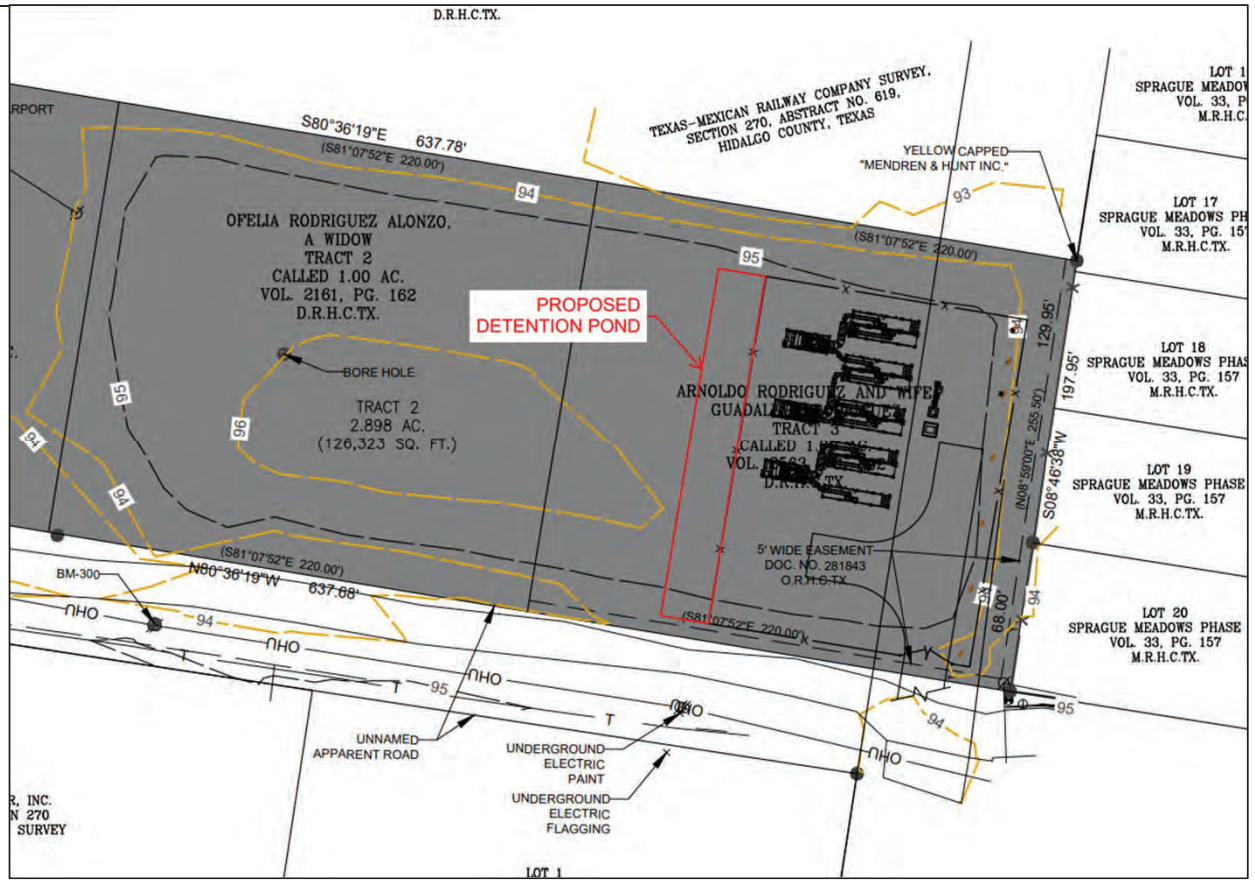
SE Edinburg

Site Details

- Layout contemplates minimal site disturbance
- Main Components are:
  - Battery Containers
  - Inverters
  - MV Transformers
- Aux Power Transformer
- Communications Equipment



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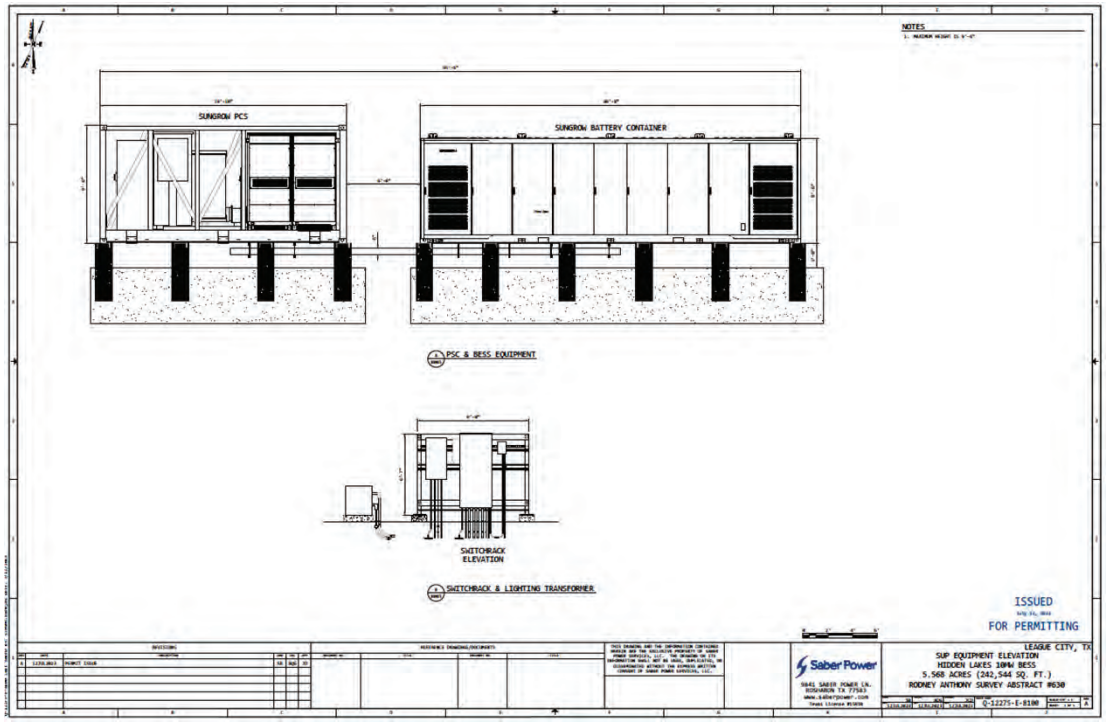
SE Edinburg

Equipment Design - Inverters



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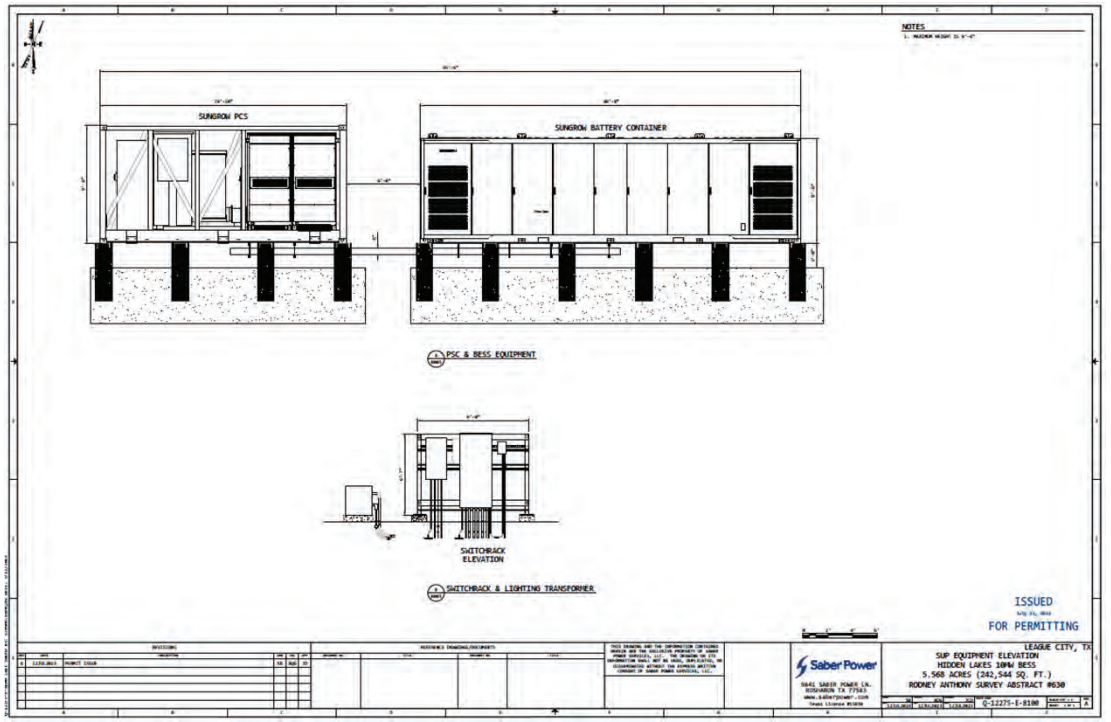
SE Edinburg

Equipment Design – Battery Containers



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SE Edinburg

FAQs – BESS Development & Operation

- What if they overheat?
  - The battery temperature is constantly monitored and maintained by a closed loop liquid cooling system That is monitored by a 24/7 operations team.
- Can they explode?
  - There have been zero explosions related to Lithium-Ion energy storage systems. The explosive events that have been reported involved a different battery chemistry (NMC), the worst case being a case when the batteries were being stored inside a building and gasses built up in the room and were ignited when the fire department responded to the incident
- Do they release gasses?
  - Gasses are contained in the containers up to a 10% level and then vented to avoid additional build up. The gas composition is predominantly carbon monoxide, similar to any structure fire. The entire site is designed to NFPA 855 standards, which are specifically written to address potential BESS fires
- Can chemicals be released in the drainage?
  - Units are self contained with no water suppression systems. Fire mitigation is performed on adjacent grounds and structures.
- How noisy is it?
  - The normal ambient noise is similar to a residential HVAC compressor that you would hear on the exterior of a home.
- How long will it take to build?
  - The construction timeline is within 9 months with the majority being the civil work. Equipment delivery will be completed within 2 days.
- How is our Fire Dept supposed to handle emergency response?
  - According to NFPA 855, the recommendation is for emergency responders to maintain the safety at the site and prevent propagation to other structure. Stella will provide on site training for first responders and have an emergency response plan in place to coordinate in case of an incident.
- Why are batteries necessary?
  - ERCOT is projecting a 70% growth in peak demand between 2024 and 2030. Batteries allow excess energy to be stored during low demand periods to be held in reserve and discharged during periods of high demand, helping to stabilize the grid.
- What will these look like from the street?
  - We will landscape to whatever specifications the city requests. We want to be good neighbors.
- Why this location?
  - The sites are ideally located within 0.5 miles from the electrical substation. We can discuss appropriate setbacks from other homes or businesses. The site footprint is roughly 0.3 acres, so we're able to position the equipment in various arrangements to accommodate neighbors.

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Battery Energy Storage System Safety

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SE Edinburg

Gas Composition During Testing – UL9540A Testing & 3rd Party Verification

UL 9540A Report
Cell Level

Report Issued : 2021.09.14
Report Revised :

CELL TEST REPORT
UL 9540A
Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems (AACD)

Project Number:	4789886110
Date of issue:	2021.09.14
Total number of pages:	35
UL Report Office:	UL(Changzhou) Quality Technical Service Co,. LTD
Applicant's name:	Batterotech Corporation Limited
Address:	9855 Puwei Rd(N), Fengxiang, Shanghai, 201417, CN
Test specification:	4th Edition, Section 7, November 12, 2019
Standard:	UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems
Test procedure:	7.1 – 7.8
Non-standard test method:	N/A

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General disclaimer:

The test results presented in this report relate only to the sample tested in the test configuration noted on the list of the attachments.

UL LLC did not select the sample(s), determine whether the sample(s) was representative of production samples, witness the production of the test sample(s), nor were we provided with information relative to the formulation or identification of component materials used in the test sample(s).

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Table Re-normalized Gas Quantification, excluding N_2 and O_2, and unknown compounds.

Item	Measure	Chemical formula	Conc.(%)
1	Carbon Monoxide	CO	12.642
2	Carbon Dioxide	CO_2	26.413
3	Hydrogen	H_2	46.491
4	Methane	CH_4	7.016
5	Ethylene	C_2H_4	3.111
6	Acetylene	C_2H_2	0.158
7	Ethane	C_2H_6	1.174
8	Propane	$CH_3CH_2CH_3$	0.154
9	Propylene	C_3H_6	0.422
10	Propadiene (Allene)	C_3H_4	0.000
11	Isobutane	$CH_3CH(CH_3)CH_3$	0.007
12	Butane	C_4H_{10}	0.082
13	Isobutylene	C_4H_8	0.308
14	1-Butene	C_4H_8	0.099
15	trans-2-Butene	C_4H_8	0.050
16	cis-2-Butene	C_4H_8	0.111
17	Pentane	C_5H_{12}	0.120
18	trans-2-Pentene	C_5H_{10}	0.041
19	cis-2-Pentene	C_5H_{10}	0.027
20	1,4-Pentadiene	C_5H_8	0.012
21	Hexane	C_6H_{14}	0.016
22	1-Hexene	C_6H_{12}	0.066
23	Benzene	C_6H_6	0.058
24	1-Heptene	C_7H_{14}	0.016
25	Toluene	C_7H_8	0.008
26	Styrene	C_8H_8	0.000
27	Dimethyl Carbonate	$C_3H_6O_3$	1.209
28	Ethyl Methyl Carbonate	$C_4H_8O_3$	0.188
29	Diethyl Carbonate	$C_5H_{10}O_3$	0.000
	Total	Measurement result	100.000

BESS Projects **DO NOT** release any gas, fumes, vapors or any chemicals during normal operation

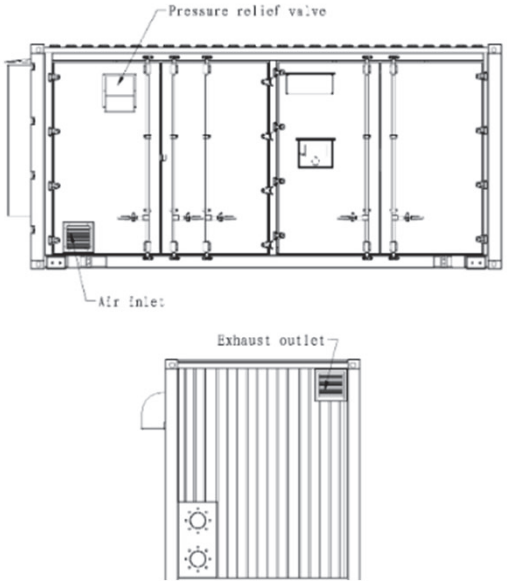
If gas is released during an incident, it is held in the container under 10% LEL.

Venting only occurs to prevent build up on gasses within the container above acceptable levels. **This is avoided by using preventative shut down methods and early detection**

Battery Energy Storage System Safety

- 24/7 energy and thermal monitoring (EMMU)
- Ability to remotely shut down batteries
- Pressure relief system
- Fire rating for containers
- Smoke detection for each battery cabinet
- First Responder Coordination

The following figure shows the installation positions of the pressure relief valve:



8. BESS communication topology

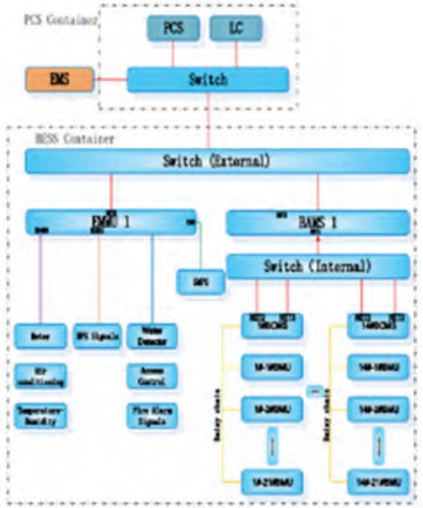


Fig.8.1BESSCommunication Topology

4.4 EMMU

Functions

- Communication：communicate with BAMS and ESS Controller.
- Data collection：collect devices states of HVAC, module fans, energy meter, door access, humidity, fire suppression and so on.
- Data sorting：sort humidity and temperature values in the container
- Fans control：control BMU to start/stop fans.
- Alarm protection: temperature anomaly alarm,
- HVAC management: manage HVAC to control the container temperature
- Events logging：record faults, alarms, operation events
- Data storage：store all data from terminal acquisition

The specifications of EMMU are as follows:

Type	Items	Specifications
Operation Environment	Operation Temperature	-20~65℃
	Atmospheric Pressure	70kPa~106kPa
	Relative Humidity	5%~95% RH
	Voltage Range	18~60V

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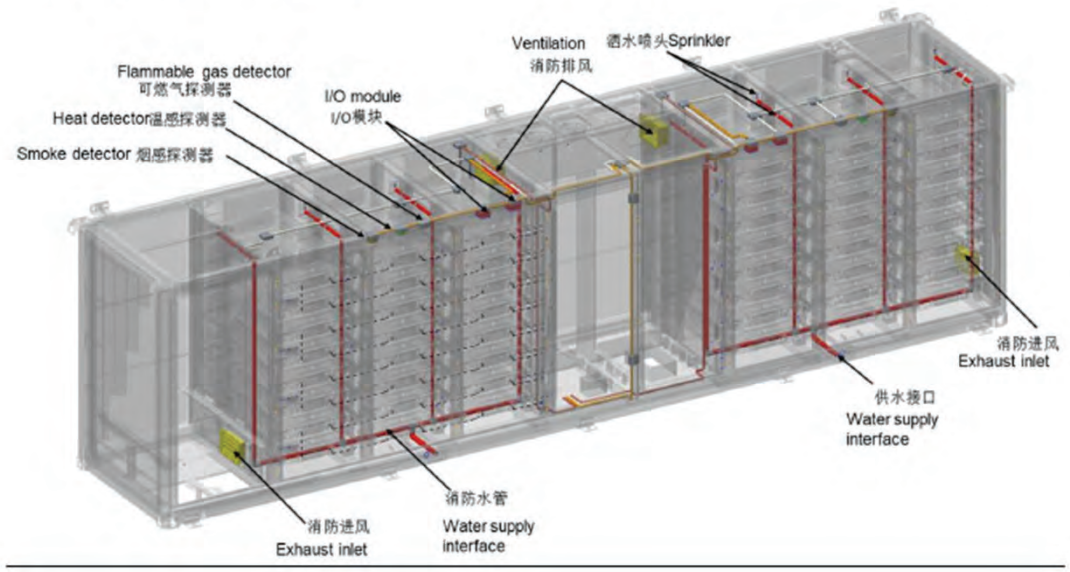
BESS Venting System – 3rd Party Analysis

Fire Protection System Diagram



Venting system is designed to prevent flammable gas from building up inside of the battery container

UL9540A test reports did not indicate that there is module to module propagation, This means that no more than on module will be engaged after thermal runaway.

Individual cells are monitored for temperature increases and can be isolated to avoid increasing the temperature.

Gas / Heat / Smoke Detection is installed in each container.

The ventilation system design is confirmed to comply to Chapter 8 in NFPA69—2019: Deflagration Prevention by Combustible Concentration Reduction

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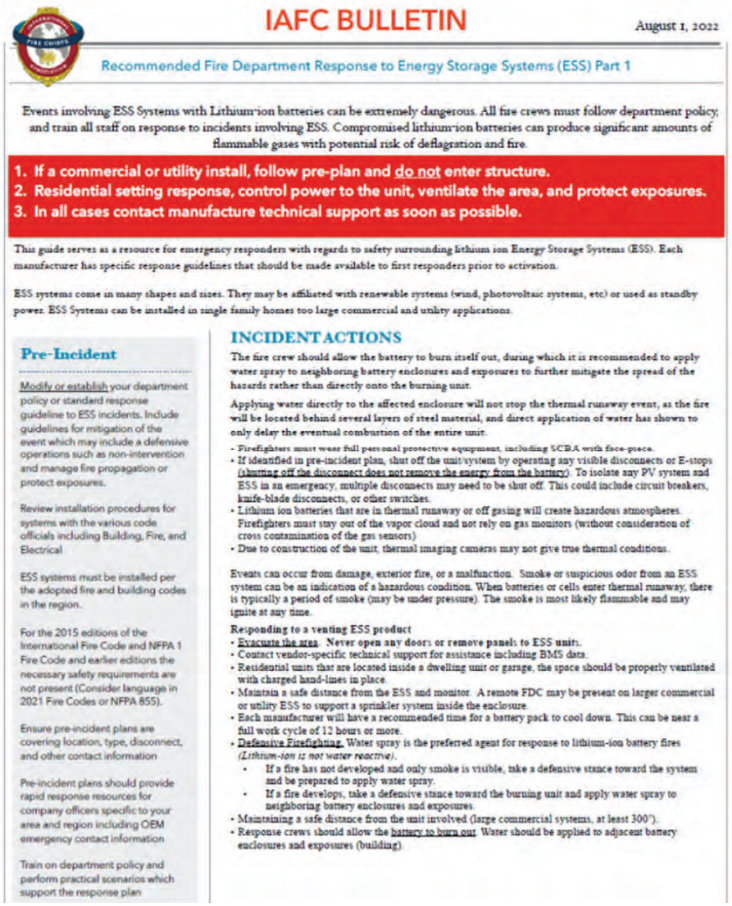
SE Edinburg

BESS Emergency Response



IAFC BULLETIN

August 1, 2022

Recommended Fire Department Response to Energy Storage Systems (ESS) Part 1

Events involving ESS Systems with Lithium-ion batteries can be extremely dangerous. All fire crews must follow department policy and train all staff on response to incidents involving ESS. Compromised lithium-ion batteries can produce significant amounts of flammable gases with potential risk of deflagration and fire.

1. If a commercial or utility install, follow pre-plan and do not enter structure.
2. Residential setting response, control power to the unit, ventilate the area, and protect exposures.
3. In all cases contact manufacture technical support as soon as possible.

This guide serves as a resource for emergency responders with regards to safety surrounding lithium ion Energy Storage Systems (ESS). Each manufacturer has specific response guidelines that should be made available to first responders prior to activation.

ESS systems come in many shapes and sizes. They may be affiliated with renewable systems (wind, photovoltaic systems, etc) or used as standby power. ESS Systems can be installed in single family homes too large commercial and utility applications.

Pre-Incident

Modify or establish your department policy or standard response guideline to ESS incidents. Include guidelines for mitigation of the event which may include a defensive operations such as non-intervention and manage fire propagation or protect exposures.

Review installation procedures for systems with the various code officials including Building, Fire, and Electrical

ESS systems must be installed per the adopted fire and building codes in the region.

For the 2015 editions of the International Fire Code and NFPA 1 Fire Code and earlier editions the necessary safety requirements are not present (Consider language in 2021 Fire Codes or NFPA 855).

Ensure pre-incident plans are covering location, type, disconnect, and other contact information

Pre-incident plans should provide rapid response resources for company officers specific to your area and region including OEM emergency contact information

Train on department policy and perform practical scenarios which support the response plan

INCIDENT ACTIONS

The fire crew should allow the battery to burn itself out, during which it is recommended to apply water spray to neighboring battery enclosures and exposures to further mitigate the spread of the hazards rather than directly onto the burning unit.

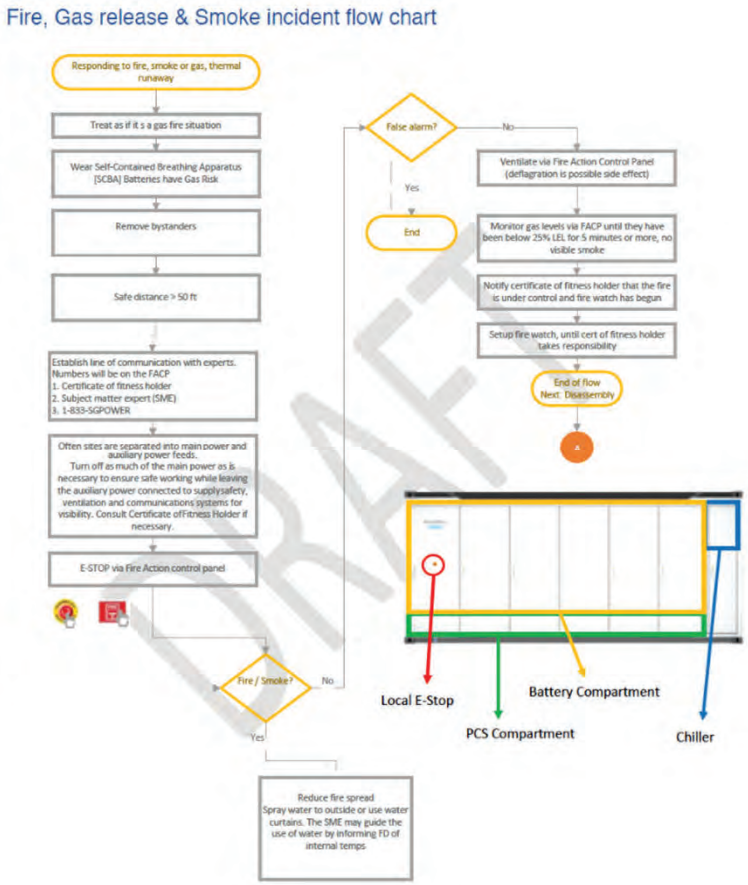
Applying water directly to the affected enclosure will not stop the thermal runaway event, as the fire will be located behind several layers of steel material, and direct application of water has shown to only delay the eventual combustion of the entire unit.

- Firefighters must wear full personal protective equipment, including SCBA with face-piece.
- If identified in pre-incident plan, shut off the unit/system by operating any visible disconnects or E-stops (shutting off the disconnect does not remove the energy from the battery). To isolate any PV system and ESS in an emergency, multiple disconnects may need to be shut off. This could include circuit breakers, knife-blade disconnects, or other switches.
- Lithium ion batteries that are in thermal runaway or off gasing will create hazardous atmospheres. Firefighters must stay out of the vapor cloud and not rely on gas monitors (without consideration of cross contamination of the gas sensors)
- Due to construction of the unit, thermal imaging cameras may not give true thermal conditions.

Events can occur from damage, exterior fire, or a malfunction. Smoke or suspicious odor from an ESS system can be an indication of a hazardous condition. When batteries or cells enter thermal runaway, there is typically a period of smoke (may be under pressure). The smoke is most likely flammable and may ignite at any time.

Responding to a venting ESS product

- Evacuate the area. Never open any doors or remove panels to ESS units.
- Contact vendor-specific technical support for assistance including BMS data.
- Residential units that are located inside a dwelling unit or garage, the space should be properly ventilated with charged hand-lines in place.
- Maintain a safe distance from the ESS and monitor. A remote FDC may be present on larger commercial or utility ESS to support a sprinkler system inside the enclosure.
- Each manufacturer will have a recommended time for a battery pack to cool down. This can be near a full work cycle of 12 hours or more.
- Defensive Firefighting. Water spray is the preferred agent for response to lithium-ion battery fires (*Lithium-ion is not water reactive*).
  - If a fire has not developed and only smoke is visible, take a defensive stance toward the system and be prepared to apply water spray.
  - If a fire develops, take a defensive stance toward the burning unit and apply water spray to neighboring battery enclosures and exposures.
- Maintaining a safe distance from the unit involved (large commercial systems, at least 300').
- Response crews should allow the battery to burn out. Water should be applied to adjacent battery enclosures and exposures (building).



In case of any venting, concentrations did not reach hazardous concentrations during testing, due to natural ventilation.

The compositions closely resemble any structural fire. These projects have reduced risk through documented / continual testing, safety protocols, monitoring and coordination with local first responders.

Close coordination with EMS / First Responders has put Texas at the front of safety and reliability related to energy storage. Other states are contacting our Fire Marshals / Fire Chiefs to get their recommendations. League City's team closely reviewed this project prior to submission.

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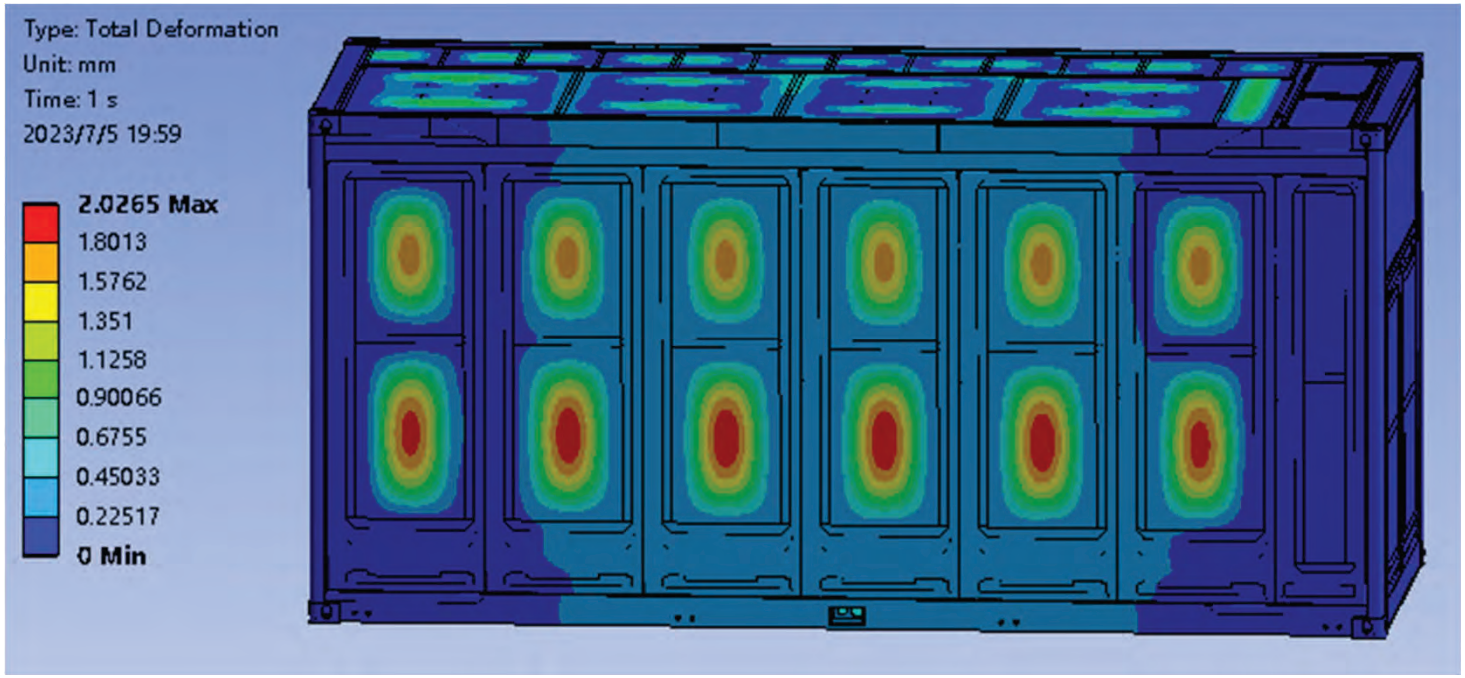
SE Edinburg

BESS Container Wind Load Testing

At 49.9m/s (equal to a level 15 hurricane) the maximum stress on the container is 279.35MPa, which is less than the yield strength of SPAH steel, 355Mpa.



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Case # RZNE-2024-0222

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: 7/3/2024

1. Name: Andrew Burke 2. Phone: 361-542-6710

3. Mailing Address: 9595 Six Pines Dr. Ste. 8210

4. City: The Woodlands State: TX Zip: 77380

5. Email Address: aburke@stellaess.com 6. Cell No. _____

7. Agent: _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

RECEIVED
JUL 08 2024
By

11. Agent's Email: _____

12. Address/Location being Rezoned: 1100 S 25th St. Edinburg, TX 1100 N. I-69C - verified

13. Legal Description of Property: 14. Property ID(s): 297006, 297007, 297008

Tracts 1, 2, & 3, West half of Lot 2, Abstract No. 270. Texas- Mexican Railway Company Survey

15. Zone Change: From: General Commercial To: Industrial, General (IG)

16. Existing Land Use: Single-family & open acreage

17. Reason for Zone Change: Battery Energy Storage System not approved in General Commercial Zone

Andrew Burke
(Please Print Name)

Signature

AMOUNT PAID $ _____ RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: Aug 13th 2024

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: Sept. 3rd 2024

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

ZONING CASE
OWNER NOTIFICATION LIST

PID: 297007
ALONZO OFELIA RODRIGUEZ
PO BOX 331
EDINBURG, TX 78540-0331

PID: 297008
RODRIGUEZ ARNOLDO & GUADALUPE
18905 INTERSTATE 35 N
SCHERTZ, TX 78154-9504

PID: 584996
MONTEMAYOR JOSUE ELIMELEC
1107 BASS BLVD
EDINBURG, TX 78542-5192

PID: 584999
MORENO DIANA
1104 BASS BLVD
EDINBURG, TX 78542-5194

PID: 585000
CAVAZOS JEMIMA & NELSON
1100 BASS BLVD
EDINBURG, TX 78542-5194

PID: 585001
CHAVEZ CESAR & YOLANDA
1018 BASS BLVD
EDINBURG, TX 78542-5196

PID: 585002
PEREZ AURORA & ADRIAN
1802 PIKE AVE
EDINBURG, TX 78542-5195

PID: 297006
ALONZO OFELIA RODRIGUEZ
PO BOX 331
EDINBURG, TX 78540-0331

PID: 584991
CARDENAS ALECTOR & ROSA
3224 PAGE
EDINBURG, TX 78539-1005

PID: 584993
ARREDONDO NICHOLAS ANTHONY
1017 BASS BLVD
EDINBURG, TX 78542

PID: 585003
FLORES ANTONIO JAVIER
1806 PIKE
EDINBURG, TX 78542-5195

PID: 584997
VASQUEZ DIANA ESTER
1111 BASS BLVD
EDINBURG, TX 78542-5192

PID: 584992
GARZA JAVIER & MARIA A
910 FRANCIS
EDINBURG, TX 78542-5132

PID: 346597
PILLING EARL
1599 NORTH HAMPSHIRE LANE
LEHI, UT 84043-5362

PID: 584990
MORENO ISIDRO & SULEMA
1005 BASS BLVD
EDINBURG, TX 78542-5191

PID: 584995
GARZA JUAN P
1103 BASS BLVD
EDINBURG, TX 78542-5192

PID: 584994
FLORES YVETTE
1021 BASS BLVD
EDINBURG, TX 78542-5191

PID: 297001
AEP TEXAS CENTRAL COMPANY
PO BOX 16428
COLUMBUS, OH 43216-6428

PID: 297023
HIDALGO COUNTY
HIDALGO COUNTY COURTHSE
EDINBURG, TX 78539

PID: 1130816
PURE HOTHOUSE FOODS LLC
6771 BRANDT ST
ROMULUS, MI 48174

ZONING CASE
OWNER NOTIFICATION LIST

PID: 584998
TREJO ALEX & DORA
1108 BASS BLVD
EDINBURG, TX 78542-5194

PID: 1130814
PURE HOTHOUSE FOODS LLC
6771 BRANDT ST
ROMULUS, MI 48174

PID: 1372994
HIDALGO COUNTY
HIDALGO COUNTY COURTHSE
EDINBURG, TX 78539

PID: 1372992
SOUTH TEXAS COMPUTER CENTER
HIDALGO CNTY COURTHOUSE
EDINBURG, TX 78539

City of Edinburg
PLANNING & ZONING COMMISSION
August 13, 2024

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, A tract of containing 17.264 acres situated in the City of Edinburg, County of Hidalgo, Texas, out of Lots 17 and 20, East Retama Subdivision, Located at 4716 North Seminary Road, As Requested By Melden and Hunt, Inc. on Behalf of John Andrew Rigney and Melissa Sanchez Rigney, As Co-trustees of The L & A Irrevocable Trust

DESCRIPTION / SCOPE:
This property is located on the east side of North Seminary Road, north of West Monte Cristo Road. The property has 319.70 feet of frontage along Seminary Road and a lot depth of 2,352.20 feet for a total lot area of 17.264 acres (gross). The requested zoning district is the Residential, Primary (RP) District, which is the primary residential district intended to permit a wide range of single-family residential uses. The applicant is seeking a zone change to establish a residential development at this location.

Adjacent zoning is Agriculture and Open Space (AO) District and Residential, Primary (RP) District to the south, Agriculture and Open Space (AO) District to the east, and properties outside of the city limits to the north and west. On December 13, 1999, the property was annexed into the city limits. Surrounding land uses consist of single-family residential uses and vacant land. The future land use designation is for Urban Uses.

Staff mailed a notice of the public hearing to 58 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published on August 14, 2024.

On August 5, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on adjacent zoning districts, land uses, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2024
CITY COUNCIL –09/03/2024
DATE PREPARED – 08/06/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Agriculture and Open Space (AO) District to Residential, Primary (RP) District

APPLICANT: John Andrew Rigney and Melissa Sanchez Rigney, As Co-trustees of The L & A Irrevocable Trust

AGENT: Melden and Hunt, Inc.

LEGAL: A tract of containing 17.264 acres situated in the City of Edinburg, County of Hidalgo, Texas, out of Lots 17 and 20, East Retama Subdivision

LOCATION: 4716 North Seminary Road

LOT/TRACT SIZE: 17.264 acres

CURRENT USE: Vacant Land

PROPOSED USE: Residential Development

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING:
North – outside of city limits
South – Residential, Primary (RP) District and Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – outside of city limits

LAND USE PLAN: Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

REZONING REQUEST
MELDEN AND HUNT, INC.

EVALUATION

The following is staff's evaluation of the request:

1. On December 13, 1999, the property was annexed into the city limits.
2. Surrounding land uses consist of single-family residential uses and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on adjacent zoning districts, land uses, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

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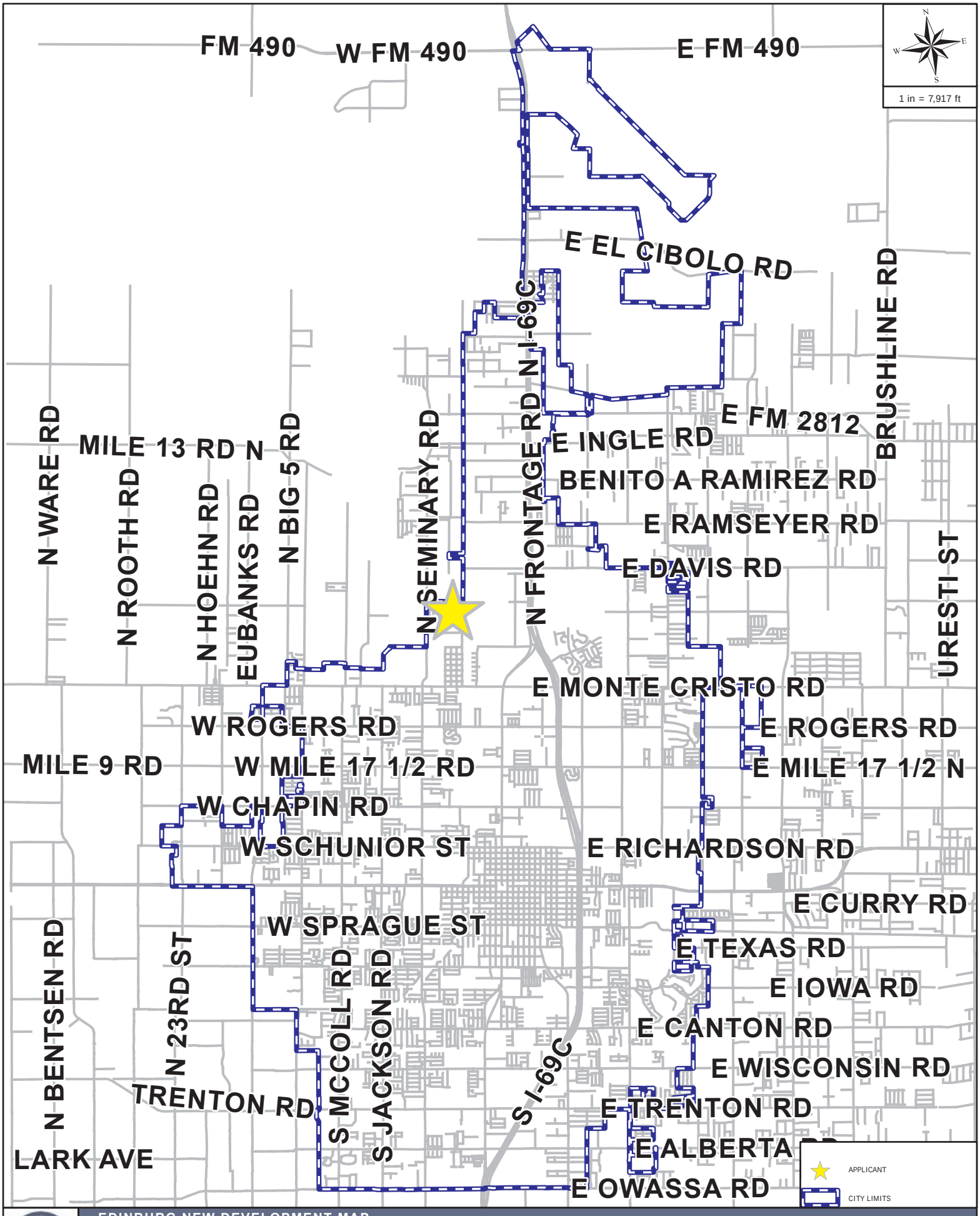
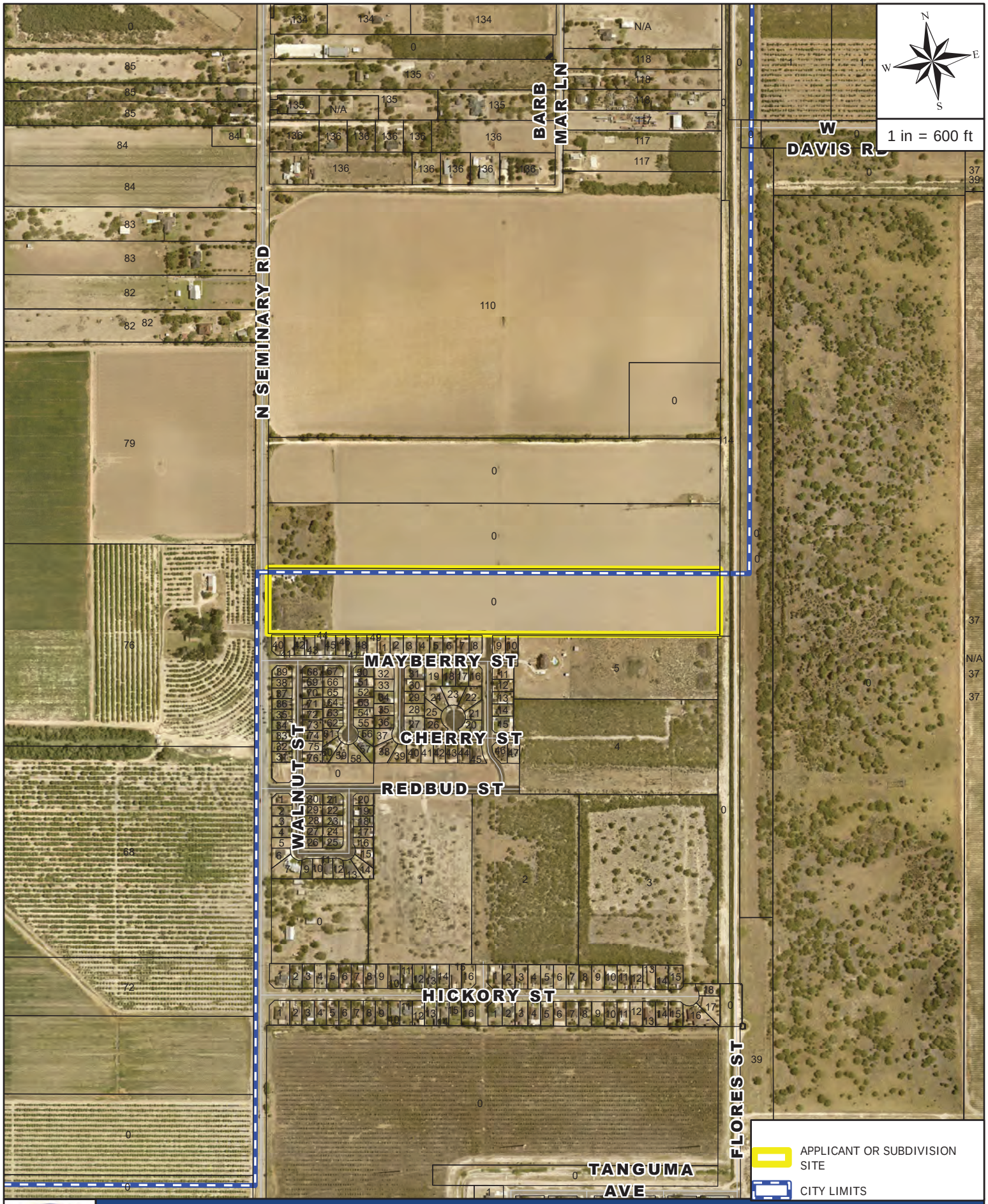


EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

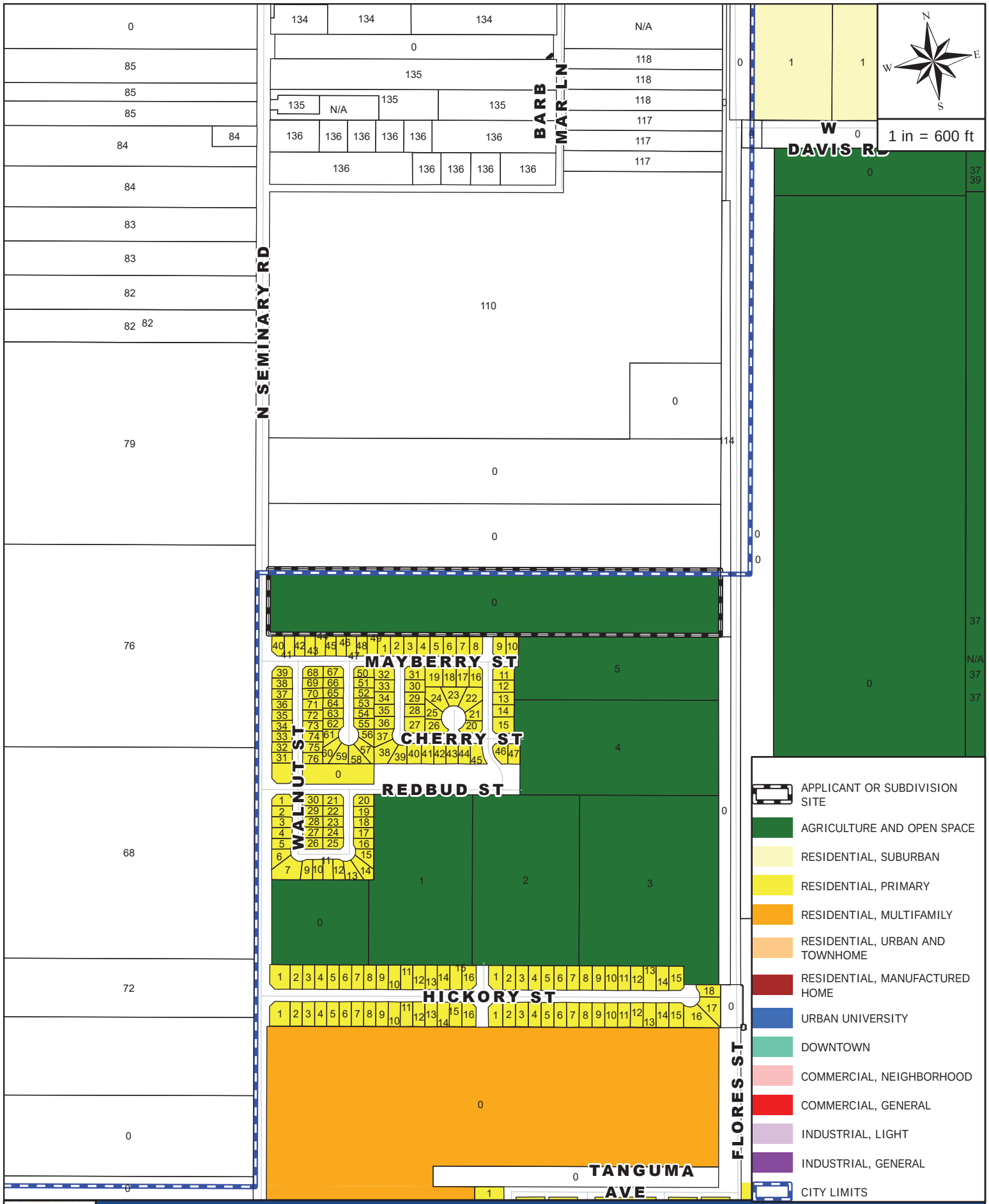
RZNE-2024-0223 MELDEN N HUNT, INC.



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

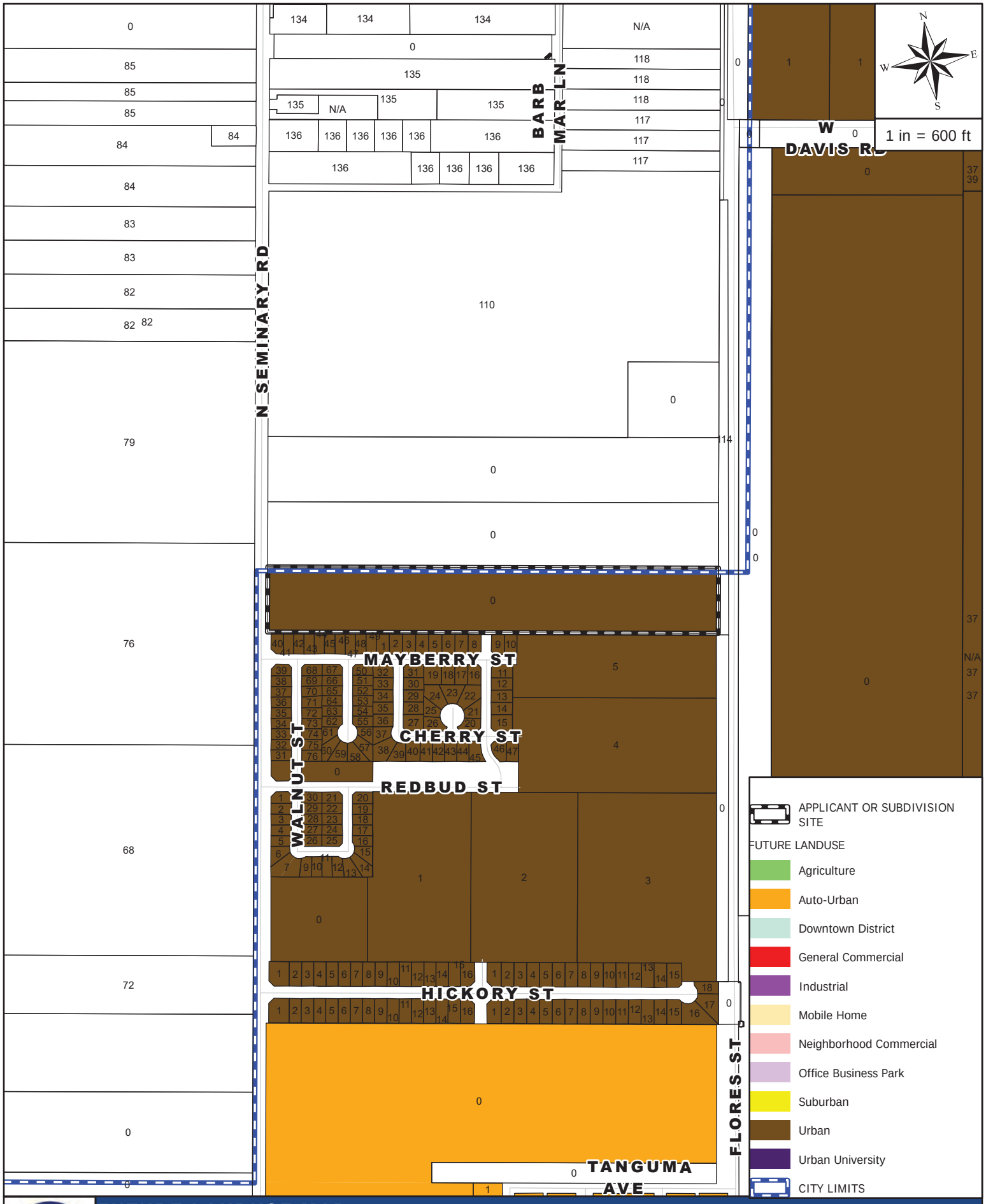
RZNE-2024-0223 MELDEN N HUNT, INC.



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

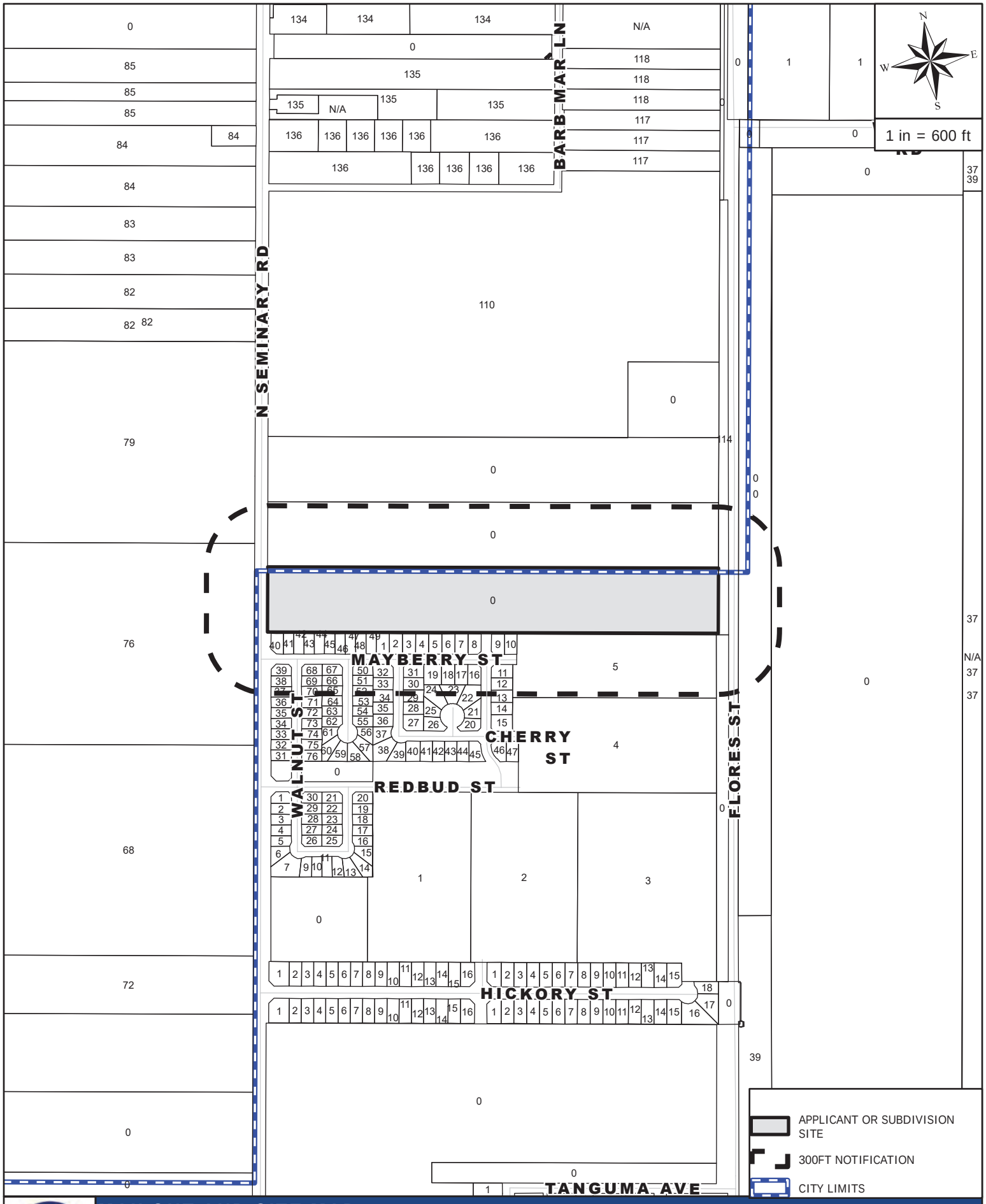
RZNE-2024-0223 MELDEN N HUNT, INC.



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0223 MELDEN N HUNT, INC.



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0223 MELDEN N HUNT, INC.

Rezoning Request Site Photo

Melden and Hunt, Inc.

4716 North Seminary Road

July 8, 2024

METES AND BOUNDS DESCRIPTION
17.264 ACRES OUT OF
LOTS 17 AND 20,
EAST RETAMA SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

A tract of land containing 17.264 acres situated in the City of Edinburg, County of Hidalgo, Texas, out of Lots 17 and 20, East Retama Subdivision, according to the plat thereof recorded in Volume 2, Page 57, Hidalgo County Map Records, said 17.264 acres conveyed to John Andrew Rigney, and Melissa Sanchez Rigney, by virtue of a General Warranty Deed, recorded under Document Number 35465954, Hidalgo County Official Records, said 17.264 acres being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 113, Seminary Heights according to the plat thereof recorded in Volume 9, Page 23, Hidalgo County Map Records, and within the existing right-of-way of Seminary Road;

THENCE, S 08° 51' 40" W along the West line of said Lot 17, a distance of 639.90 feet to a Nail set, for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 08' 20" E at a distance of 20.00 feet pass an iron pipe found on the existing East right-of-way line of Seminary Road, continuing a total distance of 2,352.20 feet to a No. 4 rebar found, on the East line of said Lot 17, for the Northeast corner of this tract;

2. THENCE, S 08° 51' 40" W along the East line of said Lot 17 at a distance of 8.20 feet pass the Southeast corner of said Lot 17 and the Northeast corner of said Lot 20, continuing a total distance of 319.70 feet to a No. 4 rebar found at the Northeast corner of Ranchos de Edinburg according to the plat thereof recorded Volume 55 Pages 121-122, Hidalgo County Map Records, for the Southeast corner of this tract;

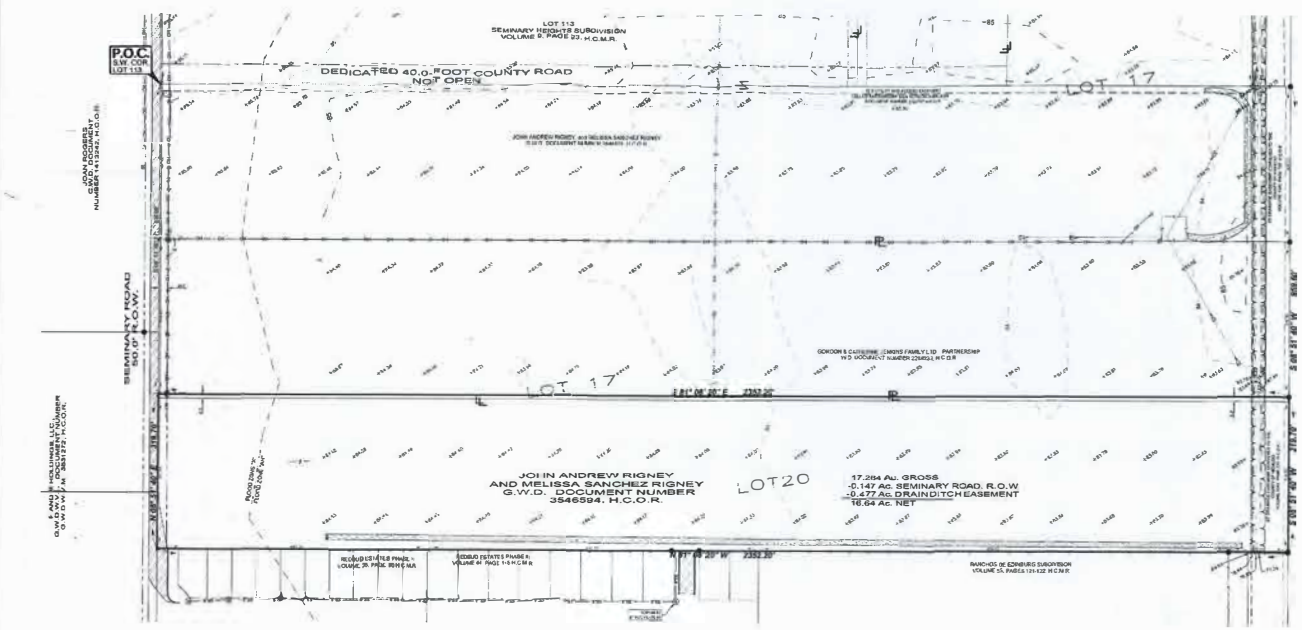
3. THENCE, N 81° 08' 20" W along the North line of said Ranchos de Edinburg, at a distance of 123.00 feet pass a No. 4 rebar found at the Northeast corner of Lot 5, of said Ranchos de Edinburg, at a distance of 1,101.13 feet pass the Northwest corner on said Lot 5 and the Northeast corner of Redbud Estates Phase III according to the plat thereof recorded in Volume 44, Page 118, Hidalgo County Map Records, at a distance of 1,791.85 feet pass the Northwest comer of said Redbud Estates Phase III and the Northeast corner of Redbud Estates Phase II according to the plat thereof recorded in Volume 36, Page 80, Hidalgo County Map Records, at a distance of 2,332.20 feet pass a No. 4 rebar set on the existing East right-of-way line of Seminary Road, continuing a total distance of 2,352.20 feet to a Nail set, for the Southwest corner of this tract;

4. THENCE, N 08° 51' 40" E along the West line of said Lot 20, and the East line of said Seminary Heights, at a distance of 311.50 feet pass the Northwest corner of said Lot 20 and the Southwest corner of said Lot 17, continuing a total distance of 319.70 feet to the POINT OF BEGINNING and containing 17.264 acres of which 0.147 of one acre lies within the existing right-of-way of Seminary Road, 0.477 of one acre lies within the existing Drainage ditch Easement, leaving a net of 16.640 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 A SURVEY MADE ON THE GROUND ON 07/13/2023 UNDER MY DIRECTION AND SUPERVISION.

07/08/2024

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE:



PLAT SHOWING
17.264 ACRES
OUT OF LOTS 17 AND 20,
EAST RETAMA SUBDIVISION
VOLUME 2, PAGE 57 H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE LAND DESCRIPTION IS BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND SUBDIVISION UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS NO. 6239 DATE:

JOB No.	24079.07
DRAWING DATE	7/4/2024
DRAWN BY	D.R.S
File Name	24079.DWG
T-1236, PG. 69	

REVISION DATE BY

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

BARB MAR LANE
SEMINARY ROAD
50' ROW
(PR) SUBDIVISION - MH# : 195
Area: 1019943.749 SF
23.415 AC
(PR) SUBDIVISION - MH# : 152
Area: 547003.059 SF
12.557 AC
DITCH
N
CONCEPTUAL LAYOUT
PRISMA EDINBURG DEVELOPMEN
111 ACRES
JOB No: 24079
DRAWING DATE: 9/27/24
DRAWN BY: J.C
File Name: 24079
REVISION
DATE
BY
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1941 - www.melden-hunt.com

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0223

Date: July 8, 2024

1. Property Owner (required): John & Melissa Rigney 2. Phone: 381-0981

3. Mailing Address: 5354 N Seminary Road

4. City: Edinburg State: TX Zip: 78541

5. Owner's Email: _____ 6. Cell No. _____

7. Agent (not owner): Melden & Hunt, Inc. 8. Agent's Phone: 381-0981

9. Agent's Mailing Address: 115 W. McIntyre Street

10. City: Edinburg State: TX Zip: 78541

11. Agent's Email: ruben@meldenandhunt.com

12. Address/Location being Rezoned: 4700 Blk of N. Seminary Road

13. Legal Description of Property: 14. Property ID(s): 162432

17.264 Acres o/o Lots 17 and 20, East Retama Subdivision Vol 2, Page 57 H.C.M.R.

15. Zone Change: From: AO - Agriculture/Open Space To: RP - Residential, Primary

16. Existing Land Use: Vacant Land

17. Reason for Zone Change: Proposing a Residential Development

RUBEN JAMES DE JESUS
(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED 7-8-24

*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Tuesday, August 13, 2024, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE REZONING REQUEST FROM AGRICULTURE AND OPEN SPACE (AO) DISTRICT TO RESIDENTIAL, PRIMARY (RP) DISTRICT, A TRACT OF CONTAINING 17.264 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, OUT OF LOTS 17 AND 20, EAST RETAMA SUBDIVISION, LOCATED AT 4716 NORTH SEMINARY ROAD, AS REQUESTED BY MELDEN AND HUNT, INC. ON BEHALF OF JOHN ANDREW RIGNEY AND MELISSA SANCHEZ RIGNEY, AS CO-TRUSTEES OF THE L & A IRREVOCABLE TRUST

This is the primary residential district, intended to permit a wide range of single-family residential uses.

This request is scheduled to be heard by the **City Council on Tuesday, September 3, 2024, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required.** Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:
MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Monday, August 12, 2024
EMAIL: planning@cityofedinburg.com by Monday, August 12, 2024

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☑ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

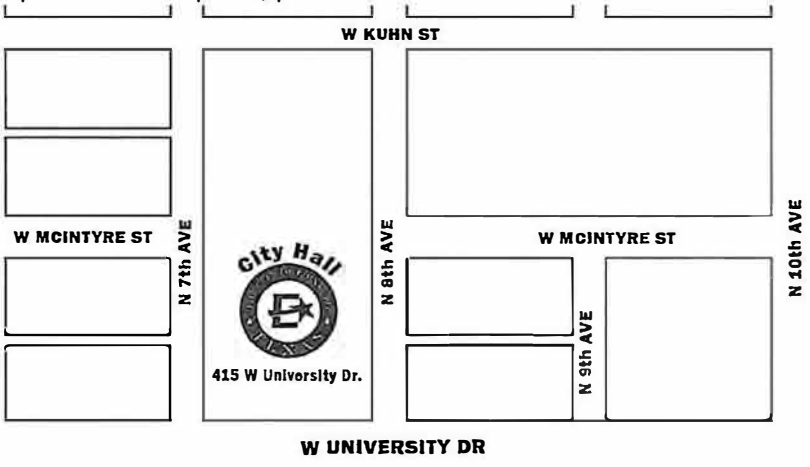
Print Name: Aldo Quintanilla Phone No. 956-292-9885

Address: 10503 Cibolo dr. City: Edinburg State: Tx Zip: 78542

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



ZONING CASE
OWNER NOTIFICATION LIST

PID: 687426
BARAJAS MARIA SUSANA G DE
5018 RETAMA ST
EDINBURG, TX 78541-1917

PID: 687419
CANO RAMIRO A
5015 DATE PALM ST
EDINBURG, TX 78541-3683

PID: 687414
HINOJOSA BALDEMAR
1310 MAYBERRY
EDINBURG, TX 78541-5087

PID: 687412
KA5 INVESTMENTS LLC
802 E OWASSA RD
EDINBURG, TX 78542-3022

PID: 687405
SALMERON JUVENTINO
1223 MAYBERRY
EDINBURG, TX 78541-1957

PID: 687403
HERNANDEZ ANGEL DAVID
& CAROLINA
802 COYOTE TRL
PHARR, TX 78577-7204

PID: 687398
QUINTANILLA ALDO
10803 CIBOLO DR
EDINBURG, TX 78542-0869

PID: 687427
COVARRUBIAS JAVIER
& MARIA DEL SOCORRO
5024 RETAMA ST
EDINBURG, TX 78541-1917

PID: 687425
MOLINA OZIEL
2735 NESSUH AVE
EDINBURG, TX 78541-8727

PID: 687418
AGUILERA MARIA DE JESUS
5016 DATE PALM DR
EDINBURG, TX 78541-3683

PID: 687413
ANDRADE JOSE LUIS & MAYRA
2304 SONADOR TRL
EDINBURG, TX 78541

PID: 687406
BARRIENTES YADIRA
1217 MAYBERRY
EDINBURG, TX 78541-1957

PID: 687404
LOPEZ ROBERTO (DEC'D) & ELIA T.
1303 MAYBERRY
EDINBURG, TX 78541-5087

PID: 687397
RODRIGUEZ ERICA NELDA
1407 MAYBERRY
EDINBURG, TX 78541-1877

PID: 687420
CANO RAMIRO A
5015 DATE PALM ST
EDINBURG, TX 78541-3683

PID: 687409
SANCHEZ LUCIO
5014 KENDLEWOOD ST
EDINBURG, TX 78541-3684

PID: 687408
ALVAREZ CARLOS & OLGA Y
5020 KENDLEWOOD ST
EDINBURG, TX 78541-3684

PID: 687407
MORIN NORMA L & JOSE A PAEZ
5026 KENDLEWOOD ST
EDINBURG, TX 78541-3684

PID: 687430
ESCOBAR ERIK
5007 RETAMA ST
EDINBURG, TX 78541

PID: 687428
LOZANO SAHED
15708 JENNIFER RD
EDINBURG, TX 78541-0601

PID: 687429

ZONING CASE
OWNER NOTIFICATION LIST

PID: 687415
TREJO ELIA LOPEZ
1303 MAYBERRY ST
EDINBURG, TX 78541-5087

PID: 687402
BALLESTEROS JULISSA GARCIA
1309 MAYBERRY
EDINBURG, TX 78541-5087

PID: 687401
MONTANEZ CARLOS J & MARIA
1311 MAYBERRY
EDINBURG, TX 78541-5087

PID: 687400
SALINAS EMILIANO & ALMA G
1315 MAYBERRY
EDINBURG, TX 78541-5087

PID: 687399
DELGADO RUTH MARIA
1317 MAYERRY ST
EDINBURG, TX 78541

PID: 623607
VALDEZ REYNALDO & CARMEN
303 STATE HIGHWAY 495
ALAMO, TX 78516-6877

PID: 623606
BOCHAS CRISTINA LEEONA
PO BOX 2055
EDINBURG, TX 78540-2055

PID: 623608
NABI EMMANUEL
1546 E SILOS AVE
EDINBURG, TX 78542-6220

PID: 623636
BALDERAS ESTRELLA D & USBALDO
5029 BIRCH ST
EDINBURG, TX 78541-8484

PID: 623613
RENDON RUTH & NOE VASQUEZ SR
1503 MAYBERRY
EDINBURG, TX 78541

SANTOS JESSICA TORRES
19326 BOTHELL EVERETT HWY 37
BOTHELL, WA 98012

PID: 623637
MORALES ANGELA G
7107 ESCONDIDO LN
EDINBURG, TX 78542-6634

PID: 623639
MORENO ELDA LIZETH VAZQUEZ
5014 WALNUT ST
EDINBURG, TX 78541-7027

PID: 623635
SALINAS GABRIELA
2920 N JUAN ST
EDINBURG, TX 78541-6193

PID: 623612
MONTEMAYOR SAVANNAH
1509 MAYBERRY
EDINBURG, TX 78541

PID: 623616
VELAZQUEZ MARIEL ALEJANDRA
1421 MAYBERRY
EDINBURG, TX 78541-1877

PID: 623617
VEGA ROBERTO & MELISSA
1419 W MAYBERRY ST
EDINBURG, TX 78541-1877

PID: 623618
MONTELONGO MARIA NORA
3201 UMAR AVE
MCALLEN, TX 78504-4950

PID: 623614
FRANCO JACQUELINE
& JAVIER BARCENAS
1425 MAYBERRY ST
EDINBURG, TX 78541

PID: 623619
ACUNA ROBERT & LETICIA
1506 RUIDOSO DR
EDINBURG, TX 78541-2483

ZONING CASE
OWNER NOTIFICATION LIST

PID: 623615
DE LA VEGA PEDRO B
365 LESLIE DR
HALLANDLE BCH, FL 33009-7300

PID: 162430
JENKINS GORDON & CATHERINE FAMILY LTD
1501 GOLDCREST AVE
MCALLEN, TX 78504-3422

PID: 689471
F AND B HOLDINGS LLC
9625 N MOOREFIELD RD
MISSION, TX 78574-4598

PID: 689472
ROGERS JOAN
401 EDINBURGH ST
VICTORIA, TX 77904-2867

PID: 528531
HIDALGO COUNTY DRAINAGE DIST # 1
2401 N MOOREFIELD RD
MISSION, TX 78574-7043

PID: 279905
HIDALGO COUNTY PROPERTY
HIDALGO CO COURTHOUSE
EDINBURG, TX 78539

PID: 623634
CARRILLO RODRIGUEZ JOSE DEL
REFUGIO & GLANELLI B CARRILLO SAENZ
5017 BIRCH ST
EDINBURG, TX 78541

PID: 623638
AYALA MARIA
5020 WALNUT ST
EDINBURG, TX 78541

PID: 623609
LARA ROLANDO SALDANA
& LORENA ZAMARRON DOMINGUEZ
1019 S NEW MEXICO ST
ALTON, TX 78573-1422

PID: 623620
HERNANDEZ CHRISTIAN V
5024 BIRCH ST
EDINBURG, TX 78541

PID: 623621
VEGA MARLEN RAMOS & INOCENCIO III
5502 PREMIERE LN
EDINBURG, TX 78542-1929

PID: 623610
JANGA PROPERTIES LLC
1115 N HOEHN DR
EDINBURG, TX 78541-9910

PID: 623611
TORRES SAUL
1515 MAYBERRY
EDINBURG, TX 78541-7056

PID: 730218
ALVAREZ NANCY & ALFONSO
1201 MAYBERRY ST
EDINBURG, TX 78541-1957

PID: 730214
HIDALGO COUNTY DRAINAGE DIST NO. 1
902 N DOOLITTLE RD
EDINBURG, TX 78542

PID: 518783
HIDALGO COUNTY DRAINAGE DIST # 1
2401 N MOOREFIELD RD
MISSION, TX 78574-7043

PID: 277628
CITY OF EDINBURG TEXAS
415 W UNIVERSITY DR
EDINBURG, TX 78539-4353

PID: 162432
HOFFMAN JAMES P & MILDRED
1601 WESTWAY
MCALLEN, TX 78501-4254

City of Edinburg
PLANNING & ZONING COMMISSION
August 13, 2024

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District, A 2.00 acre tract of land being the East 2.00 acres of the West 2.68 acres, more or less, of the South one-half of Lot eight, section two hundred forty-four, Texas-Mexican Railway Company's Survey, Located at 501 East Rogers Road, As Requested By Sergio F. Molina Jr. on Behalf of Jorge and Karina Orocio

DESCRIPTION / SCOPE:
This property is located on the north side of East Rogers Road, approximately 1,200 feet west of North Business Highway 281. The property has 132 feet of frontage along East Rogers Road and a lot depth of 660 feet for a total lot area of 2.00 acres (gross). The requested zoning designation is the Residential, Urban & Townhome (RU) District, which is the highest intensity single-family residential district. The district includes auto-urban and higher densities meant to meet the community's need for more compact developments, walkable areas, and affordable housing. The applicant is seeking a zone change to establish a new townhome development at this location.

Adjacent zoning is Residential, Suburban (RS) District in all directions. Adjacent land uses are low-density single-family residential uses and vacant land. Surrounding land uses consist of single-family residential uses, multi-family residential uses, institutional uses, and vacant land. The future land use designation is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published on August 14, 2024.

On August 5, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District, based on adjacent zoning districts, land uses, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2024
CITY COUNCIL –09/03/2024
DATE PREPARED – 08/06/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District

APPLICANT: Jorge and Karina Orocio

AGENT: Sergio F. Molina Jr.

LEGAL: A 2.00 acre tract of land being the East 2.00 acres of the West 2.68 acres, more or less, of the South one-half of Lot eight, section two hundred forty-four, Texas-Mexican Railway Company's Survey

LOCATION: 501 East Rogers Road

LOT/TRACT SIZE: 2.00 acres

CURRENT USE: Vacant Land

PROPOSED USE: Townhome development

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Residential, Suburban (RS) District
South – Residential, Suburban (RS) District
East – Residential, Suburban (RS) District
West – Residential, Suburban (RS) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and North Alamo Water Supply Corporation Water

RECOMMENDATION: Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District

REZONING REQUEST
SERGIO F. MOLINA

EVALUATION

The following is staff's evaluation of the request:

1. Adjacent zoning is Residential, Suburban (RS) District in all directions
2. Adjacent land uses are low-density single-family residential uses and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District, based on adjacent zoning districts, land uses, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

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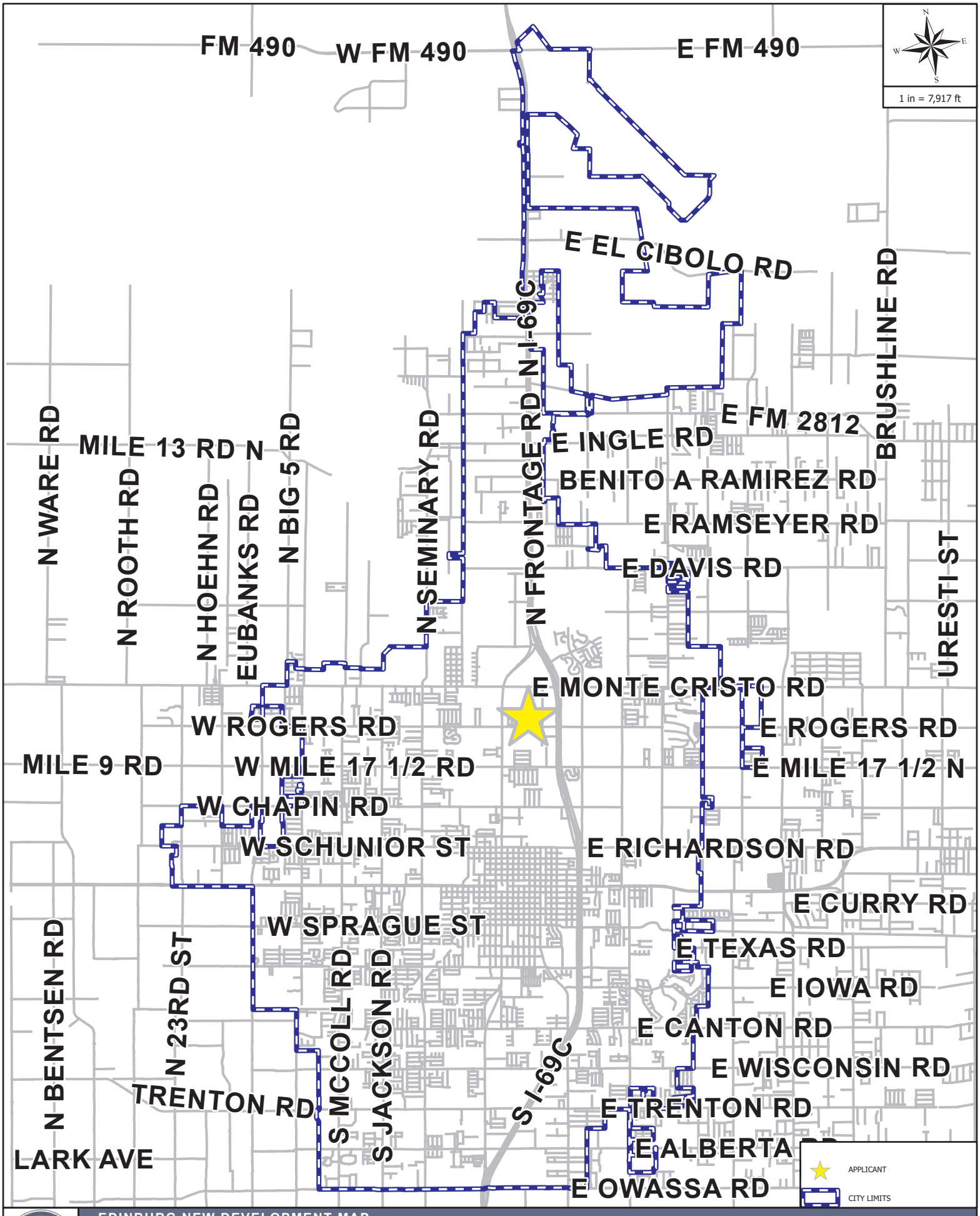
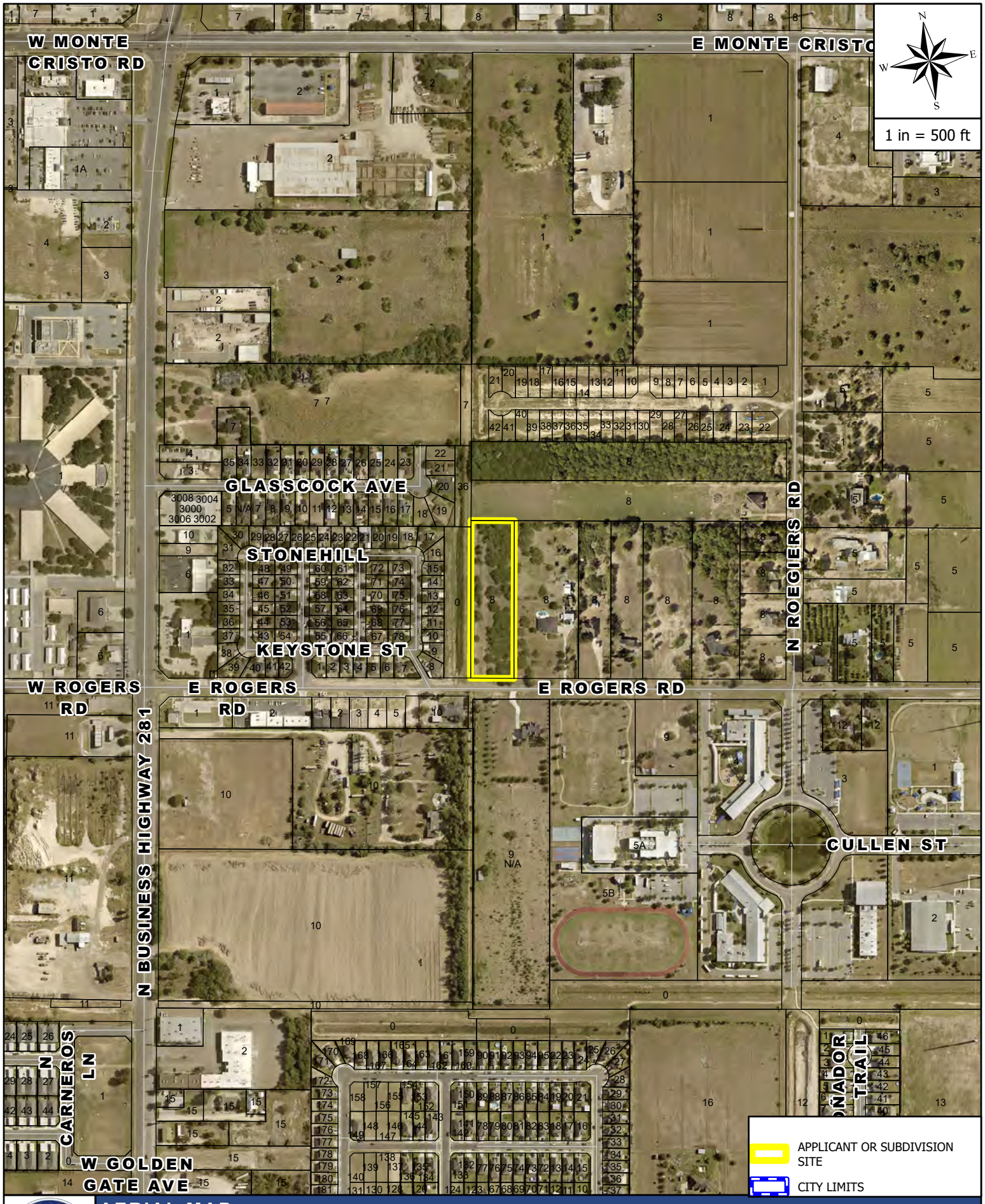


EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

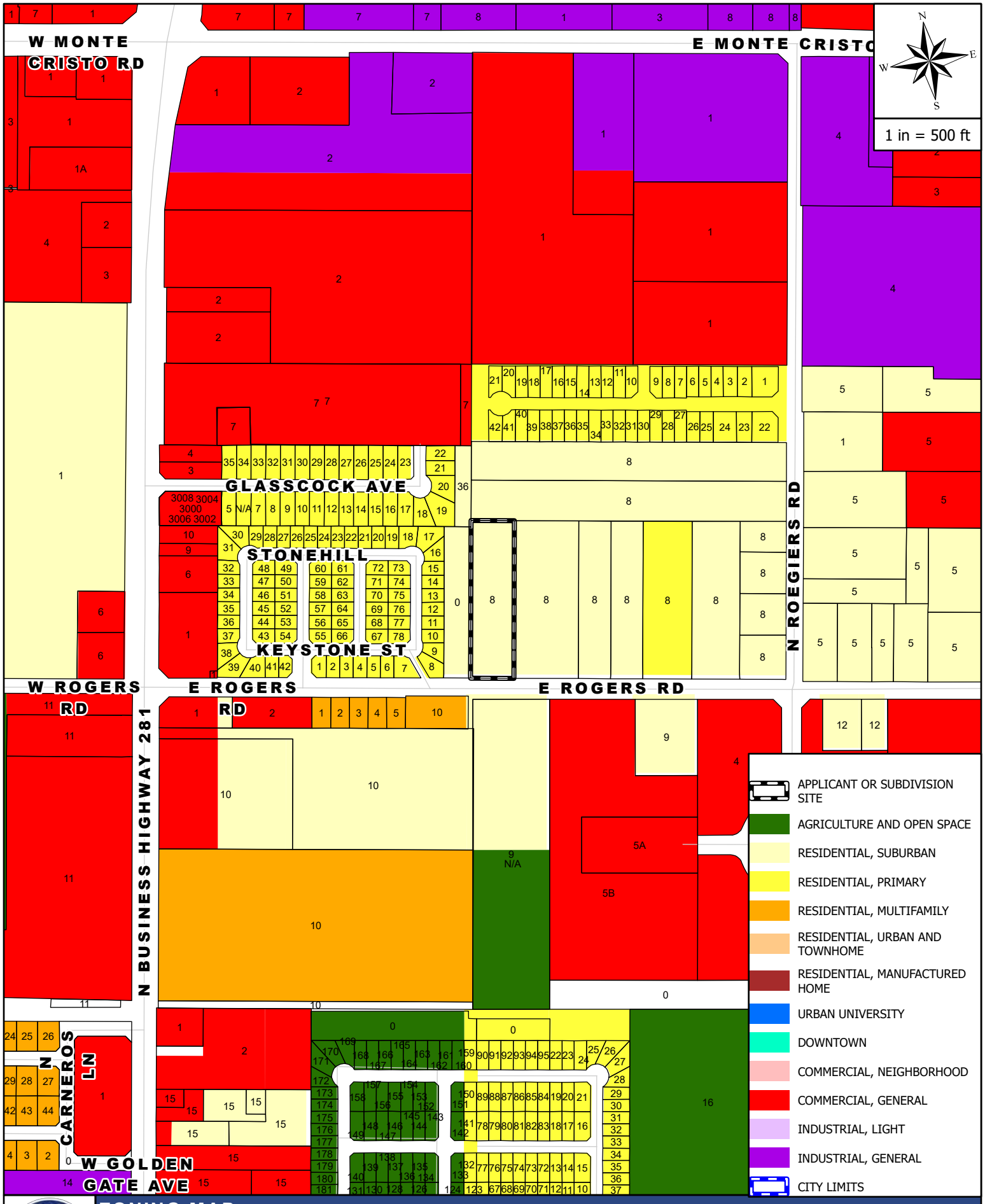
RZNE-2024-0224 SERGIO F. MOLINA



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

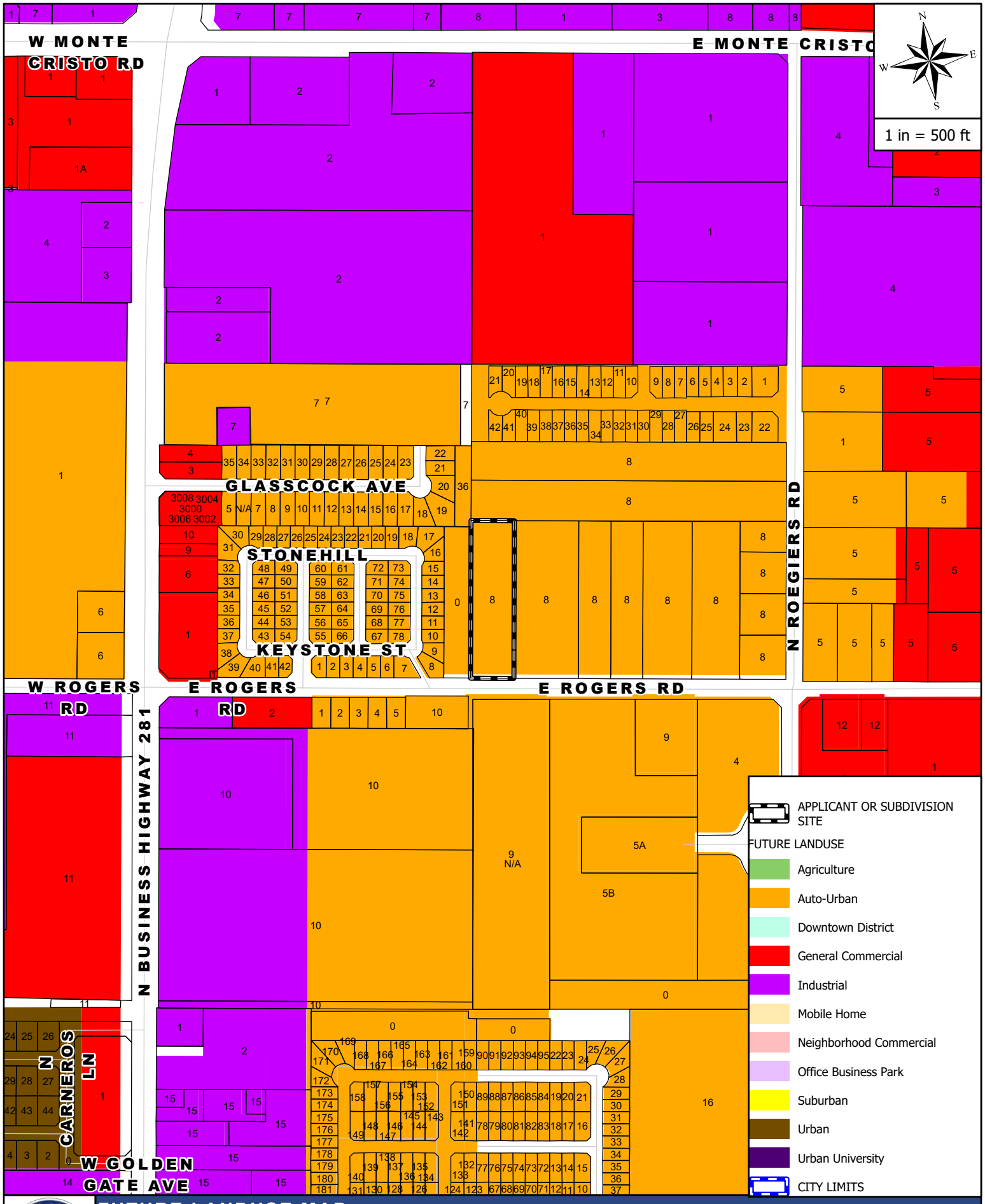
RZNE-2024-0224 SERGIO F. MOLINA



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

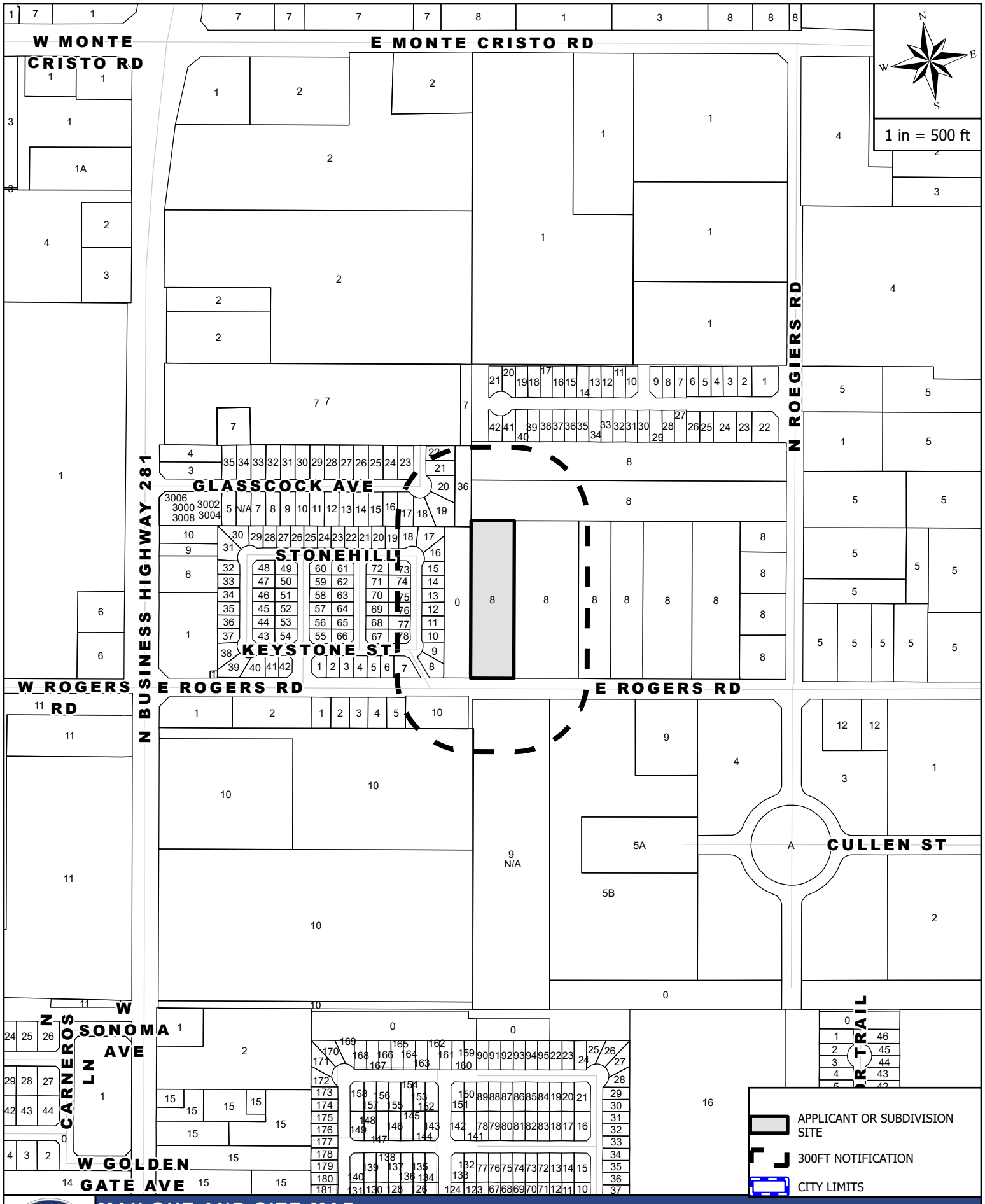
RZNE-2024-0224 SERGIO F. MOLINA



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0224 SERGIO F. MOLINA



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0224 SERGIO F. MOLINA

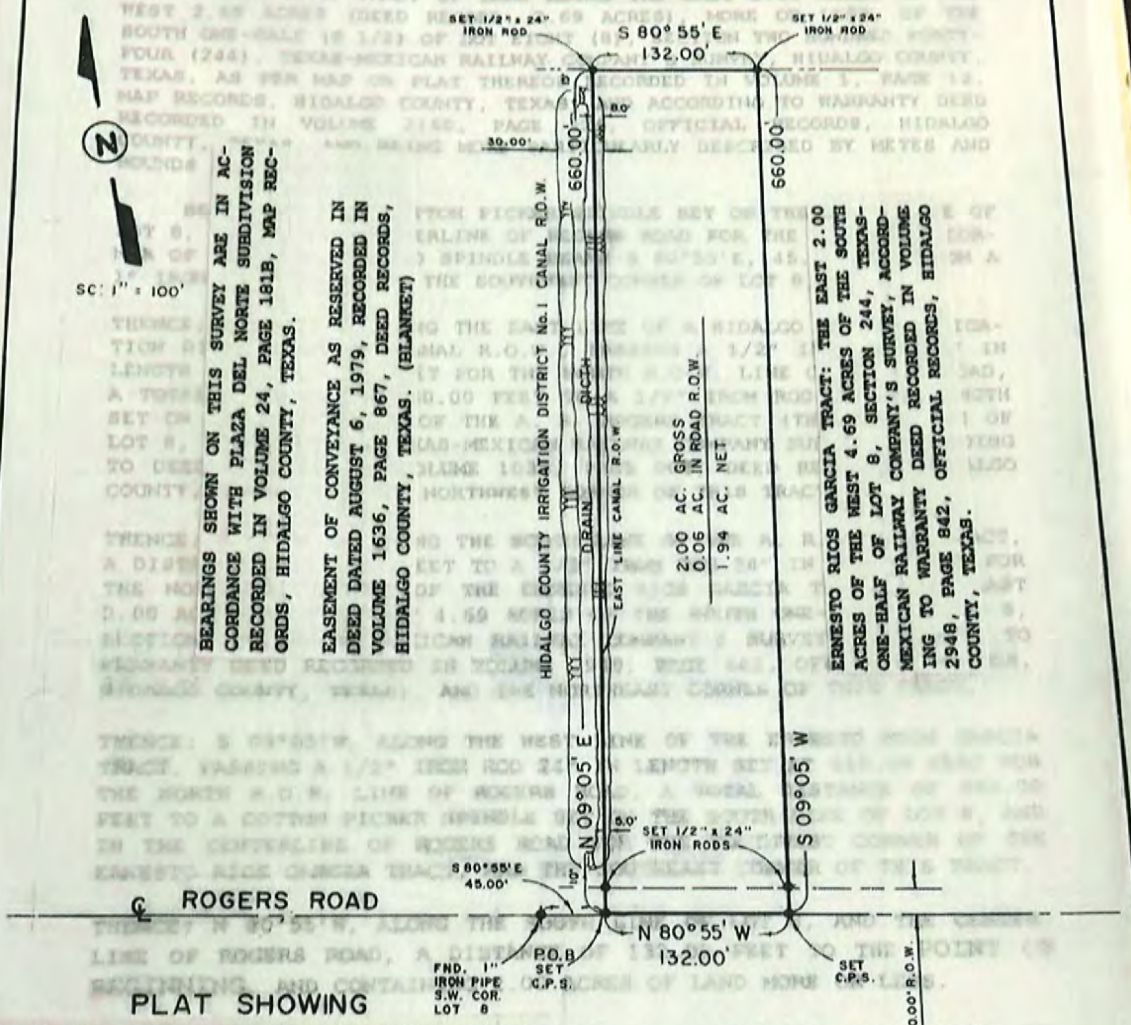
Rezoning Request Site Photo

Jorge and Karina Orocio

501 East Rogers

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR 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 (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. C.P.N. 480334 0328 C MAP REVISED: NOV. 16, 1982

A. R. ROGERS TRACT: THE NORTH 1/2 OF LOT 8, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO DEED RECORDED IN VOLUME 1038, PAGE 8, DEED RECORDS, HIDALGO COUNTY, TEXAS.



BEARINGS SHOWN ON THIS SURVEY ARE IN ACCORDANCE WITH PLAZA DEL NORTE SUBDIVISION RECORDED IN VOLUME 24, PAGE 181B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EASEMENT OF CONVEYANCE AS RESERVED IN DEED DATED AUGUST 6, 1979, RECORDED IN VOLUME 1636, PAGE 867, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

ERNESTO RIOS GARCIA TRACT: THE EAST 2.00 ACRES OF THE WEST 4.69 ACRES OF THE SOUTH ONE-HALF OF LOT 8, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2948, PAGE 842, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHOWING

A 2.00 ACRE TRACT OF LAND BEING THE EAST 2.00 ACRES OF THE WEST 2.68 ACRES (DEED RECORD: 2.69 ACRES), MORE OR LESS, OF THE SOUTH ONE-HALF (S 1/2) OF LOT EIGHT (8), SECTION TWO HUNDRED FORTY-FOUR (244), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2160, PAGE 126, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

I, JACK A. HEADLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

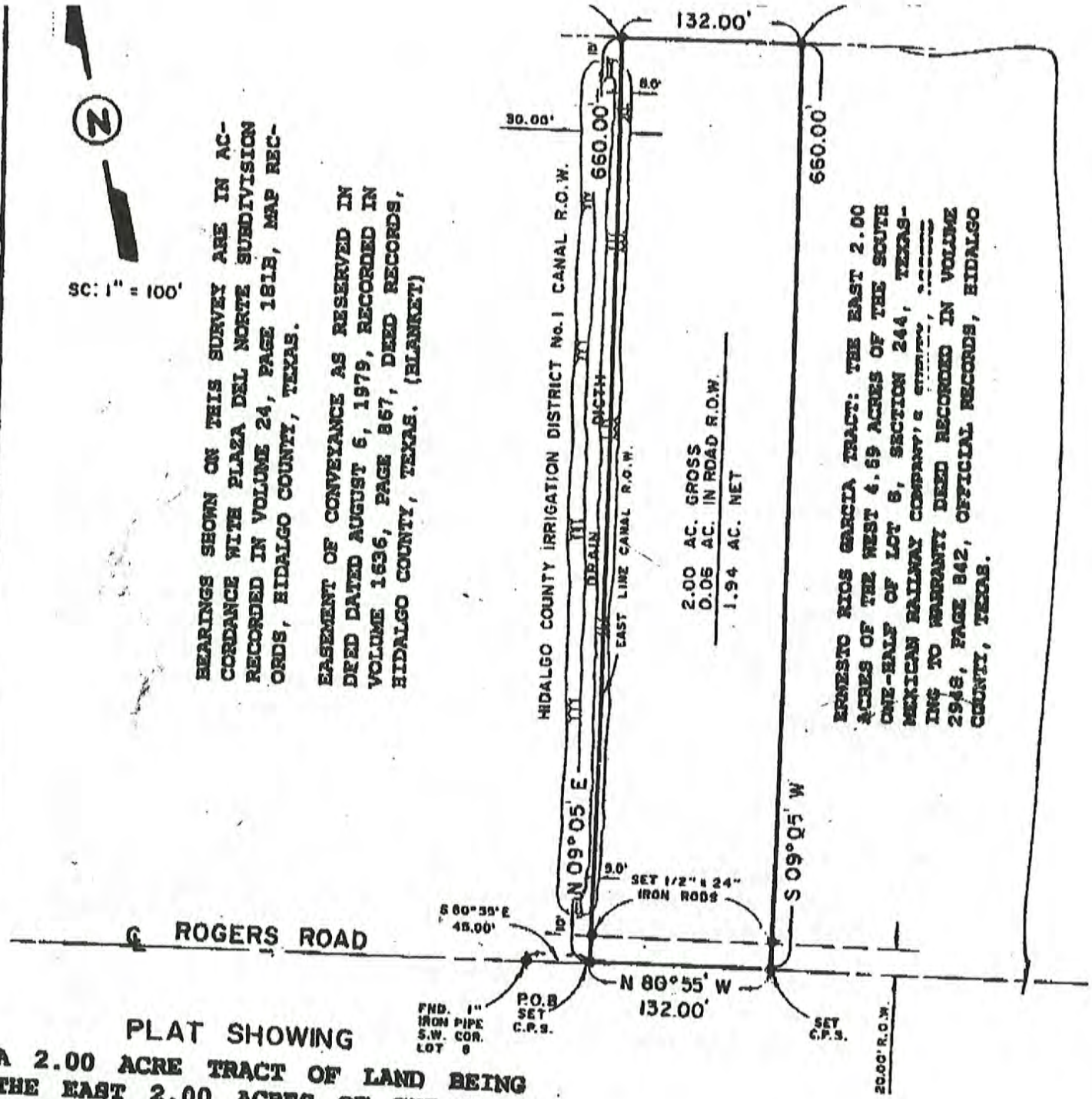
JACK A. HEADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4384

VOL. 1 PAGE 12
SURVEYED MAY 18, 1995
ADDRESS
OWNER RICARDO BARRIENTOS

JOB No. 95-134 GF No. 106858
BOOK No. T-58 PAGE 22

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
124 EAST STUBBS STREET EDINBURG, TEXAS 78539 PH. 381-6480

A 2.00 acre tract of land being the East 2.00 acres of the West 2.68 acres (Deed Record: 2.69 acres) of the South half of Lot 8, Section 244, Tex-Mex Railway



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VOL. 1 PAGE 12
SURVEYED MAY 18, 1995
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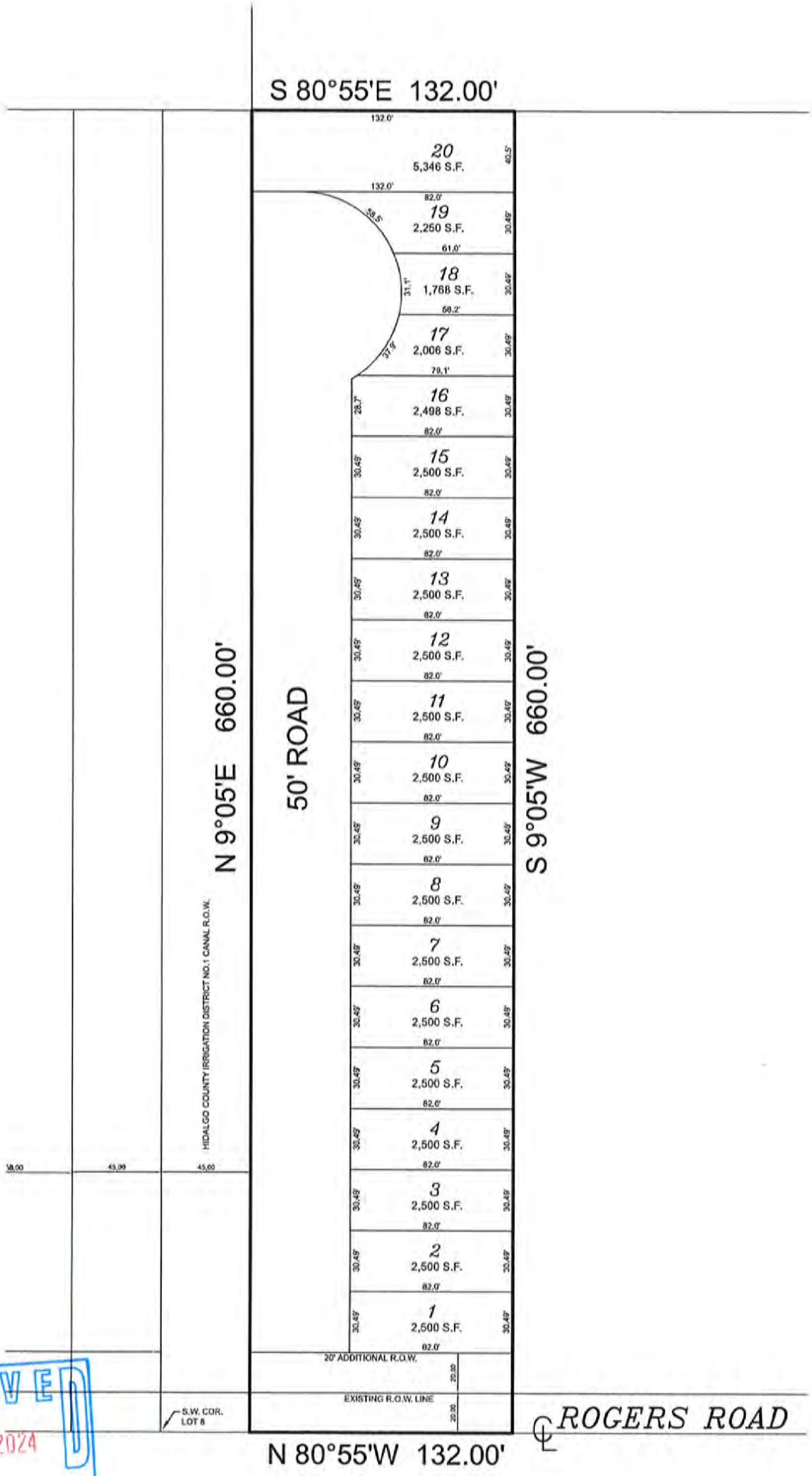
STATE OF TEXAS REGISTERED JACK A. HEADLEY 4384 LICENSED PROFESSIONAL LAND SURVEYOR

JACK A. HEADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4384



RECEIVED
JUL 08 2024
By

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0224

Date: _____

1. Property Owner (required): Jorge & Karina Orozco 2. Phone: _____
3. Mailing Address: 2708 S Ware Rd
4. City: McAllen State: Tx Zip: 78503
5. Owner's Email: Sergioa@rio.cl 6. Cell No. 956-239-2624
7. Agent (not owner): Sergio F. Molina Jr. 8. Agent's Phone: 956-239-2624
9. Agent's Mailing Address: 5401 N 10th Street 218
10. City: McAllen, I State: Tx Zip: 78504
11. Agent's Email: Sergioa@rio.cl.com / data@torodevelopments.com
12. Address/Location being Rezoned: _____
13. Legal Description of Property: 14. Property ID(s): 295816

Tex Mex Survey Lot 8 - W 177' - 5660' BLK 244

2.69 AC 2.00 AC NET

15. Zone Change: From: Suburban To: Residential - Urban + Townhome
16. Existing Land Use: Vacant
17. Reason for Zone Change: Townhome Development

Karina Orozco
(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY AMcAfee DATE RECEIVED 7/8/24

*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.

CASE#

Zone Change Application Requirements

All items are required to be submitted with the application.

ITEM	DESCRIPTION	DATE	INITIALS
1.	Zoning Application		
2.	Application Fee $400 (FEE IS NON-REFUNDABLE)		
3.	Survey*		
4.	Metes & Bounds Description*		
5.	Warranty Deed		
6.	Preliminary Site Plan/Sketch		
7.	Authorization Letter from Owner (If not owner)		
8.	Special Use Permit (if applicable)		

*NOTE:

IF ACREAGE PROPERTY IS INVOLVED, AND/OR REZONING DOES NOT FOLLOW LOT LINES, THEN A SURVEY AND A METES AND BOUNDS DESCRIPTION ARE REQUIRED.

A SITE INSPECTION WILL BE CONDUCTED AS PART OF THE REZONING PROCESS.

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM: Aug 13th 2024

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: Sept. 3rd 2024

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

ZONING CASE
OWNER NOTIFICATION LIST

PID: 20407566
CITY OF EDINBURG
210 W MCINTYRE ST
EDINBURG, TX 78541-3340

PID: 295820
LUBIN LORENA
422 E ROGERS RD
EDINBURG, TX 78541-7887

PID: 295818
STEWART CHARLES W
& MARIA DEL LOURDES
PO BOX 3598
MCALLEN, TX 78502-3598

PID: 295816
OROCIO JORGE & KARINA
2708 S WARE RD
MCALLEN, TX 78503-8491

PID: 561689
PENA MAYRA Y
719 ROYAL ST
EDINBURG, TX 78539-6367

PID: 295819
LOPEZ JUAN M & DAITTRA M
615 E ROGERS RD
EDINBURG, TX 78541-8264

PID: 563445
GAYTAN JOHNNY & YVETTE
3011 N ROEGIERS RD
EDINBURG, TX 78541-8628

PID: 644985
RODRIGUEZ VICTORIA MARIE
2922 STONEVIEW
EDINBURG, TX 78541-7404

PID: 644976
GARCIA ERICA
338 KEYSTONE
EDINBURG, TX 78541-7935

PID: 644981
MORENO JENNIFER
2826 STONEVIEW
EDINBURG, TX 78541-7403

PID: 644980
BLANCO CYNTHIA ANN
2820 STONEVIEW
EDINBURG, TX 78541-7403

PID: 644988
CEPEDA JAVIER & ERNESTINA
333 STONEHILL
EDINBURG, TX 78541-6448

PID: 644987
HERNANDEZ FEDERICO U
& YADIRA MONTES
339 STONEHILL ST
EDINBURG, TX 78541-6448

PID: 645044
CHAVEZ JOSEPHINE
2909 STONEVIEW
EDINBURG, TX 78541-7447

PID: 645042
SORIANO MACARIO I PENA
& IRMA VASQUEZ
2921 STONEVIEW ST
EDINBURG, TX 78541-7447

PID: 610491
BELTRAN RELMBELI AKA CONTRERAS &
410 GLASSCOCK
EDINBURG, TX 78541-2587

PID: 644986
MARTINEZ LORENA G
& JOEL G CARRIZALES
2928 STONEVIEW
EDINBURG, TX 78541-7404

PID: 645043
GONZALEZ JOSE S JR
2915 STONEVIEW DR
EDINBURG, TX 78541-7447

PID: 644979
GONZALEZ AGUSTIN
2814 STONEVIEW
EDINBURG, TX 78541-7403

ZONING CASE
OWNER NOTIFICATION LIST

PID: 610497
ROBLES JORGE LUIS
327 GLASSCOCK
EDINBURG, TX 78541-7448

PID: 610492
ELIZONDO RAFAEL & BLANCA G
104 E WELLS ST
EDINBURG, TX 78541

PID: 610493
ELIZONDO SILVANO RAFAEL
414 GLASSCOCK
EDINBURG, TX 78541-2587

PID: 610494
REYES-PAZ JOSE C
3016 STONEVIEW
EDINBURG, TX 78541-8131

PID: 610495
RAMIREZ JOSE A JR & PATRICIA
3020 STONEVIEW
EDINBURG, TX 78541-8131

PID: 610496
GARCIA RICARDO
& SAN JUANITA ILILIANA
3024 STONEVIEW ST
EDINBURG, TX 78541

PID: 295826
DILLARD WILLIAM SCOTT
4205 LEBANON LN
EDINBURG, TX 78539-7748

PID: 697888
SALAZAR JOSE & BERTA ALICIA
1821 W ROGERS RD
EDINBURG, TX 78541-9861

PID: 610510
VENTO JAVIER
10620 CIBOLO DR
EDINBURG, TX 78542-4251

PID: 645048
FIRST NATIONAL BANK
PO BOX 810
EDINBURG, TX 78540-0810

PID: 644978
QUIROZ BLANCA L
2808 STONEVIEW
EDINBURG, TX 78541-7403

PID: 645047
JIMENEZ ROSALVA T & JUAN F
1500 N CLOSNER BLVD
EDINBURG, TX 78541-3872

PID: 645046
REYES ANITA
2813 STONEVIEW
EDINBURG, TX 78541-7446

PID: 645045
VL FOUNDERS LLC
PO BOX 4567R
MCALLEN, TX 78502

PID: 644984
TAPIA JESUS
2916 STONEVIEW
EDINBURG, TX 78541-7404

PID: 644982
ORTIZ ADELINA M
2904 STONEVIEW
EDINBURG, TX 78541-7404

PID: 644977
MORALES DANIEL & YOLANDA Y
2802 STONEVIEW
EDINBURG, TX 78541

PID: 644983
SALINAS RICARDO V & SANDRA R
2910 STONEVIEW
EDINBURG, TX 78541-7404

PID: 1473041
RUSHMORE CONSTRUCTION
INVESTMENT GROUP LLC
810 STANFORD COURT
EDINBURG, TX 78541

City of Edinburg
PLANNING & ZONING COMMISSION
August 13, 2024

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, A tract of land containing 2.48 acres, situated in Hidalgo County, Texas and also being part or portion of Lot 10, Section 239, Texas-Mexican Railway Company Survey, Located at 1410 West Rogers Road, As Requested By Pablo and Diana Gonzalez

DESCRIPTION / SCOPE:
This property is located on the south side of West Rogers Road, approximately 700 feet east of North Sugar Road. The property has 223 feet of frontage along West Rogers Road and a lot depth of 485 feet for a total lot area of approximately 2.48 acres (gross). The requested zoning designation is the Residential, Suburban (RS) District, which is the primary low-density single-family residential district, intended to permit a wide range of single-family uses on larger lots. The applicant is seeking a zone change to construct a home addition and comply with zoning requirements. The lot is currently occupied with a single-family residential home.

Adjacent zoning is Agriculture and Open Space (AO) District to the east, south, and west and Residential, Suburban (RS) District to the north. Adjacent land uses are single-family residential uses and vacant land. On December 16, 1997, the property was annexed into the City with the Agricultural District designation. The future land use designation is for Suburban Uses.

Staff mailed a notice of the public hearing to 19 neighboring property owners on Friday, August 2, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published on August 14, 2024.

On August 5, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, based on surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2024
CITY COUNCIL –09/03/2024
DATE PREPARED – 08/06/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District

APPLICANT: Pablo and Diana Gonzalez

AGENT: Not Applicable.

LEGAL: A tract of land containing 2.48 acres, situated in Hidalgo County, Texas and also being part or portion of Lot 10, Section 239, Texas-Mexican Railway Company Survey

LOCATION: 1410 West Rogers Road

LOT/TRACT SIZE: approximately 2.48 acres

CURRENT USE: Single-Family Residential Home

PROPOSED USE: Single Family Residential Home

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING:
North – Residential, Suburban (RS) District
South – Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Suburban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District

REZONING REQUEST
PABLO AND DIANA GONZALEZ

EVALUATION

The following is staff's evaluation of the request:

1. Existing land use consists of residential uses.
2. As part of the December 16, 1997 annexation, the property was zoned Agriculture and Open Space (AO) District.
3. The proposed land use is consistent with the existing land uses and character of the area.
4. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, based on surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

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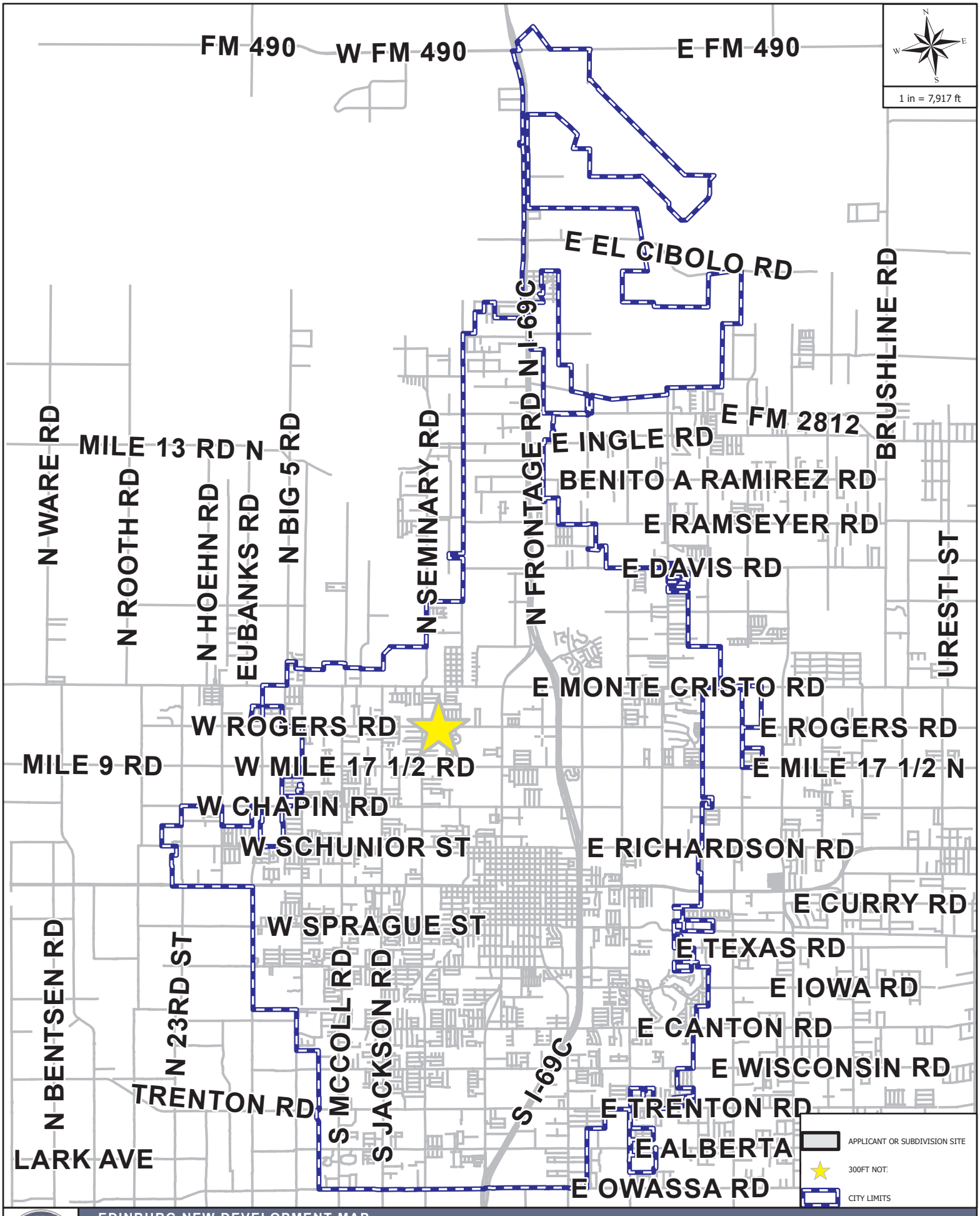
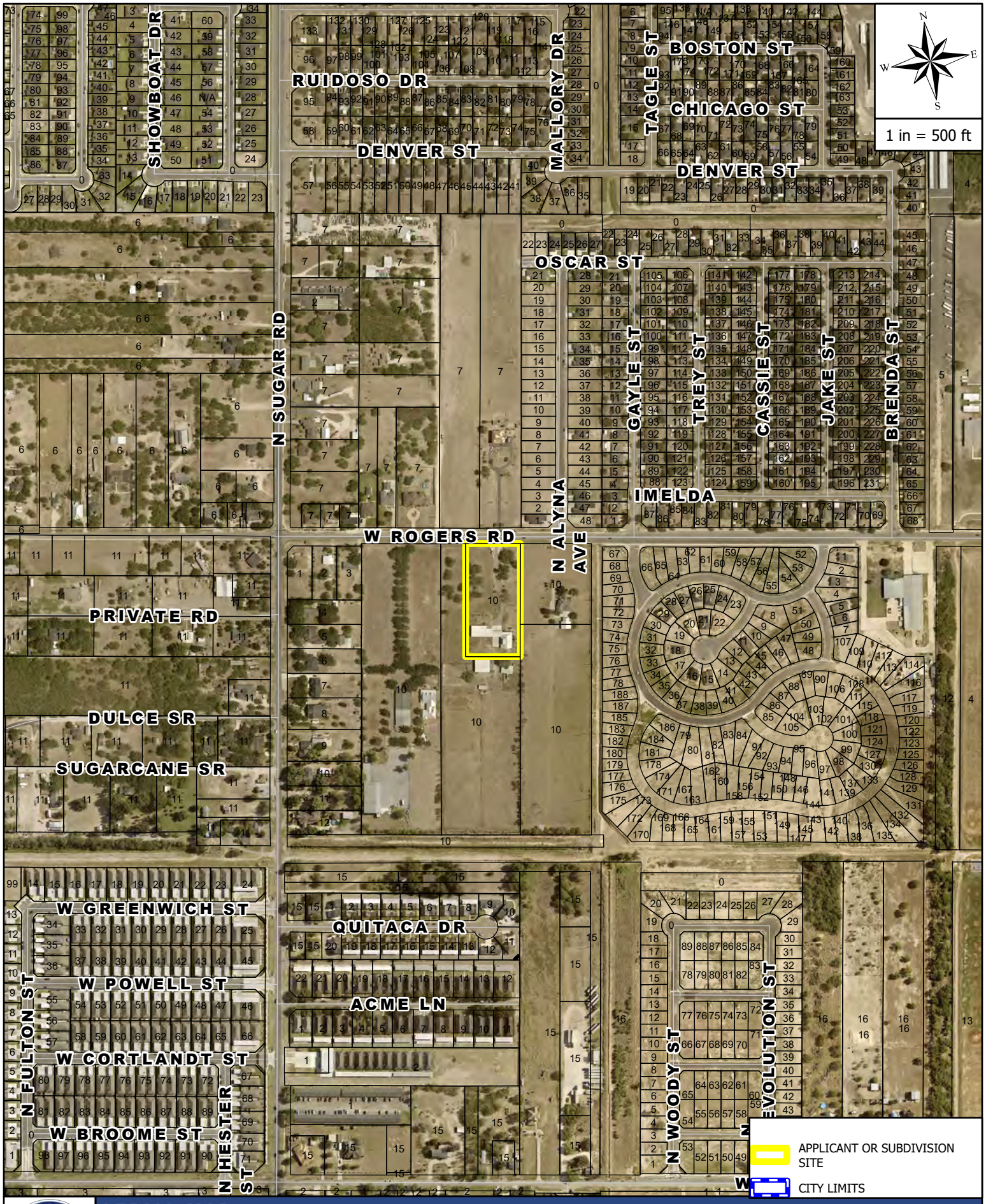


EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

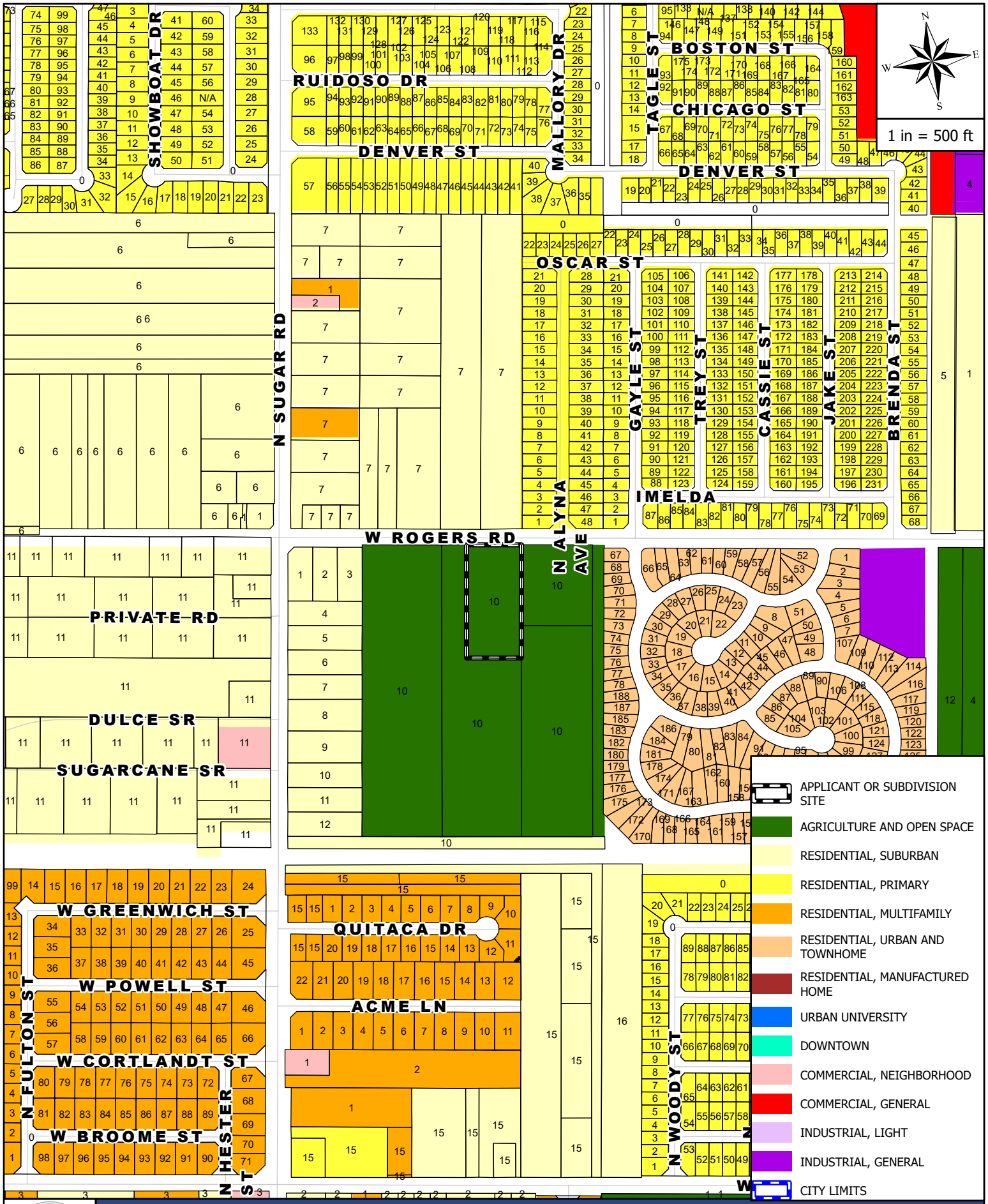
RZNE-2024-0226 PABLO AND DIANA GONZALEZ



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0226 PABLO AND DIANA GONZALEZ



ZONING MAP

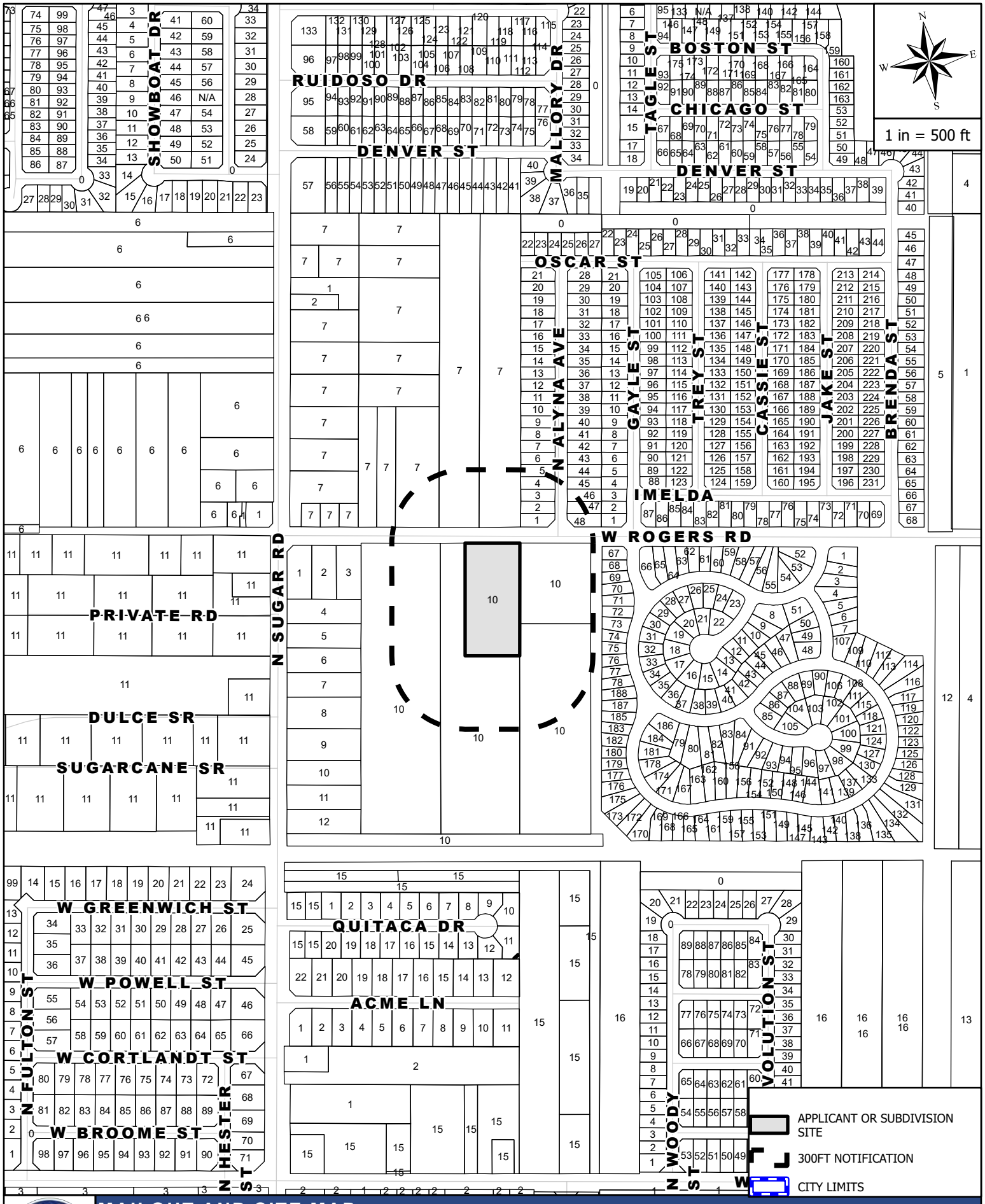
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0226 PABLO AND DIANA GONZALEZ

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0226 PABLO AND DIANA GONZALEZ



MAILOUT AND SITE MAP

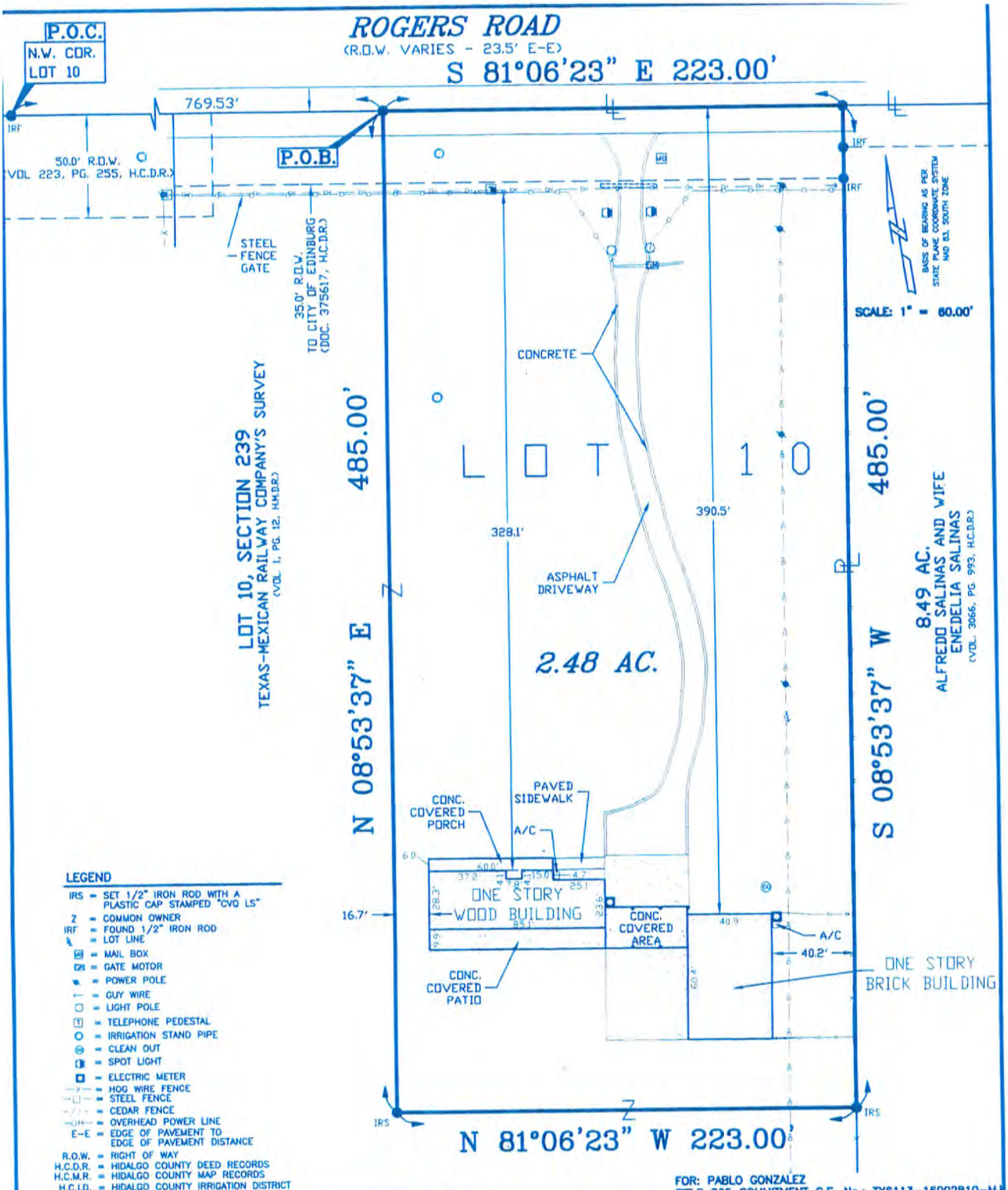
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0226 PABLO AND DIANA GONZALEZ

Rezoning Request Site Photo

Pablo and Diana Gonzalez

1410 West Rogers Road



LEGEND

- IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
- Z = COMMON OWNER
- IRF = FOUND 1/2" IRON ROD
- = LOT LINE
- MB = MAIL BOX
- GM = GATE MOTOR
- = POWER POLE
- = GUY WIRE
- = LIGHT POLE
- T = TELEPHONE PEDESTAL
- = IRRIGATION STAND PIPE
- CO = CLEAN OUT
- = SPOT LIGHT
- = ELECTRIC METER
- —x— = HOG WIRE FENCE
- —□— = STEEL FENCE
- —//— = CEDAR FENCE
- —OH— = OVERHEAD POWER LINE
- E-E = EDGE OF PAVEMENT TO EDGE OF PAVEMENT DISTANCE
- R.O.W. = RIGHT OF WAY
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.I.D. = HIDALGO COUNTY IRRIGATION DISTRICT

NOTES

1. This survey plat is prepared in connection with Title 365 Commitment G.F. No. TX6113-16002810-MJ, and does not guaranty title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.

2. If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

3. This certification is made to the herein named client. It is not transferable nor

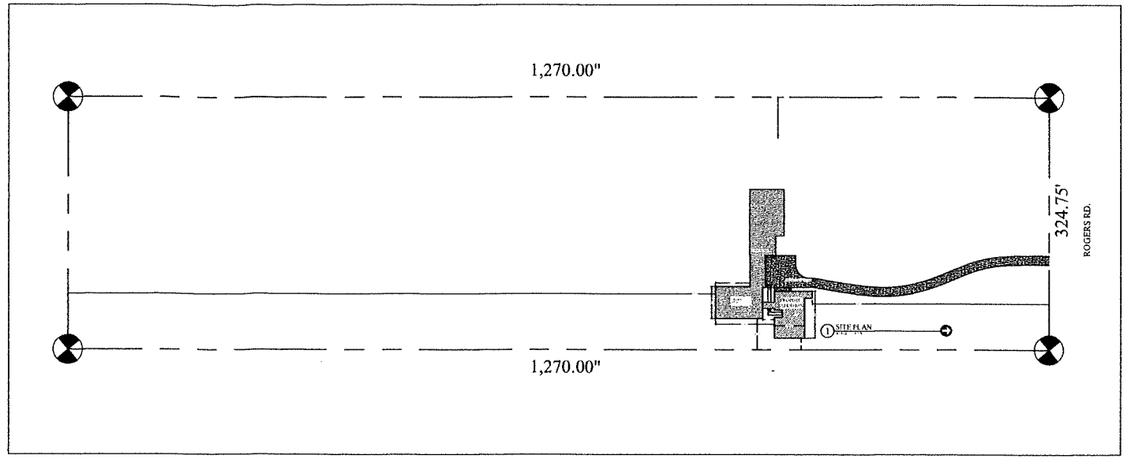
FOR: PABLO GONZALEZ
TITLE 365 COMMITMENT G.F. No.: TX6113-16002810-MJ
EFFECTIVE DATE: OCTOBER 6, 2016
ISSUED DATE: OCTOBER 12, 2016

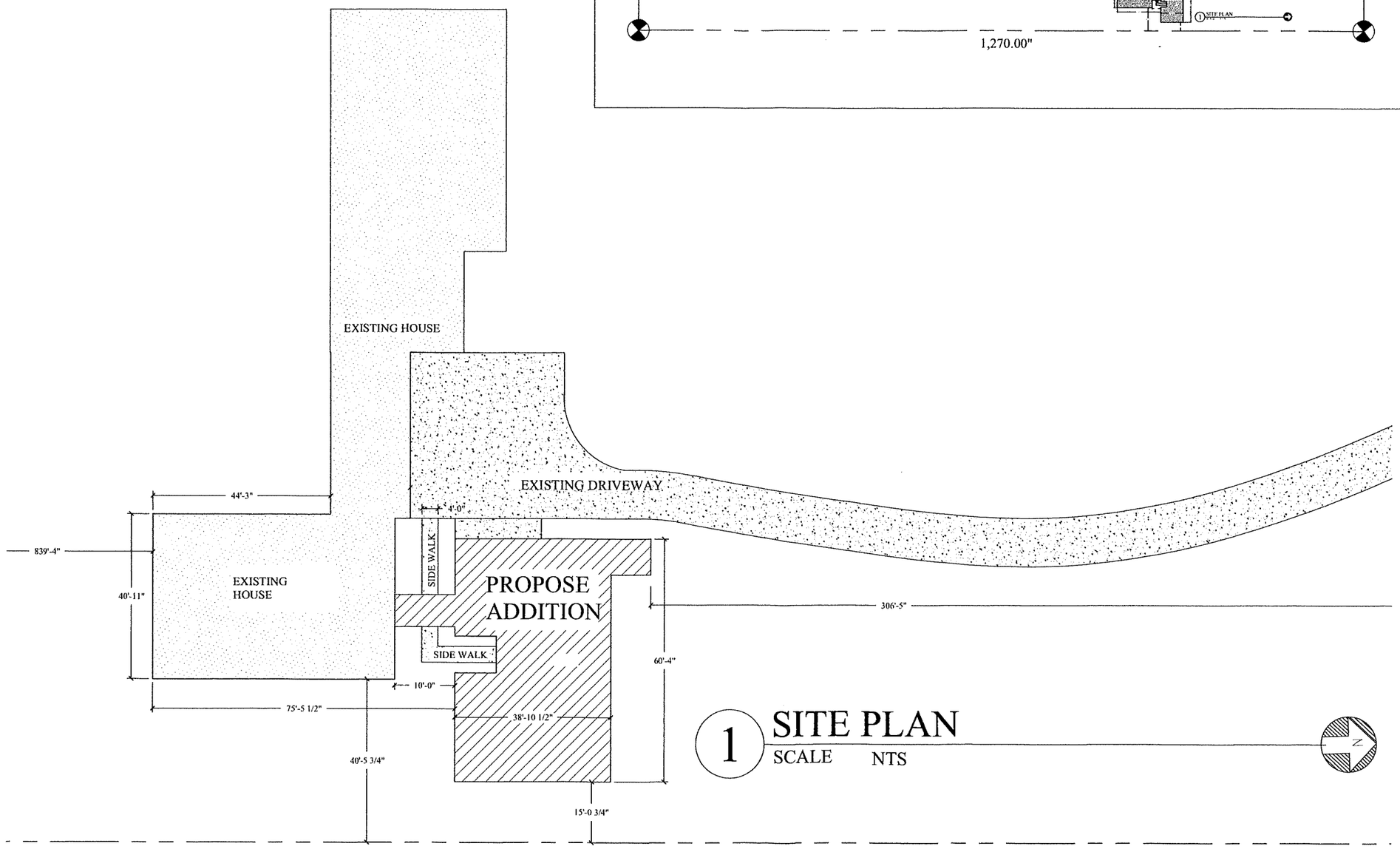
FLOOD DESIGNATION

The flood designation for this property is "Zone X" which are "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 areas protected by levees from 100-year flood". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480334 0325 D

Map Revised: June 6, 2000





1 SITE PLAN
SCALE NTS

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF SC-DESIGNS. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL & APPROPRIATE COMPENSATION FROM SC DESIGNS.

1. ALL WORK SHALL BE PERFORMED IN ACCORANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENTIONS AT SITE BEFORE BEGINING CONSTRUCTION. ANY DISCREPANCES SHALL BE REPORTED TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCCEDING WITH WORK .

3. ALL DIMENTIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.

4. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.

5. ALL WOOD, CONCRETE & STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE & QUALITY & MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

NEW RESIDENCE OF :

MR & MRS. JANIN

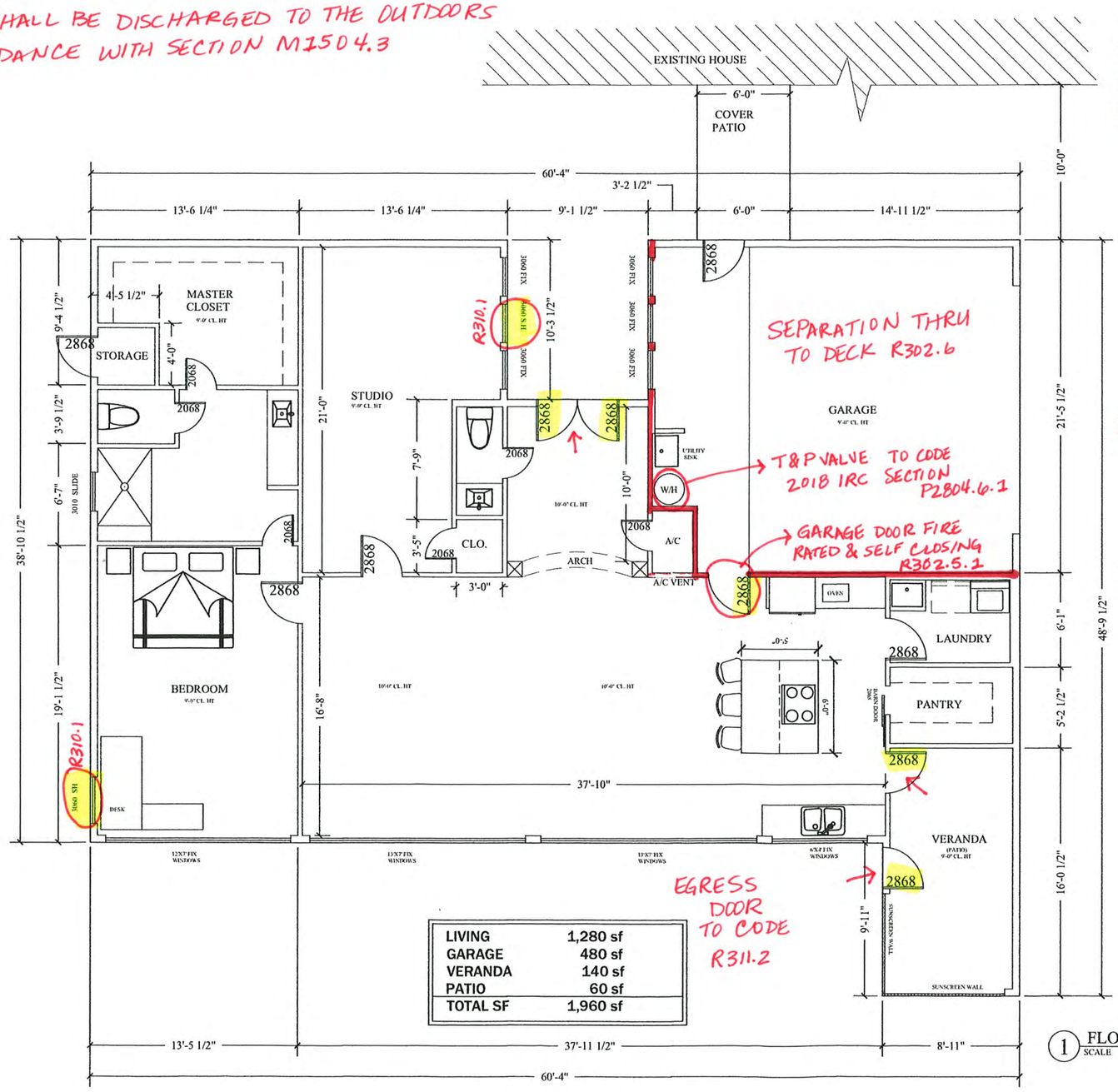
PROJECT ADDRESS

1410 W. ROGERS
EDINBURG TX.

SC- DESIGN
789-6915

DRAWNED BY: S.C.	SHEET 7 OF 7
DATE: 06-24	
SCALE: 1/8"=1'-0"	

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3



SEPARATION THRU TO DECK R302.6

T&P VALVE TO CODE 2018 IRC SECTION P2804.6.1

GARAGE DOOR FIRE RATED & SELF CLOSING R302.5.1

EGRESS DOOR TO CODE R311.2

LIVING	1,280 sf
GARAGE	480 sf
VERANDA	140 sf
PATIO	60 sf
TOTAL SF	1,960 sf

1 FLOORL PLAN
SCALE 1/8"=1'-0"

FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1

BATHROOM EXHAUST TO CODE M1505.2

PLUMBING TO CODE 2018 IRC

PROVIDE ATTIC ACCESS TO CODE R807.1

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF SC-DESIGNS. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL & APPROPRIATE COMPENSATION FROM SC DESIGNS.

1. ALL WORK SHALL BE PERFORMED IN ACCORANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENTIONS AT SITE BEFORE BEGINING CONSTRUCTION. ANY DISCREPANCES SHALL BE REPORTED TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCCEDING WITH WORK .

3. ALL DIMENTIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.

4. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.

5. ALL WOOD, CONCRETE & STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE & QUALITY & MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

NEW RESIDENCE OF :

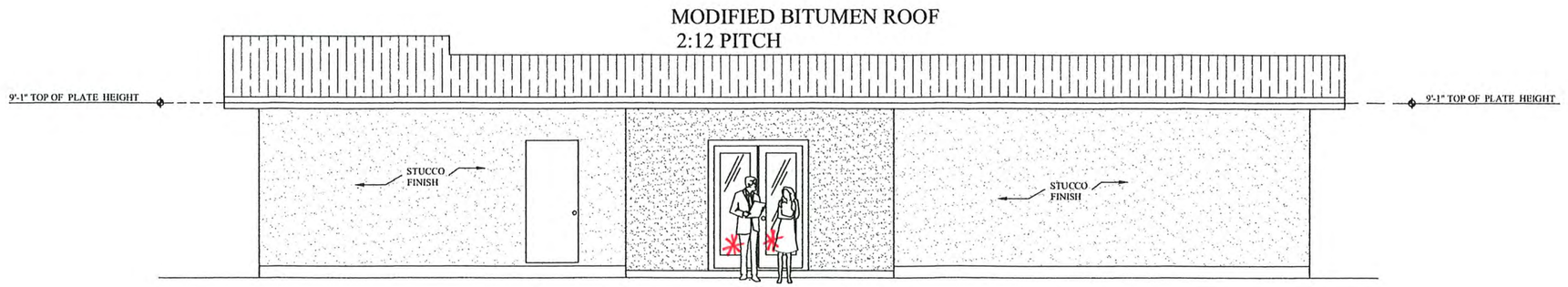
GONZALEZ FAMILY

PROJECT ADDRESS

1410 W. ROGERS
EDINBURG TX.

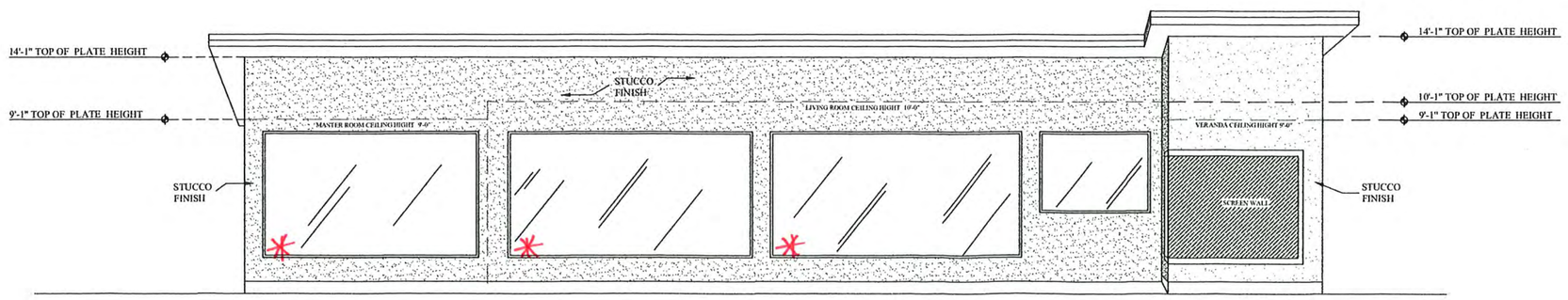
SC- DESIGN
789-6915

DRAWNED BY: S.C.	SHEET 1 OF 7
DATE: 6-24	
SCALE: 1/8"=1'-0"	



1 SOUTH ELEVATION
SCALE 1/8"=1'-0"

* 18" MINIMUM A.F.F. | SAFETY GLAZING R308.4.3



2 NORTH ELEVATION
SCALE 1/8"=1'-0"

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NEW RESIDENCE OF :

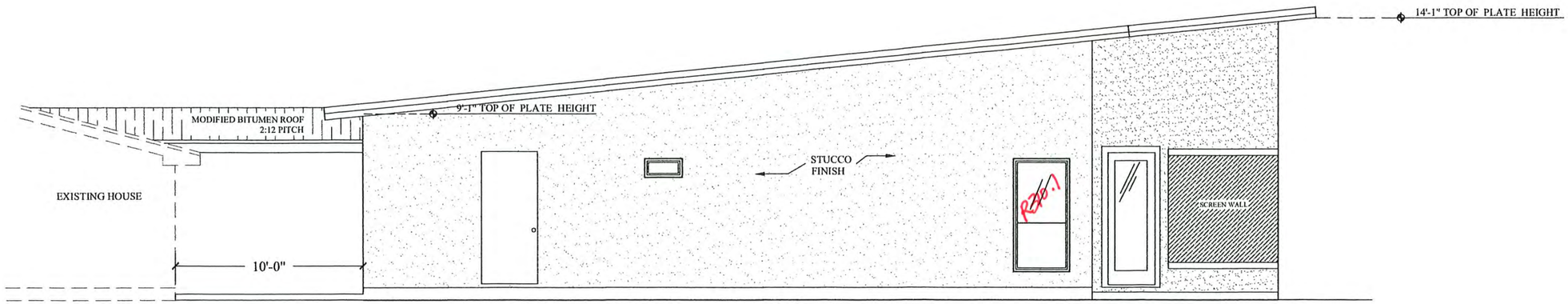
GONZALEZ FAMILY

PROJECT ADDRESS

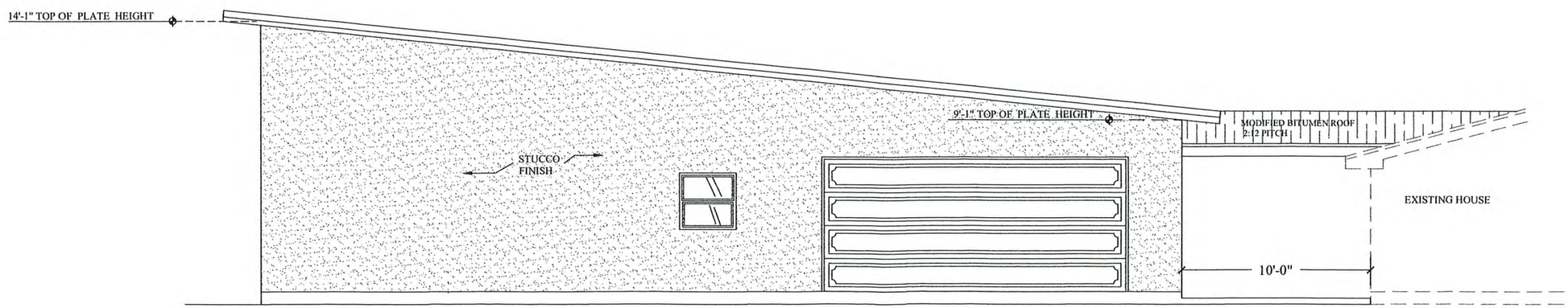
1410 W. ROGERS
EDINBURG TX.

SC- DESIGN
789-6915

DRAWNED BY: S.C.	SHEET 2 OF 7
DATE: 06-24	
SCALE 1/8"=1'-0"	



1 EAST ELEVATION
SCALE 1/8"=1'-0"



2 WEST ELEVATION
SCALE 1/8"=1'-0"

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NEW RESIDENCE OF :

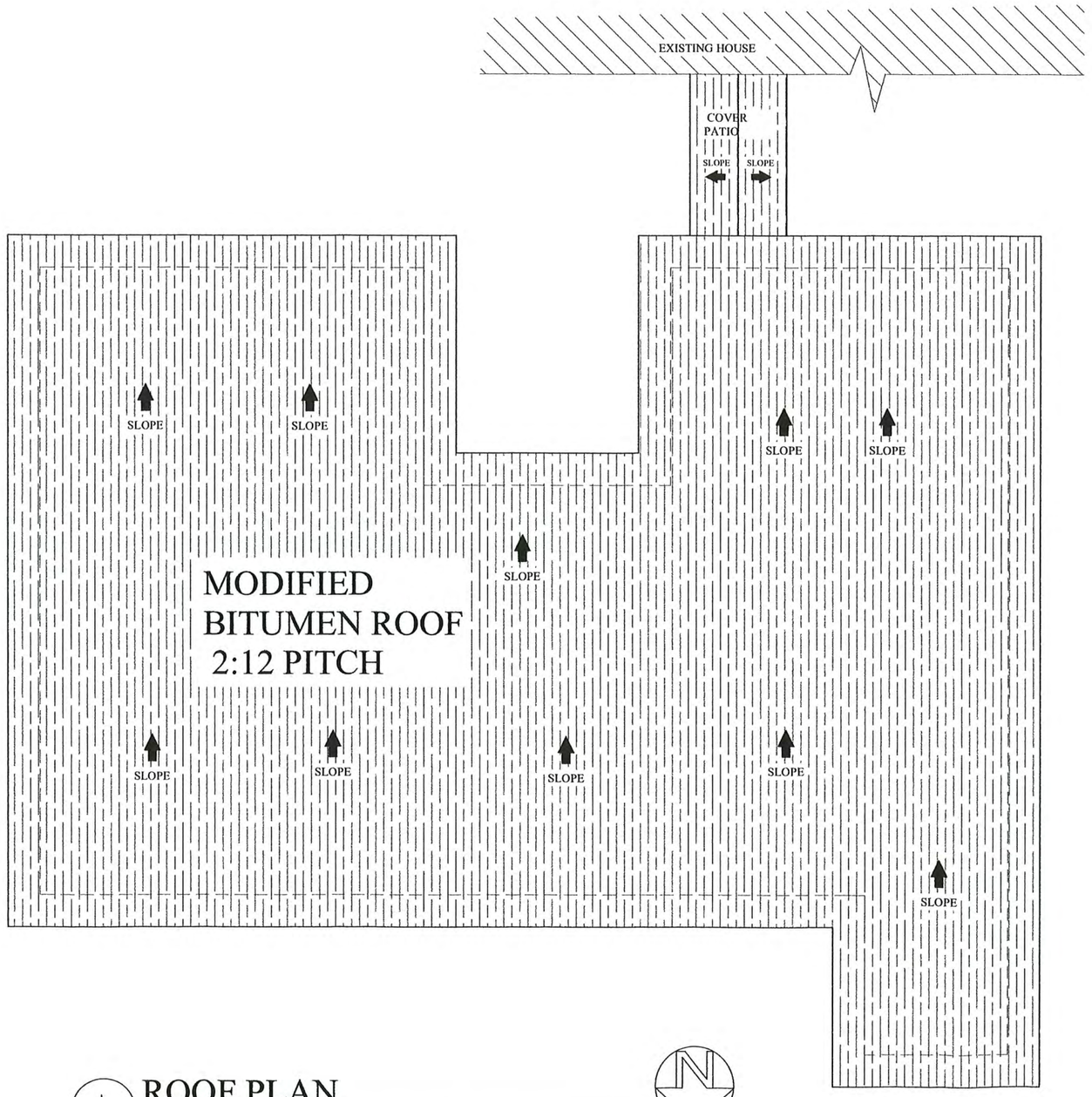
MR & MRS. JANIN

PROJECT ADDRESS

1410 W. ROGERS
EDINBURG TX.

SC - DESIGN
956 789-6915

DRAWNED BY: S.C.	SHEET 3 OF 7
DATE: 06-24	
SCALE: 1/8"=1'-0"	

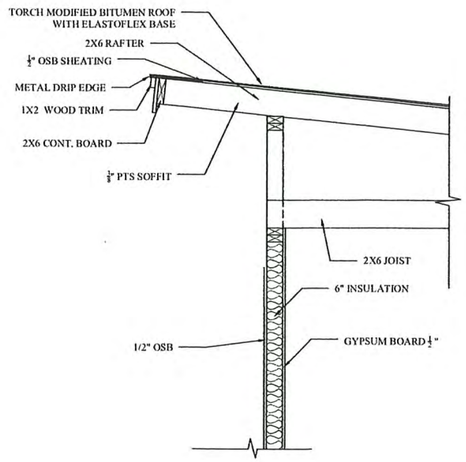


1 ROOF PLAN

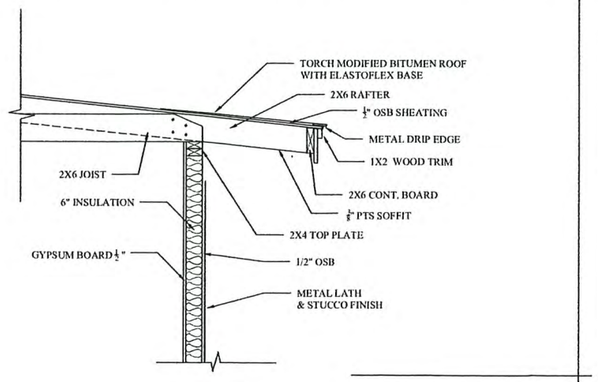
SCALE 3/16"=1'-0"

ALL RAFTERS SHALL REST ON BEARING WALL OR BEAM

WALL SECTION NORTH SIDE



WALL SECTION SOUTH SIDE



NOTES:

1. ALL COMMON VALLEY & HIP RAFTERS SHALL REST ONTO BEARING WALL OR PLATE BEAM.

2. PROVIDE ROOF VENTS OR RIDGE VENTS (VERIFY LOCATION WITH BUILDER)

3. PITCH TO BE 2 IN 12

4. MODIFY BITUMEN ROOF

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF SC-DESIGNS. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL & APPROPRIATE COMPENSATION FROM SC DESIGNS.

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NEW RESIDENCE OF :

GONZALEZ FAMILY

PROJECT ADDRESS

1410 W. ROGERS
EDINBURG TX.

SC- DESIGN
789-6915

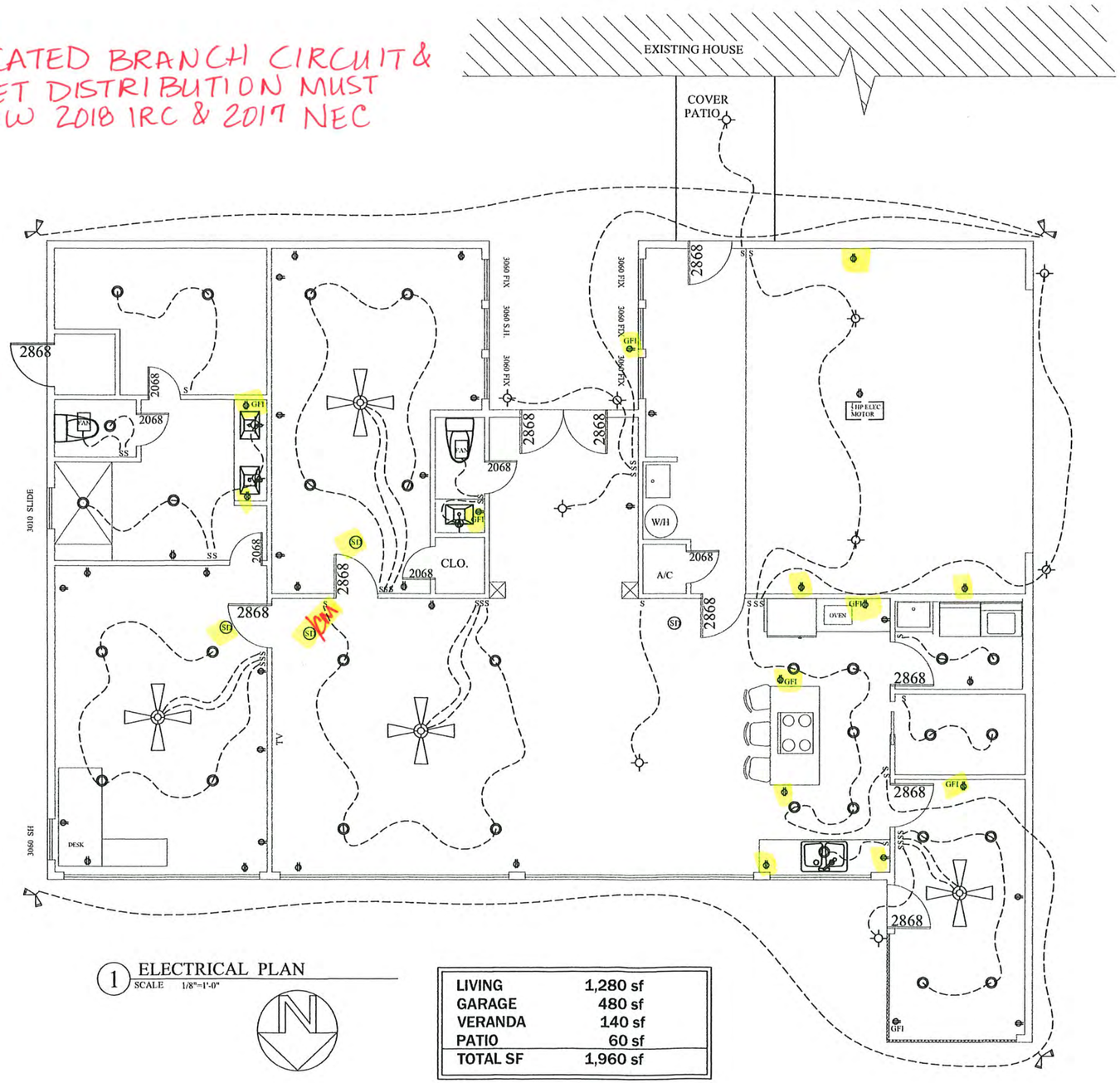
DRAWNED BY: S.C.	SHEET 4
DATE: 06-24	OF 7
SCALE: 1/8"=1'-0"	

DEDICATED BRANCH CIRCUIT & OUTLET DISTRIBUTION MUST FOLLOW 2018 IRC & 2017 NEC

SMOKE ALARM TO CODE R 314

CARBON MONOXIDE TO CODE R315

LUMINATION IN ATTIC TO E3903.4



1 ELECTRICAL PLAN
SCALE 1/8"=1'-0"

LIVING	1,280 sf
GARAGE	480 sf
VERANDA	140 sf
PATIO	60 sf
TOTAL SF	1,960 sf

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF SC-DESIGNS. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL & APPROPRIATE COMPENSATION FROM SC DESIGNS.

1. TELEPHONE JACKS& T.V. CABLE JACKS TO BE INSTALLED IN EVERY BEDROOM &LIVING ROOM PLUS 1 TELEPHONE JACK IN THE KITCHEN AREA AS PER OWNER OR BUILDER.

2. ALL OUTLETS IN KITCHEN, BATHS,EXTERIOR & GARAGE ARE TO BE GFI PROTECTED.

3. LOCATION OF FIXTURES AND/OR OUTLETES ARE SUGGESTED LOCATIONS AND MEET LOCAL CODE REQUIREMENTS.

4. OWNER OR BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETES IN FIELD.

5. VENT ALL EXHAUST FANS DIRECTLY OUTSIDE.

6. ALL SMOKE DETECTORS TO BE ON ONE CIRCUIT.

7. INSULATE ALL HOT WATER LINES TO R-4 MINIMUM.

8. INSULATE ALL HEATING DUCTS IN UNHEATED AREAS TO R-11 ALL HVAC DUCTS TO BE SEALED AT JOINTS AND CORNERS.

NEW RESIDENCE OF :

GONZALEZ FAMILY

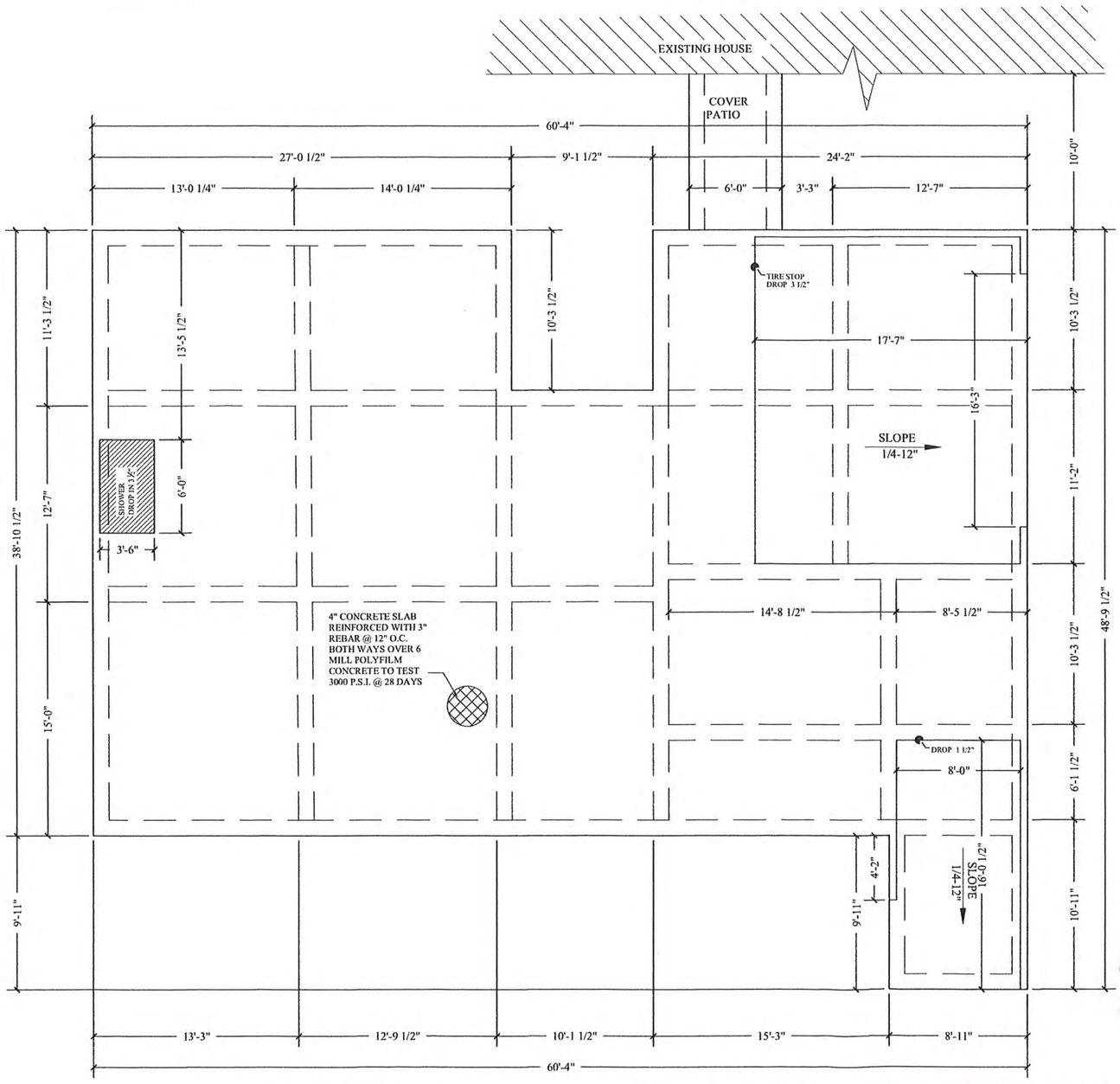
PROJECT ADDRESS

1410 W. ROGERS
EDINBURG TX.

SC- DESIGN
789-6915

DRAWNED BY: S.C.	SHEET 5 OF 7
DATE: 06-24	
SCALE 1/8"=1'-0"	

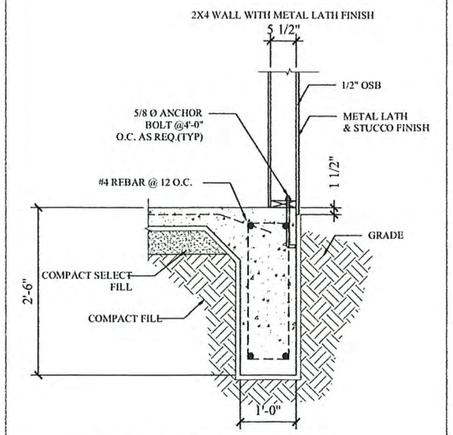
CORNER BARS- TOP & BOTTOM AT CORNERS & INTERSECTIONS



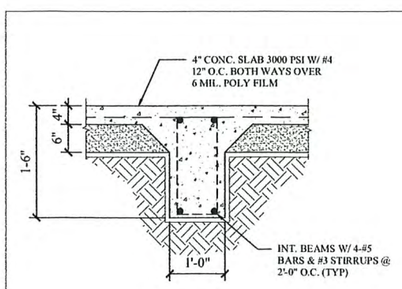
1 FOUNDATION PLAN
SCALE 1/8"=1'-0"

LIVING	1,280 sf
GARAGE	480 sf
VERANDA	140 sf
PATIO	60 sf
TOTAL SF	1,960 sf

APPLY TERMITE TREATMENT BY CERTIFIED BY CERTIFIED COMPANY APPROVED BY E.P.A.



2 EXTERIOR BEAMS
SCALE 1/8"=1'-0"



3 INTERIOR BEAMS
SCALE 1/8"=1'-0"

EXTERIOR BEAM 12" INTO UNDISTURBED SOIL R403.1.4

DRAINAGE TO CODE R401.3

NOTES:

4. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.

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1. USE SELECT FILL PI RANGE 5-15 EXCEPT IN AREAS WHERE HIGH WATER TABLE IS ENCOUNTERED--USE GRAVEL.

2. BOTTOM OF ALL BEAMS SHALL EXTEND 12" MIN. INTO UNDISTURBED SOIL.

3. ALL CONCRETE SHALL HAVE A 26 DAY MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I.

4. ALL REINFORCING TO BE CONTINUOUS.

5. BEAM REINFORCING SHALL BE TIED AND SUPPORT EVERY 4'-0" MINIMUM.

6. LAP ALL BAR REINFORCING 40 DIAMETER.

7. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLAB REINFORCING.

8. ALL REINFORCING TO HAVE A MINIMUM OF 1-1/2" CONCRETE COVER ON EXPOSED CONCRETE AND 3 " ON CONCRETE BELOW GRADE.

9. APPLY TERMITE TREATMENT BY CERTIFIED COMPANY APPROVED BY E.P.A.

NEW RESIDENCE OF :

GONZALEZ FAMILY

PROJECT ADDRESS

1410 W. ROGERS
EDINBURG TX.

SC-DESIGN
789-6915

DRAWNED BY: S.C.	SHEET 6 OF 7
DATE: 01-24	
SCALE: 1/8"=1'-0"	

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0226

Date: July 17, 2024

1. Property Owner (required): Pablo & Diana Gonzalez 2. Phone: (956) 792-8826
3. Mailing Address: 1410 W Rogers Rd
4. City: Edinburg State: Texas Zip: 78541
5. Owner's Email: ~~bgt~~ diana_elsa_gonzalez@msn.com 6. Cell No. (956) 206-8761
   bgtpointge@yahoo.com
7. Agent (not owner): — 8. Agent's Phone: —
9. Agent's Mailing Address: —
10. City: — State: — Zip: —
11. Agent's Email: —
12. Address/Location being Rezoned: 1410 W. ROGERS
13. Legal Description of Property: 14. Property ID(s): 346546
15. Zone Change: From: AG. To: Suburban RES.
16. Existing Land Use: Single Family
17. Reason for Zone Change: Necessary For HOME Addition,

Pablo Gonzalez & Diana Gonzalez. (Please Print Name)

Diana Gpzj & Pablo Gpzj Signature

OFFICE USE ONLY

REVIEWED BY — DATE RECEIVED July 17, 2024

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

ZONING CASE
OWNER NOTIFICATION LIST

PID: 1460625
NUNEZ JULIETA
2022 LA CANTERA ST APT 2
EDINBURG, TX 78541-3179

PID: 608052
GUTIERREZ DANIEL JOSIAS
& CRISTINA
1435 W ROGERS RD
EDINBURG, TX 78541-2989

PID: 295260
TOVAR JULIO
1325 W ROGERS RD
EDINBURG, TX 78541-6019

PID: 528592
GARZA JORGE N & MARGIE
610 E LOVETT ST
EDINBURG, TX 78541-2606

PID: 528521
TREVINO RODOLFO
2112 W UNIVERSITY DR
EDINBURG, TX 78539-2862

PID: 554624
SALINAS ALFREDO & ENEDELIA
1124 W ROGERS RD
EDINBURG, TX 78541-9720

PID: 295282
SALINAS ALFREDO & ENEDELIA
1124 W ROGERS RD
EDINBURG, TX 78541-9720

PID: 1070384
GONZALEZ PABLO & DIANA
1410 W ROGERS RD
EDINBURG, TX 78541-8858

PID: 346546
GONZALEZ PABLO & DIANA
1410 W ROGERS RD
EDINBURG, TX 78541-8858

PID: 1460628
ALANIZ MARBELLA
PO BOX 1412
ROMA, TX 78584-1412

PID: 608048
CANTU EDWARD ENRIQUE
& BLANCA MARISOL QUIROZ
1431 WEST ROGERS RD
EDINBURG, TX 78541-2989

PID: 1460581
VILLANUEVA PROPERTIES
& INVESTMENTS LLC
3528 BUDDY OWENS BLVD
MCALLEN, TX 78504-5465

PID: 1460582
ANTRE HOMES INC
2510 SANDSTONE DR
MISSION, TX 78574-2775

PID: 1460583
ANTRE HOMES INC
2510 SANDSTONE DR
MISSION, TX 78574-2775

PID: 1460584
ANTRE HOMES INC
2510 SANDSTONE DR
MISSION, TX 78574-2775

PID: 1460585
ANTRE HOMES INC
2510 SANDSTONE DR
MISSION, TX 78574-2775

PID: 1566311
RIVERSIDE DEVELOPMENT SERVICES LLC
2606 ZINNIA AVE
MCALLEN, TX 78504

PID: 1460627
MERLA CESAR &
ERICA HERNANDEZ
2804 N ALYNA AVE
EDINBURG, TX 78541

PID: 1460626
TREVINO SILVESTRE HUMBERTO
& JACQUELINE ALEXIS MIRELES
2808 N ALYNA AVE
EDINBURG, TX 78541

City of Edinburg

PLANNING & ZONING COMMISSION

August 13, 2024

SPECIAL USE PERMIT WIRELESS COOMUNICATION

AGENDA ITEM:

Hold Public Hearing and Consider a Special Use Permit for the Installation of a Wireless Communications Tower, for a Portion of all that Certain Parcel of Land Lying in the City of Edinburg, County of Hidalgo, State of Texas, Having Parcel Id: 20407491, Further Described as: Commencing From a Property Corner, Found On The Northeast Corner Of Said Parcel, Also Lying on the Western Right of Way of N Jasman Rd, Located at 3224 North I-69C, As Requested By Nicole Bivona.

DESCRIPTION / SCOPE:

The approval of this special use permit allows for the installation of a 175 foot high wireless communications tower on the subject property. In the Industrial, General (IG) District the maximum height allowed for a wireless communication tower is 200 feet. The Gateway Plan, the City's new Comprehensive Plan designation for this property is Industrial Uses. The surrounding land use consists of heavy commercial business and vacant land. This property has access to North Expressway 281 (N I-69C). The tower is proposed to be an anchor tenant for Verizon Wireless, will offload the heavy traffic from nearby towers and increase coverage and capacity rates in the area for cell phone customers.

Staff received a Special Use Permit Application for the subject property on March 5, 2024. City of Edinburg Unified Development Code Article 2.200 (17E) states new towers are separated from existing towers a minimum distance of two miles measured in a straight line from base to base, irrespective of jurisdictional boundaries. An existing wireless communication tower is located within about 1 ½ mile distance south east of this property. A letter from the applicant and diagram shows the existing towers as well as the coverage area.

This item was tabled at the June 11, 2024, Planning and Zoning Commission Meeting. At the time, staff had received two comments against the request, one via phone call and one notification response letter. At the June 11, 2024 Planning and Zoning Commission Meeting, another property owner was against the request and expressed concerns regarding the proximity of the tower to their home. The applicant has since submitted a Radio Frequency – Electromagnetic Energy (RF-EME) Jurisdictional Report and an Aeronautical study conducted by the Federal Aviation Administration. Staff mailed a notice of the public hearing to 25 neighboring property owners within 500 feet radius on Friday, August 2, 2024, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 14, 2024.

On August 5, 2024, Planning Staff met with City of Edinburg development departments to discuss the proposed project. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends denial of the Special Use Permit for a Wireless Communications Tower, for a portion of all that certain parcel of land lying in the City of Edinburg, County of Hidalgo, State of Texas, having parcel id: 20407491, further described as: Commencing from A Property Corner,

found on the Northeast Corner of said Parcel, also lying on the Western Right of Way of N Jasman Rd, Located at 3224 North I-69C. If approved, the operator will be required to comply with all City requirements for the proposed facility including all requirements during the permitting process such as compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable. Alta Towers Communications would allow for on-premises co-location lease contracts with industry partners to the maximum capacity allowed by the tower. Efforts should be geared toward meeting appropriate specifications so that the tower and monopole have the most co-location capacity available under current state-of-the-art technology worldwide.

Prepared by:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/13/24
CITY COUNCIL – 9/3/24
DATE PREPARED – 8/8/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Consider a Special Use Permit for the Installation of a Wireless Communications Tower
APPLICANT:	Nicole Bivona
AGENT:	Alta Towers
LEGAL:	Portion of all that Certain Parcel of Land Lying in the City of Edinburg, County of Hidalgo, State of Texas, Having Parcel Id: 20407491, Further Described as: Commencing From A Property Corner, Found On The Northeast Corner Of Said Parcel, Also Lying on the Western Right of Way of N Jasman Rd
LOCATION:	Located at 3224 North I-69C
LOT/TRACT SIZE:	0.74 of an acre
CURRENT USE OF PROPERTY:	Vacant
PROPOSED ZONING/LAND USE:	Wireless Communication Tower
EXISTING LAND USE/ ADJACENT ZONING:	North – Suburban, Residential (RS) District South – Agriculture and Open Space (AO) District East - Agriculture and Open Space (AO) District and Suburban, Residential (RS) District West - Industrial, General (IG) District
LAND USE PLAN DESIGNATION:	Industrial Uses
ACCESS AND CIRCULATION:	This property has access onto North Expressway (N I-69C)
PUBLIC SERVICES:	Public utilities are readily available to serve the site.
RECOMMENDATION:	Staff recommends denial of the special use permit for a Wireless Communications Tower. A Comprehensive evaluation is on the following pages.

SPECIAL USE PERMIT
NICOLE BIVONA

EVALUATION

The following is the staff's evaluation of this application:

In reviewing this request, staff has found that the applicant proposes to install a one hundred seventy-five (175) foot tall monopole for a cellular tower.

1. The Gateway Plan, the City's new Comprehensive Plan designation of this property is for Industrial Uses. The surrounding land uses consists of vacant, commercial and residential uses.

2. The property is currently vacant. The applicant proposes to lease the subject property for the installation of the cellular tower.

3. The Commission, in its review, may consider factors such as compliance with the Comprehensive Plan, established land use pattern of an area, change of conditions, impact to neighboring properties, comprehensiveness and reasonableness of the request.

4. City of Edinburg Unified Development Code Article 2.200 (17E) states new towers are separated from existing towers a minimum distance of two miles measured in a straight line from base to base, irrespective of jurisdictional boundaries. An existing wireless communication tower is located within about 1 ½ mile distance south east of this property. A letter from the applicant and diagram shows the existing towers as well as the coverage area.

5. This item was tabled at the July 7, 2024 Planning and Zoning Commission Meeting. The applicant has since submitted a Radio Frequency – Electromagnetic Energy (RF-EME) Jurisdictional Report and an Aeronautical study conducted by the Federal Aviation Administration. Staff mailed a notice of the public hearing to 25 neighboring property owners within 500 feet radius on Friday, August 2, 2024 and had received no comments in favor and 1 comment against this request via phone call at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 14, 2024.

6. Access to the tower would be from North Expressway 281 (N I-69C). Special use permits are required to allow the City to determine the appropriateness (i.e. location, size, type, etc.), and examine related issues (e.g. standards, safeguards, maintenance, conditions, access, compliance, etc.) of this type of development in local neighborhoods.

Staff recommends denial. If approved, staff recommends the request comply with the following conditions:

1. The height of the tower is limited to 200 feet at the proposed location. The proposed height provides for better services and increases possibilities of co-location with other wireless companies.

2. The installation, construction and placements of the monopole and tower meet Federal Communications Commission (FCC) standards, and the Federal Aviation Administration

(FAA).

3. The monopole meets or exceeds the wind loads for this region.

4. The installation of the tower is coordinated with all departments in the development process.

5. No advertising is permitted on the proposed tower.

6. No sign or illuminations are placed on the proposed tower unless required by state or federal requirements.

7. The location is secured, that access to the site meets the City's requirements, being a minimum of a 20 foot wide all weather surface access road or driveway.

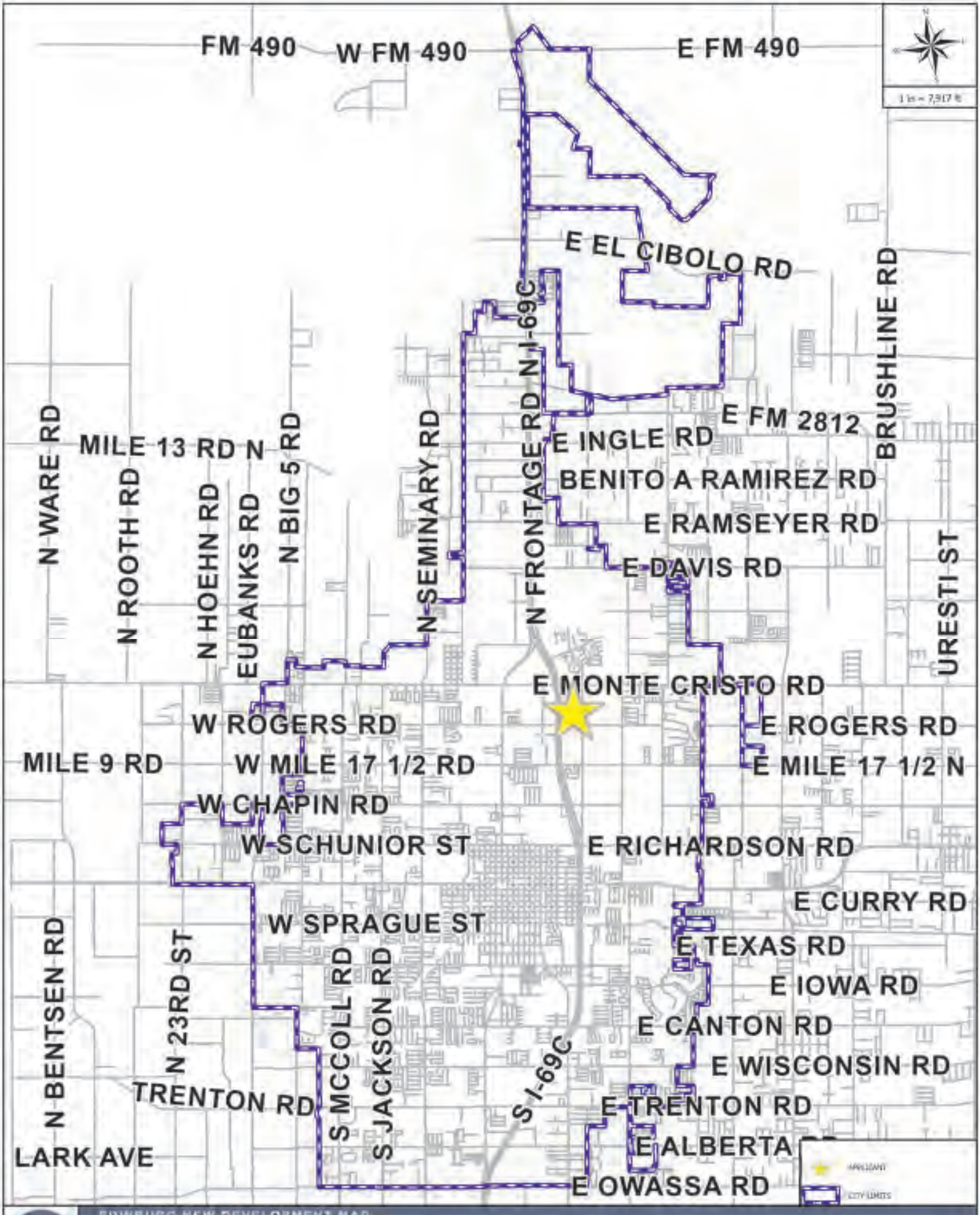
8. That the monopole tower and equipment facilities are painted in accordance with the City's architectural standards, which provides for brown or tan as the primary colors for commercial structures in the community. The site is well maintained, free of brush and other debris.

9. Alta Towers executes an agreement holding the City legally harmless as a result of having issued the permit and includes the City in T-Mobile Communications liability insurance as an added certificate holder for this tower upon approval of the permit. A copy of the certificate is to be provided to the City before the issuance of appropriate building permits.

10. Alta Towers Communications allows, without a financial obligation, City use of the tower for public purposes.

11. Alta Towers Communications allows for on-premises co-location lease contracts with industry partners to the maximum capacity allowed by the tower. Efforts should be geared toward meeting appropriate specifications so that the tower and monopole have the most co-location capacity available under current state-of-the-art technology worldwide.

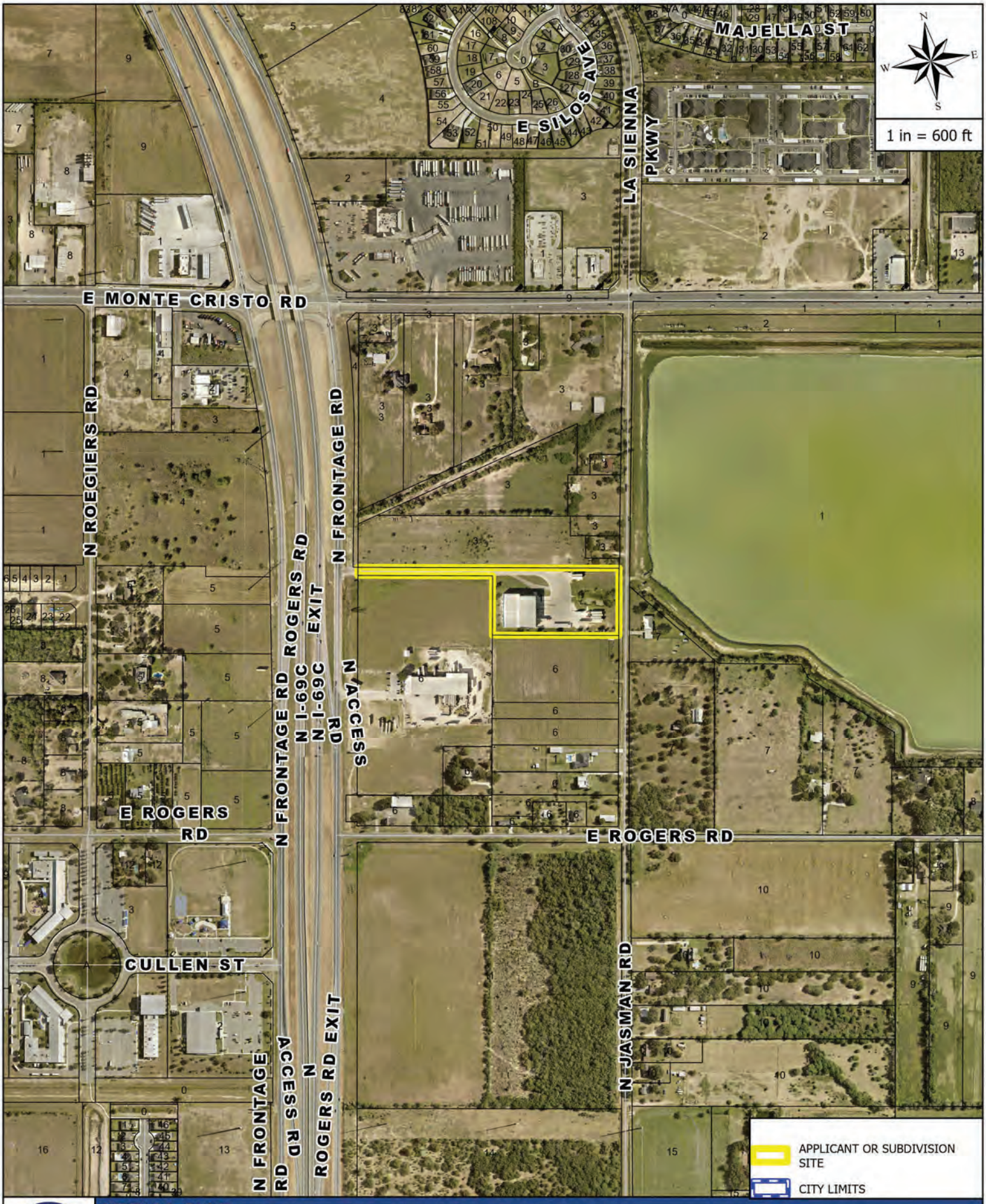
NOTICES MAILED: August 2, 2024



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

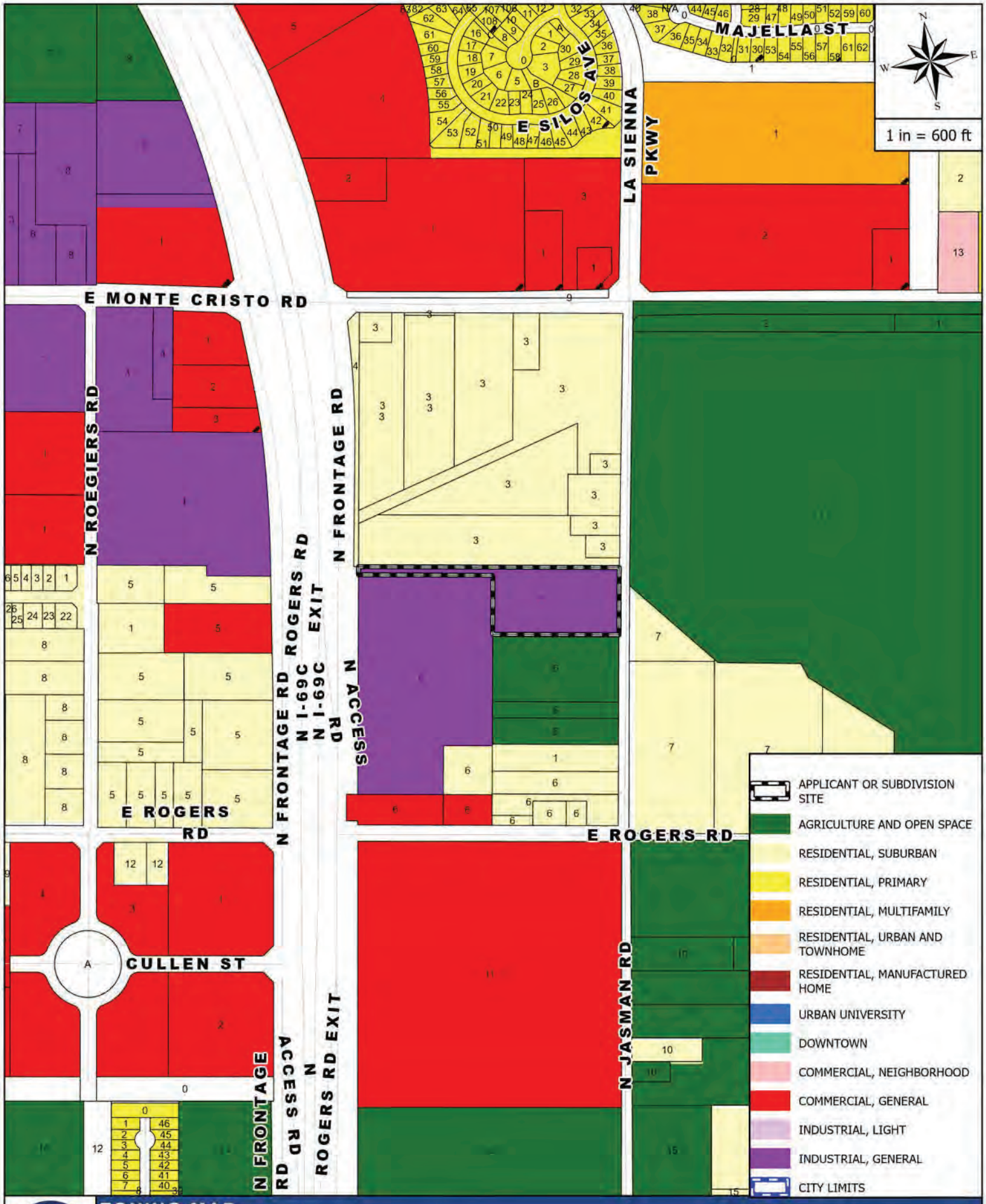
USE-2024-0003 NICOLE BIVONA



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

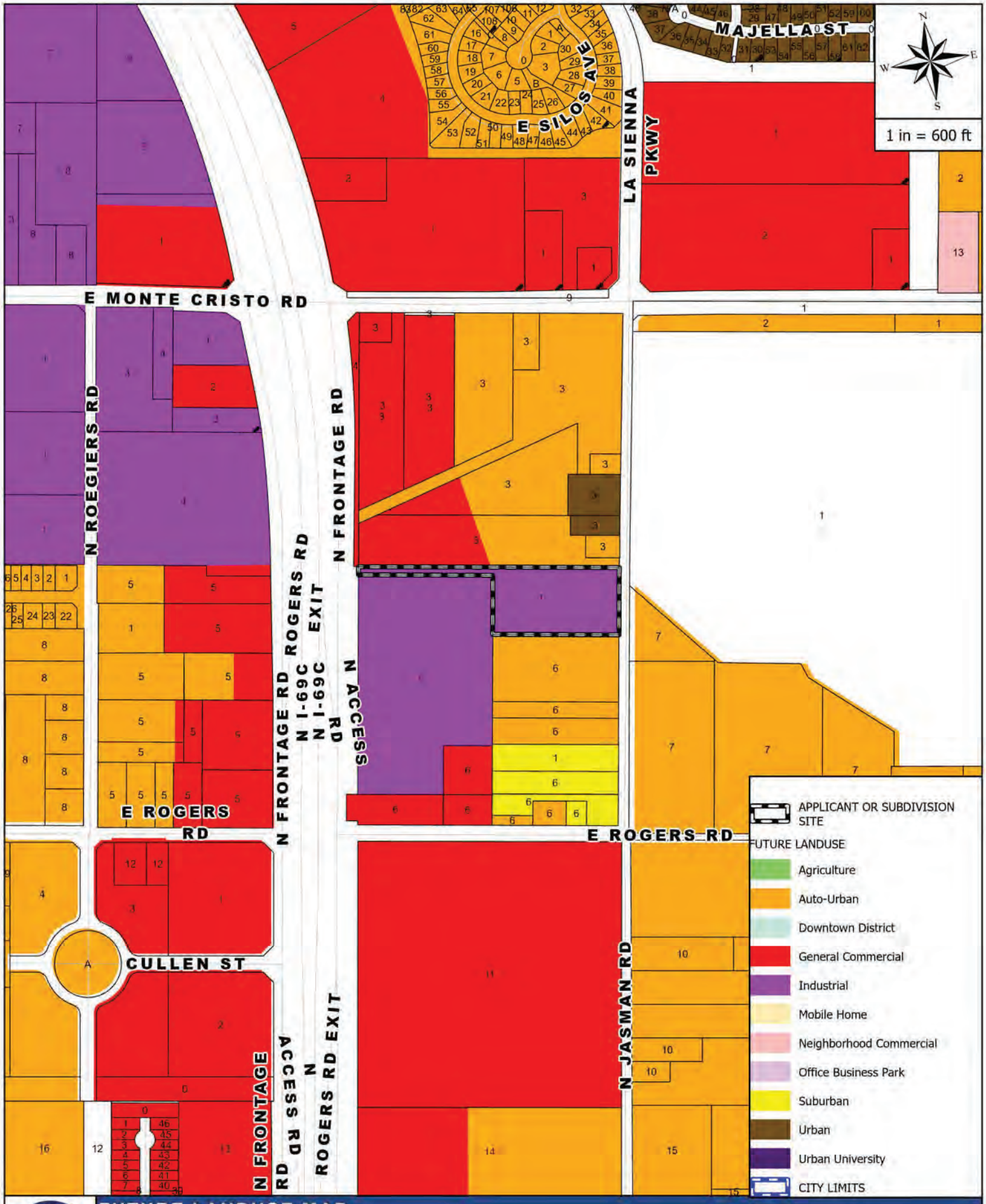
USE-2024-0003 NICOLE BIVONA



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

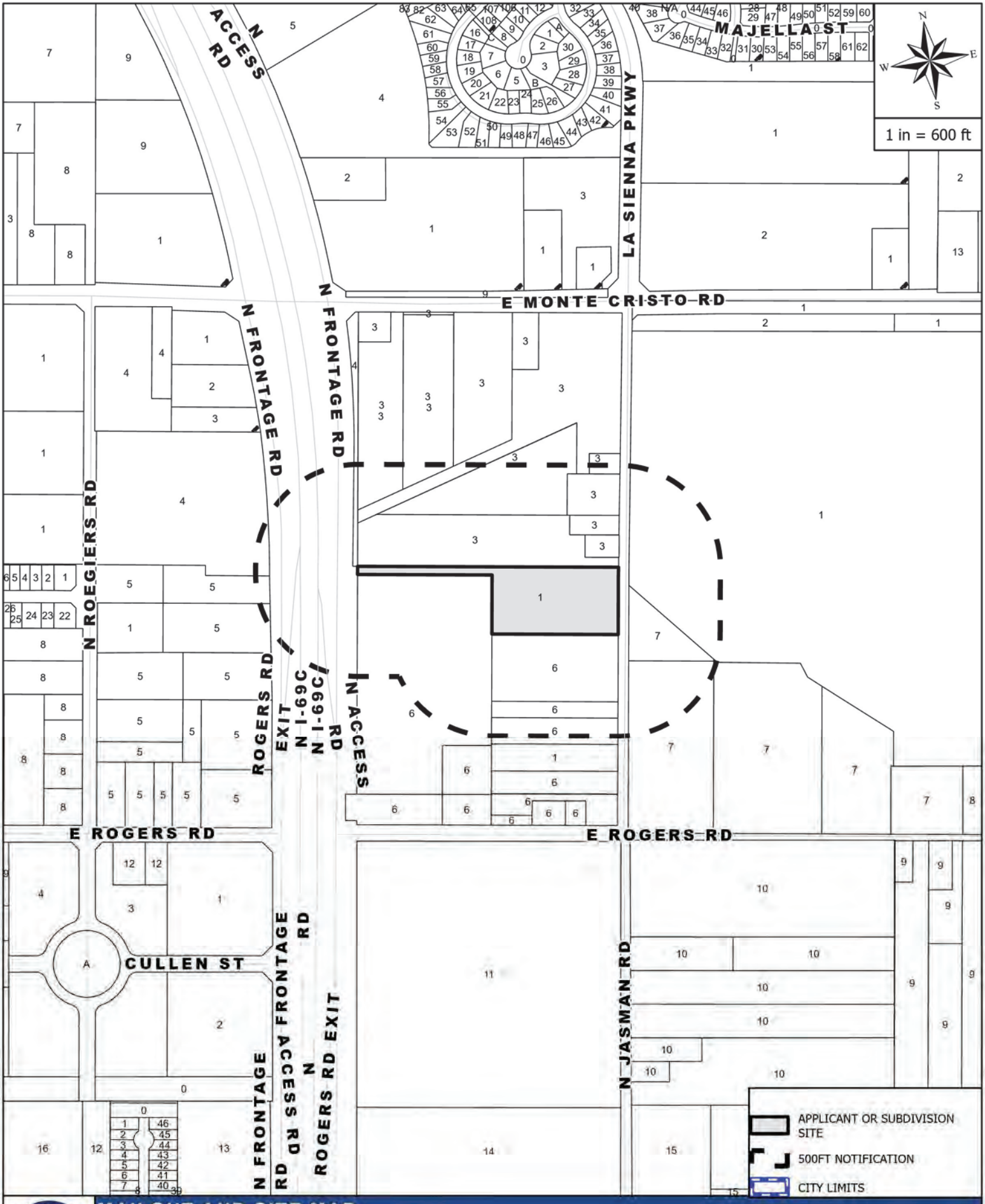
USE-2024-0003 NICOLE BIVONA



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

USE-2024-0003 NICOLE BIVONA



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

USE-2024-0003 NICOLE BIVONA

Re: City of Edinburg – Alta Towers – RF Justification Letter

From: "@verizonwireless.com>
Date: February 13, 2024 at 8:15:32 PM CST

Subject: Re: [E] FW: TX Park-RF Justification Letter and Propagation Maps-020224

Please find the RF Justification below.

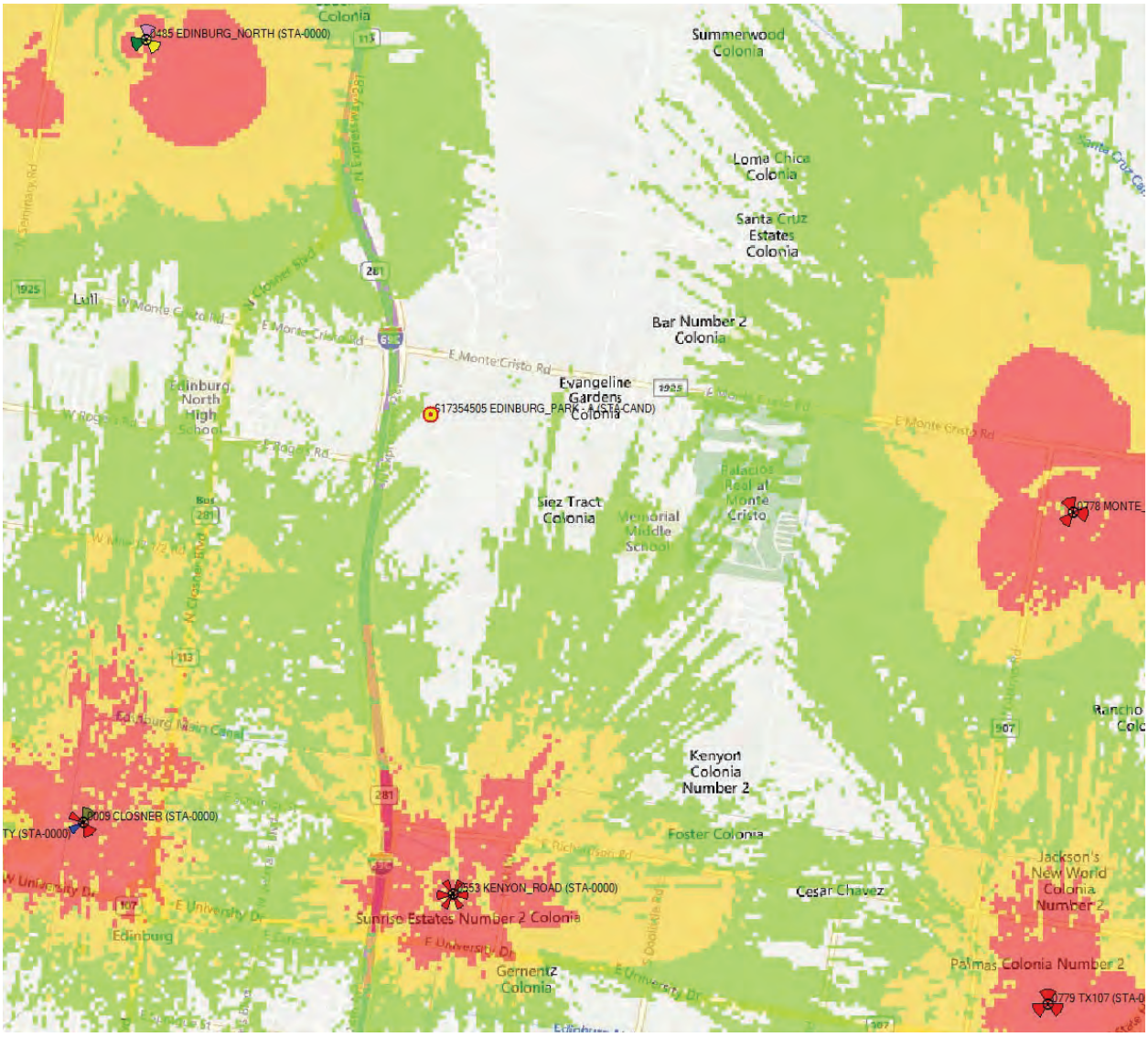
The new Macro site/tower will serve IDEA Edinburg Public educational institution, Boys & Girls Clubs of Edinburg RGV, IDEA Edinburg College Prep Preschool, Golf and Country Club, parks, and the homes in the area. The preferred tower location is around (26.331345 -98.142677) coordinates with antenna centerline of 150 ft.

RF Solution: The new site/tower will help to correct the poor coverage issue and improve to fill in the RF coverage needed in the surrounding area for our customers. The site antenna / radio configuration will have all LTE carriers including 4G (700MHZ, AWS3, PCS), CBRS, 5GNR, 5G C-band. With this site configuration, the new Macro site will support the capacity that is much needed to offload the traffic from the neighboring sites particularly the sites southeast and southwest of EDINBURG_PARK as well as EDINBURG NORTH that are taking a big traffic load.

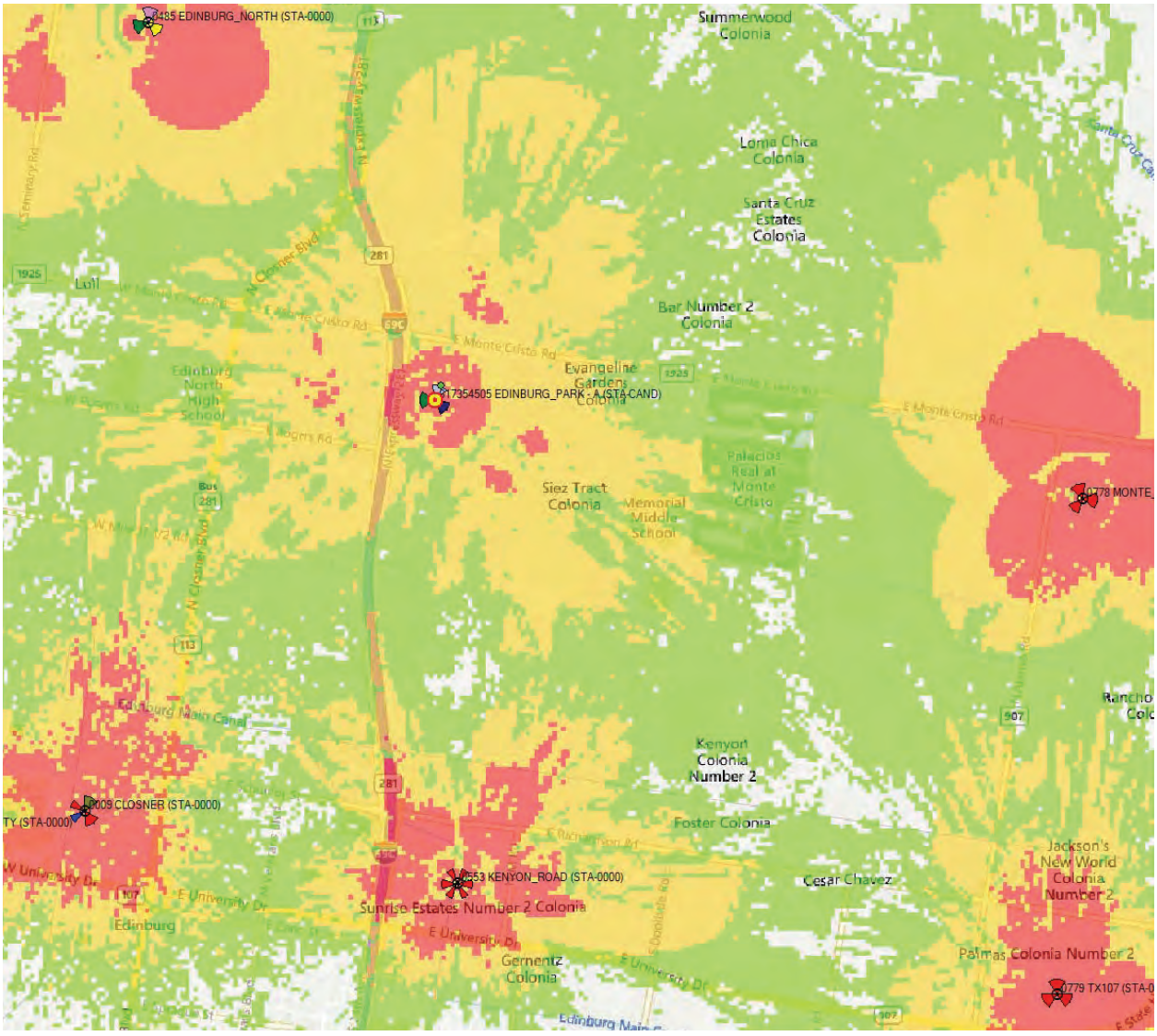
Risk Justification not having this new build site: Customers will experience network access issues and will continue to experience poor data throughput.

From an RF Perspective, Stealth will not support the 64T configurations which adds the extra speed and capacity of the 5G network.

PRE- RF Coverage with**out** New Build site (EDINBURG_PARK)



POST - RF Coverage **with** New Build site (EDINBURG_PARK)



ALTA TOWERS
301 MAIN PLAZA, SUITE 381
NEW BRAUNFELS, TEXAS 78130

ALTA SITE NAME: TX EDINBURG

3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY
NEW 170'-0" SELF SUPPORT TOWER
RAWLAND TELECOMMUNICATION SITE

SITE INFORMATION

TOWER OWNER:	ALTA TOWERS, LLC 301 MAIN PLAZA, SUITE 381 NEW BRAUNFELS, TEXAS 78130
SITE ADDRESS:	3224 NORTH IH 69C EDINBURG, TX 78542
COUNTY:	HIDALGO COUNTY
LATITUDE (NAD 83):	26° 19' 50.20", (26.330611°) N
LONGITUDE (NAD 83):	98° 08' 28.40", (-98.141222°) W
GROUND ELEVATION:	86.1' AMSL
OCCUPANCY TYPE:	UNMANNED
TOWER: OVERALL TOWER HEIGHT:	170'-0" SELF SUPPORT TOWER 175'-0" W/ 5' LIGHTNING ROD
ZONING:	N/A
PARCEL ID: DOCUMENT NO.:	20407491 2049974
POWER PROVIDER:	AMERICAN ELECTRIC POWER ESID#: 100 327 894 840 874 85 PHONE: (1-866-797-4839)
TELCO PROVIDER:	AT&T PHONE: 1-800-288-2020

SCOPE OF WORK

THESE PLANS HAVE BEEN DEVELOPED FOR THE PLACEMENT OF THE THE TELECOMMUNICATION AND PUBLIC UTILITY FACILITY, CONSISTING OF A 170'-0" SELF SUPPORT TOWER, SPACE FOR CARRIER EQUIPMENT AND A UTILITY RACK WITHIN A FENCED COMPOUND (NO WATER OR SEWER REQUIRED), IN ACCORDANCE WITH THE SCOPE OF WORK IN THE PLANS. THESE PLANS ARE CONSTRUCTION DRAWING ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER AND MOUNT.

CONTACT INFORMATION

LAND OWNER:	MARTIN A FLORES 3224 NORTH IH 69C EDINBURG, TX 78524
APPLICANT:	ALTA TOWERS, LLC 301 MAIN PLAZA, SUITE 381 NEW BRAUNFELS, TEXAS 78130 CONTACT: MELISA HOLLEY PHONE: 844-258-2897
ENGINEER:	ALLPRO CONSULTING GROUP, INC. 9221 LYNDON B. JOHNSON FREEWAY SUITE 204 DALLAS, TX 75243 CONTACT: CHIYU ZHANG, P.E. OFFICE: 972-231-8893 FAX: 866-364-8375

STRUCTURAL REVIEW NOTE

ALLPRO CGI SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS & EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS & EQUIPMENT. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF TOWER OR STRUCTURE, INCLUDING ALL MOUNTING SYSTEMS AND HARDWARE, SHOULD BE PERFORMED.

SATELLITE MAP

ENLARGED VICINITY MAP

DRIVING DIRECTIONS

DIRECTIONS FROM SAN ANTONIO (SAT) AIRPORT

DRIVE NORTH. CONTINUE FOR 1,000 FEET. TURN LEFT ONTO SKYPLACE BOULEVARD. CONTINUE FOR 1 MILE. TURN LEFT ONTO EAST NAKOMA DRIVE. CONTINUE FOR A HALF MILE. TURN LEFT ONTO SAN PEDRO AVENUE. CONTINUE FOR 500 FEET. TAKE THE US 281 SOUTH RAMP ON THE LEFT. CONTINUE FOR 9 MILES. CONTINUE ON I 37 SOUTH. CONTINUE FOR 70 MILES. KEEP RIGHT TO TAKE EXIT 72 ONTO US 281 SOUTH TOWARD THREE RIVERS/ALICE. CONTINUE ON US 281. CONTINUE FOR 147 MILES. KEEP LEFT TO TAKE I 69C SOUTH/US 281. CONTINUE FOR 5 MILES. KEEP LEFT TO STAY ON I 69C SOUTH/US 281. CONTINUE FOR 3 MILES. TAKE EXIT 10 ONTO US 281 BUSINESS SOUTH TOWARD EDINBURG. CONTINUE FOR 4 MILES. YOU HAVE ARRIVED AT YOUR DESTINATION.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRAWING INDEX

SHEET NO.	DESCRIPTION	REVISION
T-1	TITLE SHEET	0
	RAWLAND SURVEY (SHEETS OF 2)	0
C-1	OVERALL SITE VIEW	0
C-2	OVERALL SITE PLAN	0
C-3	ENLARGED SITE PLAN	0
C-3A	GRADING PLAN	0
C-4	ELEVATION	0
C-5	SITE DETAILS	0
C-6	SITE DETAILS	0
C-7	SITE SIGNAGE DETAILS	0
C-8	GUY ANCHOR DETAILS	0
E-1	UTILITY ROUTING PLAN	0
E-2	ELECTRICAL DETAILS	0
G-1	GROUNDING PLANS	0
G-2	GROUNDING DETAILS	0
GN-1	GENERAL NOTES	0
GN-2	GENERAL NOTES	0
GN-3	GENERAL NOTES	0
GN-4	GENERAL NOTES	0

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. INTERNATIONAL BUILDING CODE (2018 IBC)
2. TIA-222-H OR LATEST EDITION
3. NFPA 780 – LIGHTNING PROTECTION CODE
4. 2017 NATIONAL ELECTRICAL CODE OR LATEST EDITION
5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES MOST RECENT EDITIONS
6. TX BUILDING CODE
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES

811 Know what's below. Call before you dig.

ALTA TOWERS
301 MAIN PLAZA, SUITE 381
NEW BRAUNFELS, TEXAS 78130

verizon

600 HIDDEN RIDGE
IRVING, TX 75038

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
www.allprocgi.com

ACGI NO: 23-3154
DRAWN BY: RM
CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
A	02/21/24	ISSUED FOR REVIEW	RM

STAMP

PRELIMINARY
NOT FOR
CONSTRUCTION

NOT VALID WITHOUT
P.E. STAMP & SIGNATURE

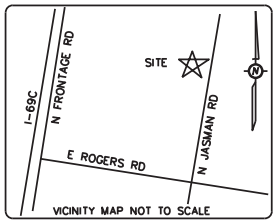
SITE INFORMATION

ALTA SITE NAME:
TX EDINBURG

ADDRESS:
3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



PARENT PARCEL INFORMATION:
OWNER: MARTIN A FLORES
3224 NORTH IH 69C,
EDINBURG, TX 78524
PARCEL ID: 20407491
DOCUMENT NO. 2049974

FAA 1-A INFORMATION

LATITUDE: N 26° 19' 50.20"
LONGITUDE: W 98° 08' 28.40"

GROUND ELEVATION AT BASE OF PROPOSED TOWER
86.1'

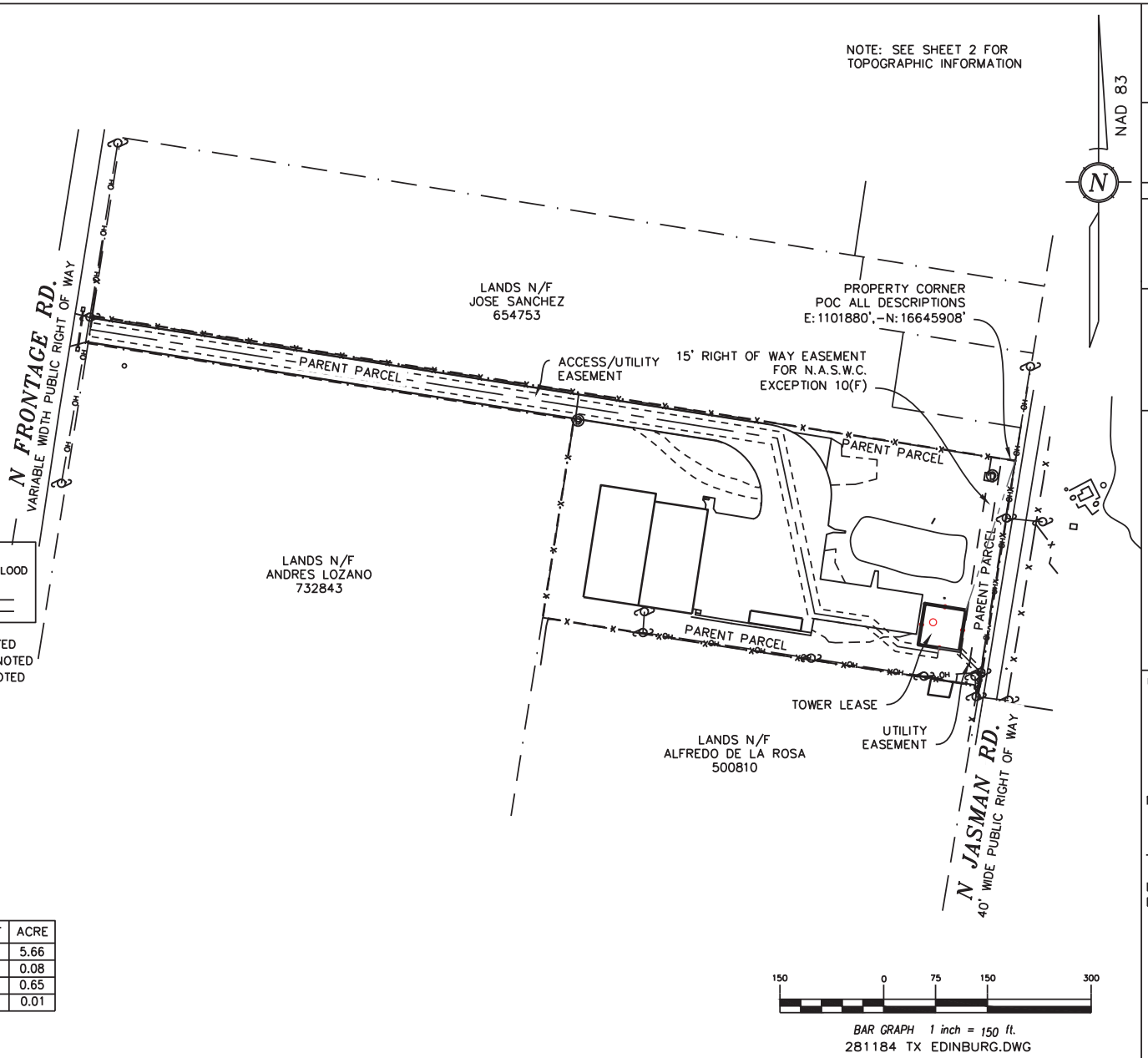
ZONING: N/A

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE N/A WHICH N/A A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 4803340325D
EFFECTIVE DATE: 06/06/2000

LEGEND:
- ● : SET 5/8" REBAR, OR AS NOTED
- ○ : FOUND 1/2" REBAR, OR AS NOTED
- ■ : FOUND MONUMENT, OR AS NOTED
- (___) : RECORD DESCRIPTION DATA
- P.O.T. : POINT OF TERMINUS
- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- —— o —— : FENCE AS NOTED
- —— OH —— : OVER HEAD UTILITY LINES
- : WOOD UTILITY POLE
- : ELECTRIC TRANSFORMER
- : TELCO PEDESTAL
- HH : HAND HOLE
- N/A : NOT AVAILABLE
- N/F : LANDS NOW/FORMERLY
- : FLOOD LIGHT
- : UNDERGROUND FIBER MARKER

AREA	SQUARE FEET	ACRE
PARENT PARCEL	246,549	5.66
TOWER LEASE	3,600	0.08
ACCESS/UTILITY EASEMENT	28,201	0.65
UTILITY EASEMENT	486	0.01

NOTE: SEE SHEET 2 FOR TOPOGRAPHIC INFORMATION



SHEET 1 OF 4

AS-BUILT SURVEY
ALTA
TOWER

SITE: TX EDINBURG
SITE #: 281184
ADDRESS: 3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
TX GRID SOUTH ZONE NAD83

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

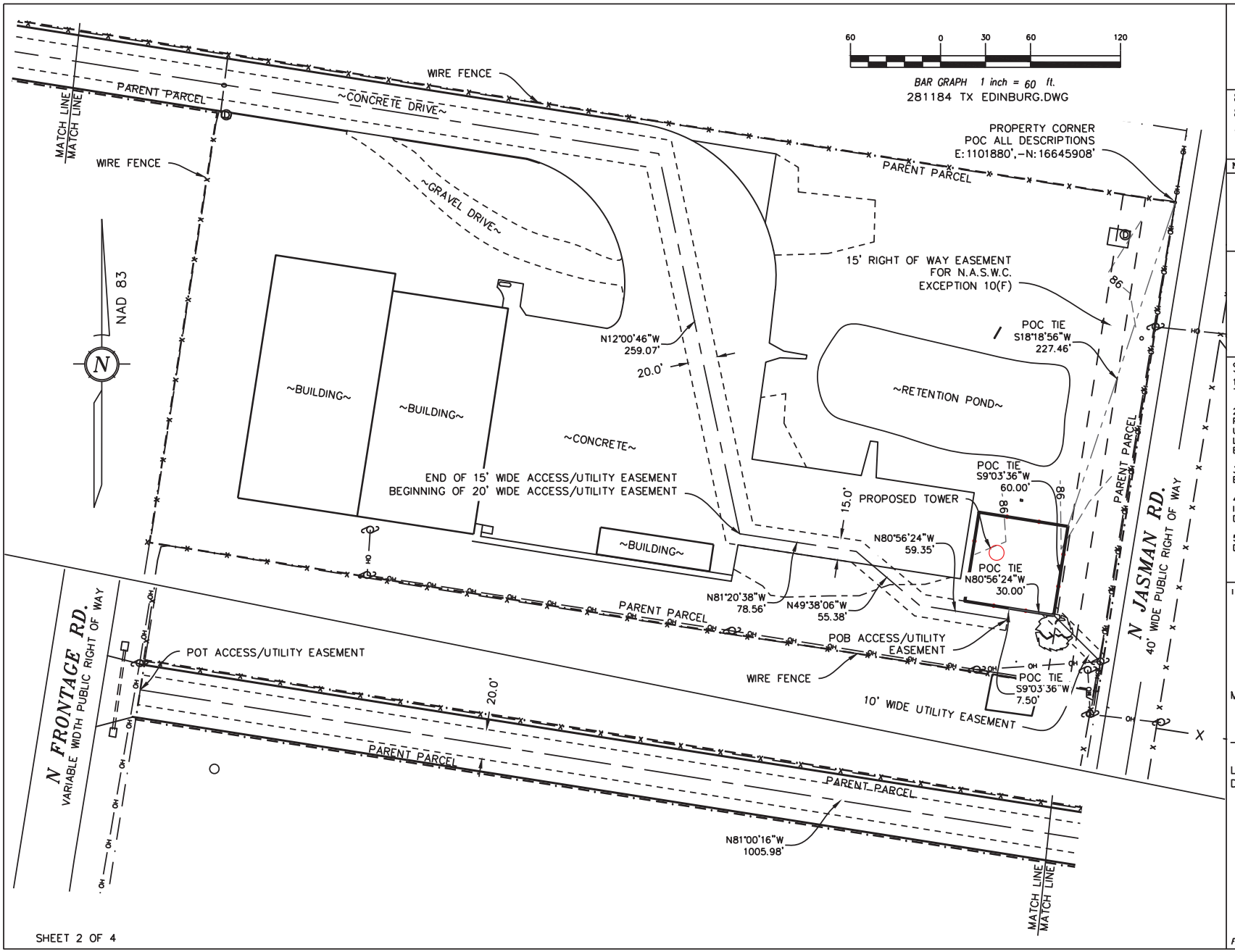
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

I HEREBY CERTIFY TO:

MURPHY GEOMATICS

LAND SURVEYOR -
DATE:

FIELD DATE: 07/07/2023



SHEET 2 OF 4

AS-BUILT SURVEY
ALTA
TOWER

SITE: TX EDINBURG
SITE #: 281184
ADDRESS: 3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

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MURPHY GEOMATICS

LAND SURVEYOR –
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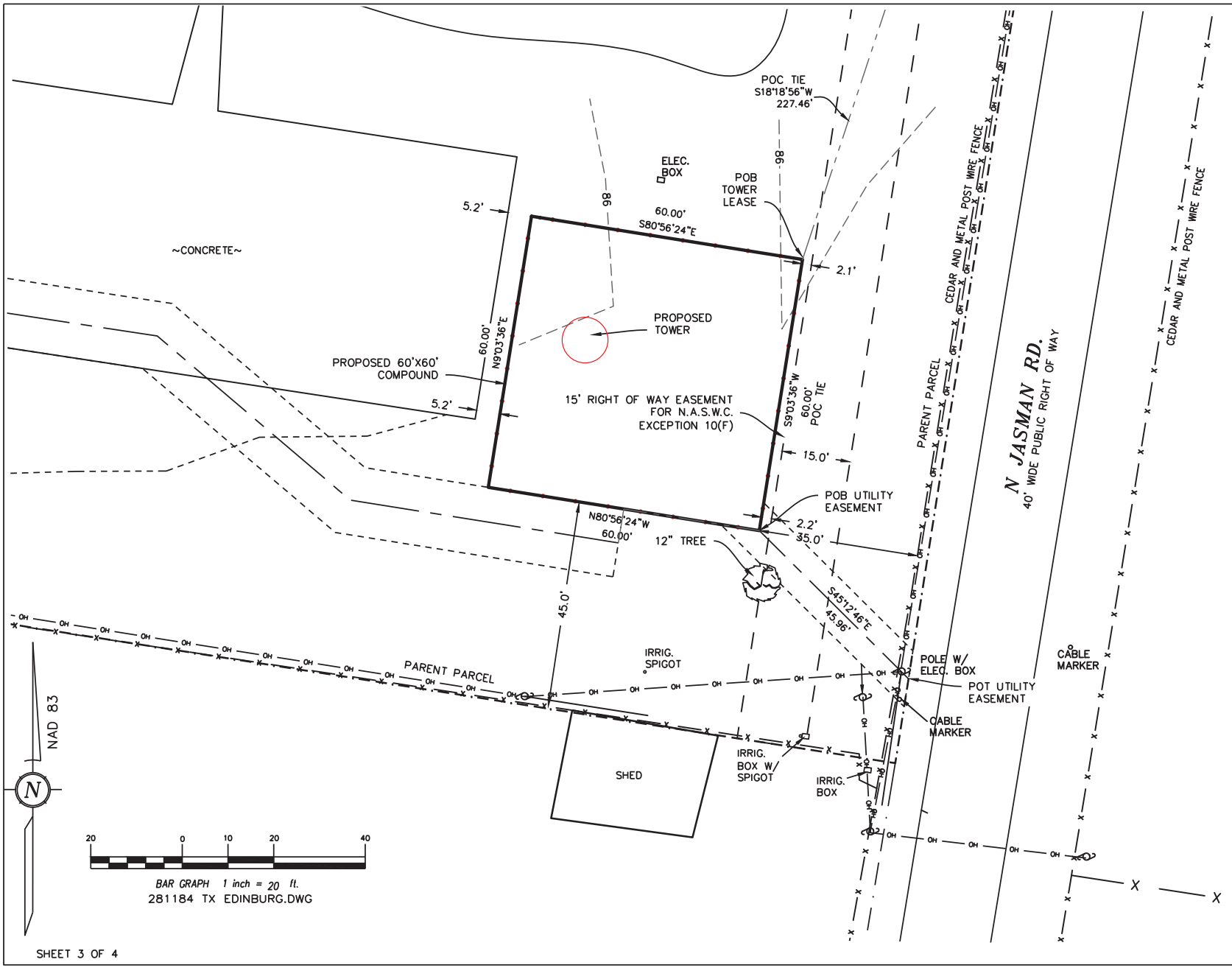
FIELD DATE: 07/07/2023



AS-BUILT SURVEY
ALTA
TOWER

SITE: TX EDINBURG
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5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

I HEREBY CERTIFY TO:

MURPHY GEOMATICS

LAND SURVEYOR –
DATE:

FIELD DATE: 07/07/2023

SURVEYORS REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 38814316 COMMITMENT DATE: APRIL 24, 2023 AT 8:00 AM.

SCHEDULE B EXCEPTIONS FROM COVERAGE:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): DOCUMENT NO. 2049974, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS.
-STANDARD EXCEPTION.
3. HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY, OF ANY SPOUSE OF ANY INSURED. (APPLIES TO THE OWNER POLICY ONLY).
-STANDARD EXCEPTION.
4. ANY TITLES OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES,
A. TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, OR
B. TO LANDS BEYOND THE LINE OF HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
C. TO FILLED-IN LANDS, OR ARTIFICIAL ISLANDS, OR
D. TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
E. TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THAT AREA.
(APPLIES TO THE OWNER POLICY ONLY.)
-STANDARD EXCEPTION.
5. STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2023, AND SUBSEQUENT YEARS; AND SUBSEQUENT TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP, BUT NOT THOSE TAXES OR ASSESSMENTS FOR PRIOR YEARS BECAUSE OF AN EXEMPTION GRANTED TO A PREVIOUS OWNER OF THE PROPERTY UNDER SECTION 11.13, TEXAS TAX CODE, OR BECAUSE OF IMPROVEMENTS NOT ASSESSED FOR A PREVIOUS TAX YEAR.
-STANDARD EXCEPTION.
6. THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND.
-STANDARD EXCEPTION.
7. MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION BEFORE SIGNING AND DELIVERING THE LIEN DOCUMENT DESCRIBED IN SCHEDULE A, IF THE LAND IS PART OF THE HOMESTEAD OF THE OWNER. (APPLIES TO THE MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN ONLY, AND MAY BE DELETED IF SATISFACTORY EVIDENCE IS FURNISHED TO US BEFORE A BINDER IS ISSUED.)
-STANDARD EXCEPTION.
8. LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND, BUT THAT ARE SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE. (APPLIES TO MORTGAGEE POLICY (T-2) ONLY.)
-STANDARD EXCEPTION.
9. THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY (T-2R). (APPLIES TO TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY (T-2R) ONLY. SEPARATE EXCEPTIONS 1 THROUGH 8 OF THIS SCHEDULE B DO NOT APPLY TO THE TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY (T-2R).
-STANDARD EXCEPTION.
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
A. STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (BLANKET)
-STANDARD EXCEPTION.
B. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR REGULATIONS OF THE CITY HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.
-STANDARD EXCEPTION.
C. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2049974, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
-PLAT NOT PROVIDED.
D. RIGHT OF WAY EASEMENT FOR ROADWAYS, CANALS, DRAINAGE DITCHES, ETC. AS SHOWN BY INSTRUMENT DATED FEBRUARY 23, 1920, RECORDED IN VOLUME 105, PAGE 22 AND DATED NOVEMBER 25, 1920, RECORDED IN VOLUME 102, PAGE 223, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
E. RIGHT OF WAY EASEMENT DATED MAY 16, 1972, IN FAVOR OF STATE OF TEXAS, RECORDED IN VOLUME 1322, PAGE 813, DEED RECORDS, HIDALGO COUNTY, TEXAS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
F. RIGHT OF WAY EASEMENT DATED MAY 12, 2009, EXECUTED BY MARTIN FLORES TO NORTH ALAMO WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 1997904, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
-AFFECTS PARENT PARCEL, 15' RIGHT OF WAY EASEMENT AS SHOWN.
G. UNIFORM SUBDIVISION NON-STANDARD WATER/SEWER SERVICE AGREEMENT DATED JUNE 6, 2009, BETWEEN NORTH ALAMO WATER SUPPLY CORPORATION, A TEXAS CORPORATION AND MARTIN FLORES, RECORDED UNDER DOCUMENT NO. 2004906, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT.
H. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED APRIL 26, 1977, BY AND BETWEEN J.L. REESE, AS LESSOR, AND CHARLES A. BRANDT, AS LESSEE, RECORDED IN VOLUME 367, PAGE 479 OF THE OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
I. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED MARCH 24, 1977, BY AND BETWEEN J.F. EWERS, ET AL, AS LESSOR, AND CHARLES A. BRANDT, AS LESSEE, RECORDED IN VOLUME 367, PAGE 550 OF THE OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
J. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED AUGUST 5, 1952, RECORDED IN VOLUME 766, PAGE 519 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, WHICH DOCUMENT CONTAINS THE FOLLOWING LANGUAGE 'SAVE AND EXCEPT, AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS UNDERLYING OR THAT MAY BE PRODUCED FROM SAID LAND'. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
K. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED APRIL 1, 1977, BY AND BETWEEN ALFONSO DE LA ROSA AND ISABEL DE LA ROSA, AS LESSOR, AND CHARLES A. BRANDT, AS LESSEE, RECORDED IN VOLUME 367, PAGE 565 OF THE OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
L. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED MARCH 30, 1977, BY AND BETWEEN ORVILLE I. COX, JR., ET AL, AS LESSOR, AND CHARLES A. BRANDT, AS LESSEE, RECORDED IN VOLUME 367, PAGE 586 OF THE OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
M. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JULY 26, 1977, BY AND BETWEEN MEX-TEX OIL CORPORATION, AS LESSOR, AND CHARLES A. BRANDT, AS LESSEE, RECORDED IN VOLUME 368, PAGE 454 OF THE OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
N. ALL, LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED ARE EXCLUDED FROM COVERAGE UNDER THIS POLICY. THE ENTIRE MINERAL ESTATE HAVING BEEN RESERVED UNTO PREDECESSORS IN TITLE, AND SUBJECT TO ANY VALID OIL AND GAS LEASES AFFECTING THE ABOVE DESCRIBED PROPERTY.
-STANDARD EXCEPTION.
O. BUILDING, ZONING, PLATTING AND/OR REGULATORY LAWS AND/OR ORDINANCES OF ANY MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY.
-STANDARD EXCEPTION.

LEGAL DESCRIPTION: TOWER LEASE (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, STATE OF TEXAS, HAVING PARCEL ID: 20407491, FURTHER DESCRIBED AS:
COMMENCING FROM A PROPERTY CORNER, FOUND ON THE NORTHEAST CORNER OF SAID PARCEL, ALSO LYING ON THE WESTERN RIGHT OF WAY OF N JASMAN RD, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING TEXAS STATE PLANE COORDINATES E:1101880',-N:16645908';
THENCE, DEPARTING SAID RIGHT OF WAY, S 18° 18' 56" W FOR A DISTANCE OF 227.46 FEET TO THE POINT OF BEGINNING;
THENCE, S 09° 03' 36" W FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, N 80° 56' 24" W FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, N 09° 03' 36" E FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, S 80° 56' 24" E FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3,600 SQFT -OR- 0.08 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, STATE OF TEXAS, HAVING PARCEL ID: 20407491, FURTHER DESCRIBED AS:
COMMENCING FROM A PROPERTY CORNER, FOUND ON THE NORTHEAST CORNER OF SAID PARCEL, ALSO LYING ON THE WESTERN RIGHT OF WAY OF N JASMAN RD, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING TEXAS STATE PLANE COORDINATES E:1101880',-N:16645908';
THENCE, DEPARTING SAID RIGHT OF WAY, S 18° 18' 56" W FOR A DISTANCE OF 227.46 FEET TO A POINT ON AN EXISTING 3,600 SQFT TOWER LEASE;
THENCE, ALONG SAID LEASE, S 09° 03' 36" W FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, N 80° 56' 24" W FOR A DISTANCE OF 30.00 FEET TO A POINT;
THENCE, DEPARTING SAID LEASE, S 09° 03' 36" W FOR A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 15-FOOT-WIDE ACCESS/UTILITY EASEMENT, LYING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:
THENCE, N 80° 56' 24" W FOR A DISTANCE OF 59.35 FEET TO A POINT;
THENCE, N 49° 38' 06" W FOR A DISTANCE OF 55.38 FEET TO A POINT;
THENCE, N 81° 20' 38" W FOR A DISTANCE OF 78.56 FEET TO A POINT, SAID POINT BEING THE TERMINUS OF A 15' WIDE ACCESS/UTILITY EASEMENT AND BEING POINT OF BEGINNING OF THE CENTERLINE OF A 20-FOOT-WIDE ACCESS/UTILITY EASEMENT, LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:
THENCE, N 12° 00' 46" W FOR A DISTANCE OF 259.07 FEET TO A POINT;
THENCE, N 81° 00' 16" W FOR A DISTANCE OF 1005.98 FEET TO A POINT LYING ON THE EASTERN RIGHT OF WAY OF N FRONTAGE RD, A DEDICATED PUBLIC RIGHT OF WAY, SAID POINT BEING THE POINT OF TERMINUS, CONTAINING 28,201 SQFT -OR- 0.65 ACRES.

LEGAL DESCRIPTION: UTILITY EASEMENT (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, STATE OF TEXAS, HAVING PARCEL ID: 20407491, FURTHER DESCRIBED AS:
COMMENCING FROM A PROPERTY CORNER, FOUND ON THE NORTHEAST CORNER OF SAID PARCEL, ALSO LYING ON THE WESTERN RIGHT OF WAY OF N JASMAN RD, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING TEXAS STATE PLANE COORDINATES E:1101880',-N:16645908';
THENCE, DEPARTING SAID RIGHT OF WAY, S 18° 18' 56" W FOR A DISTANCE OF 227.46 FEET TO A POINT ON AN EXISTING 3,600 SQFT TOWER LEASE;
THENCE, ALONG SAID LEASE, S 09° 03' 36" W FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10-FOOT-WIDE UTILITY EASEMENT, LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:
THENCE, DEPARTING SAID LEASE, S 45° 12' 46" E FOR A DISTANCE OF 45.96 FEET TO A POINT LYING ON SAID WESTERN RIGHT OF WAY OF N JASMAN RD, SAID POINT BEING THE POINT OF TERMINUS, CONTAINING 486 SQFT -OR- 0.01 ACRES.

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

LOT ONE (1), MEX FLORES SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2049974, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES.

AS-BUILT SURVEY
ALTA
TOWER

SITE: TX EDINBURG
SITE #: 281184
ADDRESS: 3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
TX GRID SOUTH ZONE NAD83

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

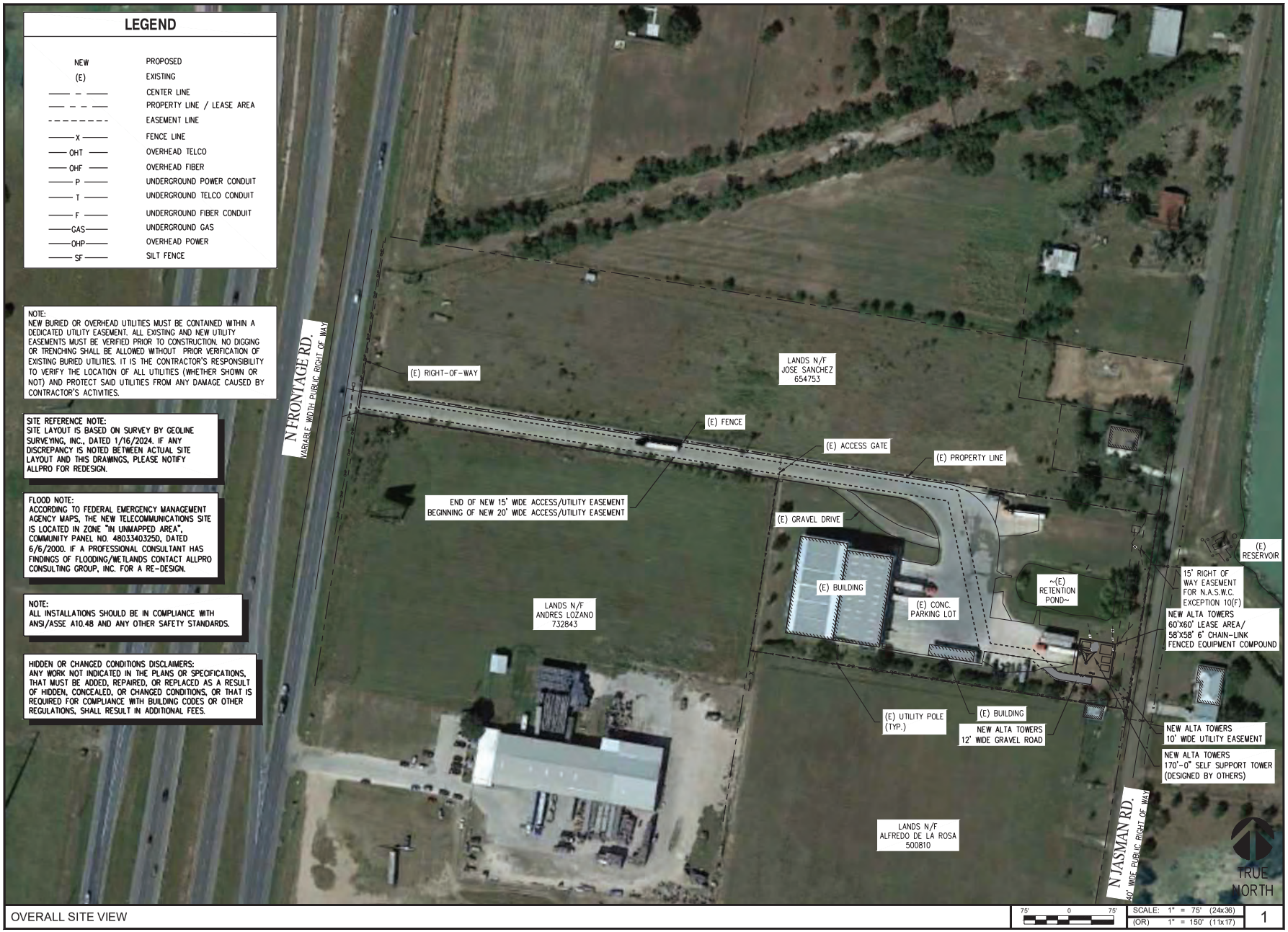
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

I HEREBY CERTIFY TO:

MURPHY GEOMATICS

LAND SURVEYOR -
DATE:

FIELD DATE: 07/07/2023



OVERALL SITE VIEW

ALTA TOWERS
301 MAIN PLAZA, SUITE 381
NEW BRAUNFELS, TEXAS 78130

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
www.allpracgi.com

ACGI NO:	23-3154
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
A	02/21/24	ISSUED FOR REVIEW	RM

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SITE INFORMATION

ALTA SITE NAME:
TX EDINBURG

ADDRESS:
3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:
OVERALL
SITE VIEW

SHEET NUMBER:
C-1

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE / LEASE AREA
- - - - - - - -	EASEMENT LINE
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
——P——	UNDERGROUND POWER CONDUIT
——T——	UNDERGROUND TELCO CONDUIT
——F——	UNDERGROUND FIBER CONDUIT
——GAS——	UNDERGROUND GAS
——OHP——	OVERHEAD POWER
——SF——	SILT FENCE

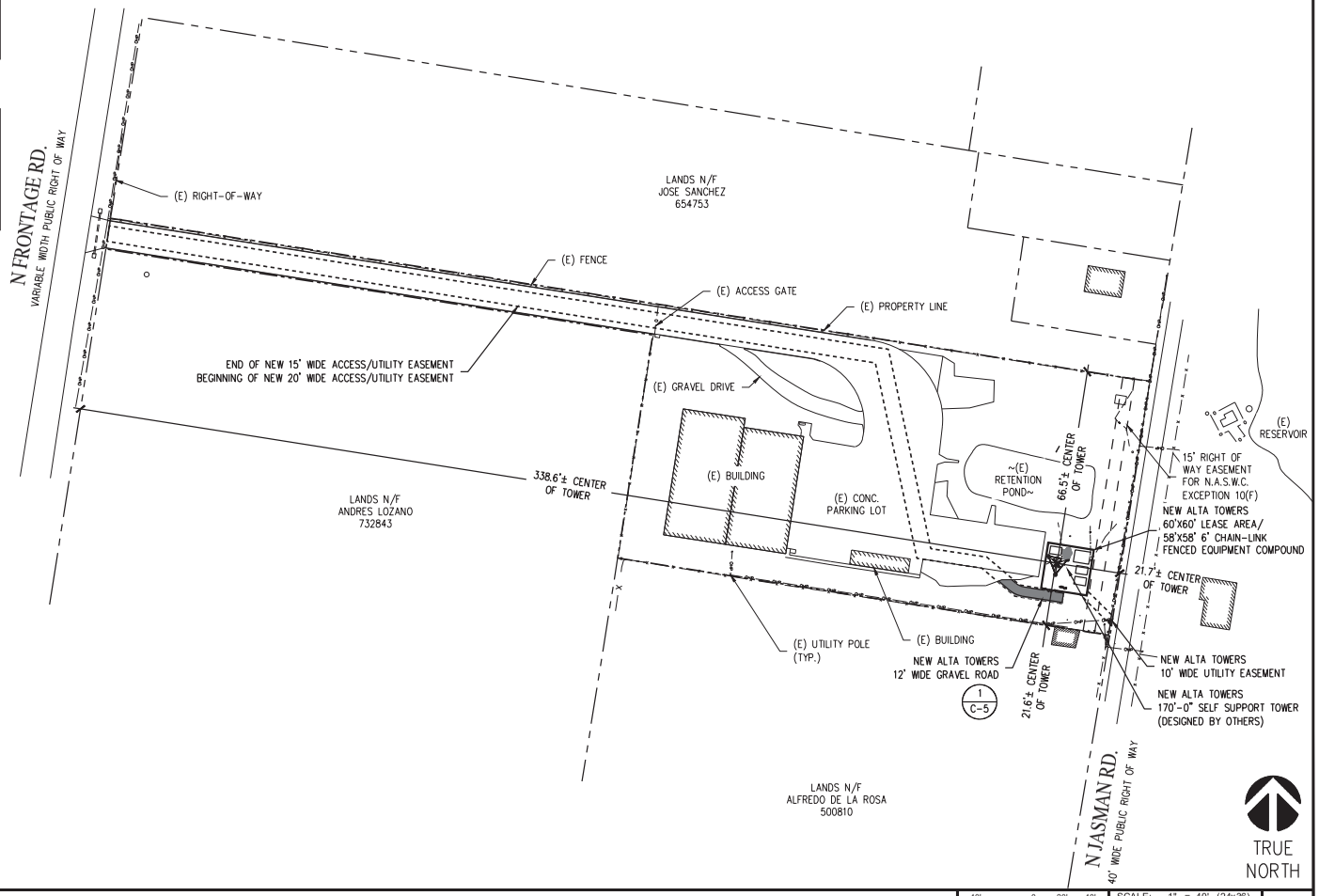
NOTE:
NEW BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

SITE REFERENCE NOTE:
SITE LAYOUT IS BASED ON SURVEY BY GEOLINE SURVEYING, INC., DATED 1/16/2024. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "IN UNMAPPED AREA", COMMUNITY PANEL NO. 48033403250, DATED 6/6/2000. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

HIDDEN OR CHANGED CONDITIONS DISCLAIMERS:
ANY WORK NOT INDICATED IN THE PLANS OR SPECIFICATIONS, THAT MUST BE ADDED, REPAIRED, OR REPLACED AS A RESULT OF HIDDEN, CONCEALED, OR CHANGED CONDITIONS, OR THAT IS REQUIRED FOR COMPLIANCE WITH BUILDING CODES OR OTHER REGULATIONS, SHALL RESULT IN ADDITIONAL FEES.



OVERALL SITE PLAN

40' 0 20' 40'

SCALE: 1" = 40' (24x36)
(OR) 1" = 80' (11x17)

1

ALTA TOWERS
301 MAIN PLAZA, SUITE 381
NEW BRAUNFELS, TEXAS 78130

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

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SITE INFORMATION

ALTA SITE NAME:
TX EDINBURG

ADDRESS:
3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-2

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE / LEASE AREA
- - - - - - - -	EASEMENT LINE
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
——P——	UNDERGROUND POWER CONDUIT
——T——	UNDERGROUND TELCO CONDUIT
——F——	UNDERGROUND FIBER CONDUIT
——GAS——	UNDERGROUND GAS
——OHP——	OVERHEAD POWER
——SF——	SILT FENCE

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PRE-CONSTRUCTION ONLY:
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS A CONSTRUCTION DRAWINGS.

NOTE:
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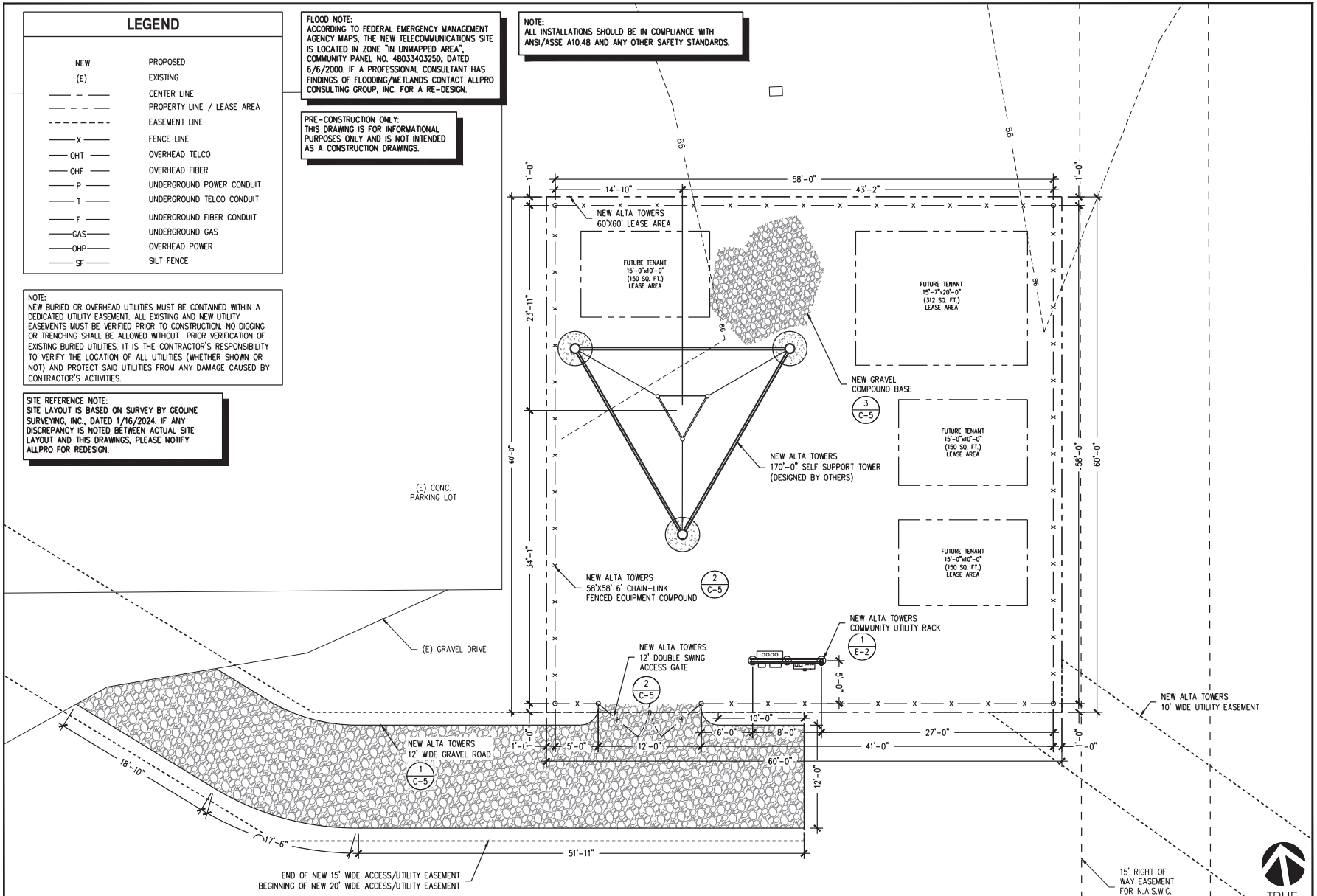

ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

ALTA TOWERS
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verizon
600 HIDDEN RIDGE
IRVING, TX 75038

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ADDRESS:
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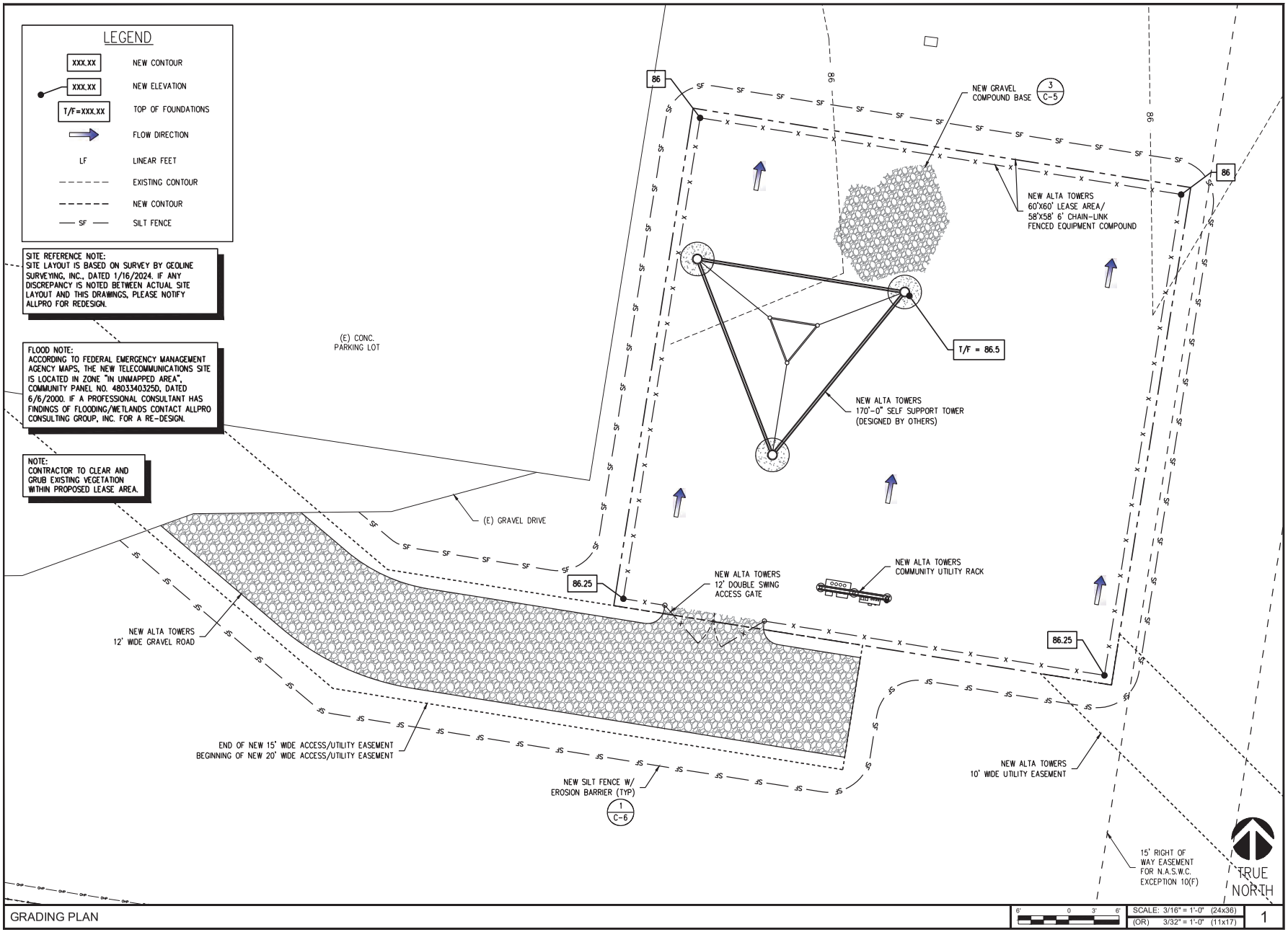
EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:
ENLARGED
SITE PLAN

SHEET NUMBER:
C-3



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EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-3A

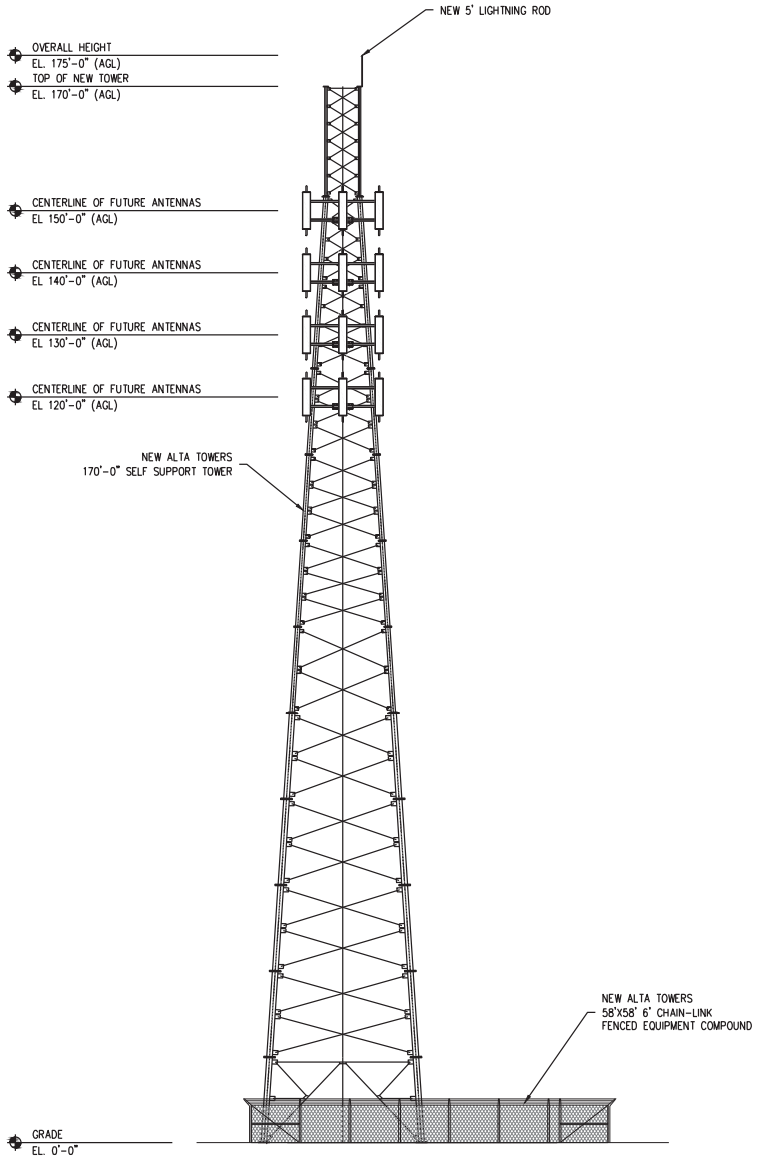
NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. STRUCTURAL ANALYSIS BY OTHERS.

NOTE:
MOUNT ANALYSIS BY OTHERS. NO ANTENNAS OR EQUIPMENT SHALL BE INSTALLED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

NOTE:
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

CLIMBERS NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ANTENNA MOUNTS ETC WITHOUT PROPER EVALUATION. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.



TOWER ELEVATION

15' 0 15'

SCALE: 1" = 15' (24x36)
(OR) 1" = 30' (11x17)

1

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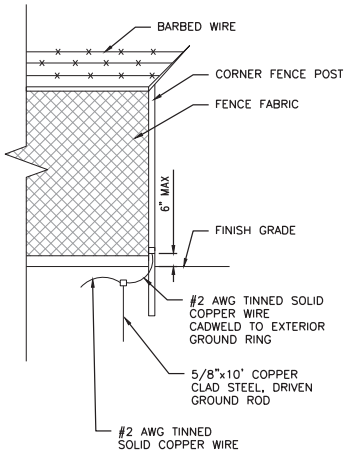
HIDALGO COUNTY

SHEET TITLE:

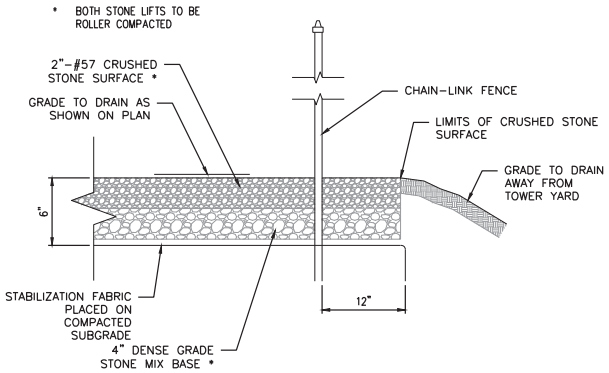
ELEVATION

SHEET NUMBER:

C-4



FENCE GROUNDING DETAIL | SCALE: NTS | 4

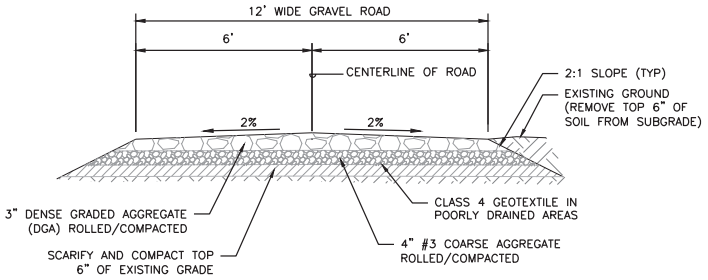


SITE COMPOUND DETAIL | SCALE: NTS | 3

NOTES:
1. CLEAR AND GRUB EXISTING VEGETATION
2. MAINTAIN EXISTING DRAINAGE PATTERNS
3. MINIMUM OF 6" OF 1-1/2" CRUSHED ROCK
4. SUBGRADE TO BE COMPACTED TO 95% (MINIMUM) STANDARD PROCTOR DENSITY

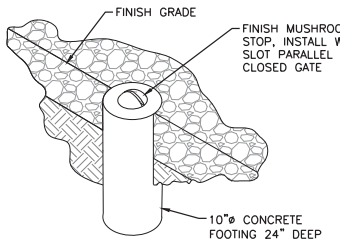
THE NEW ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:
- MIN 4" CRUSHER RUN FINISHED DRIVING SURFACE
- 2"-3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. WHERE REWORKING OR EXTENDING EXISTING ROAD, MATCH EXISTING CONSTRUCTION OR AS DETAILED ABOVE AS A MINIMUM ACCEPTABLE STANDARD.
2. TO BE USED FOR GRADES 0-4%
3. IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE ALTA TOWERS PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 5" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4" STONE TYP)

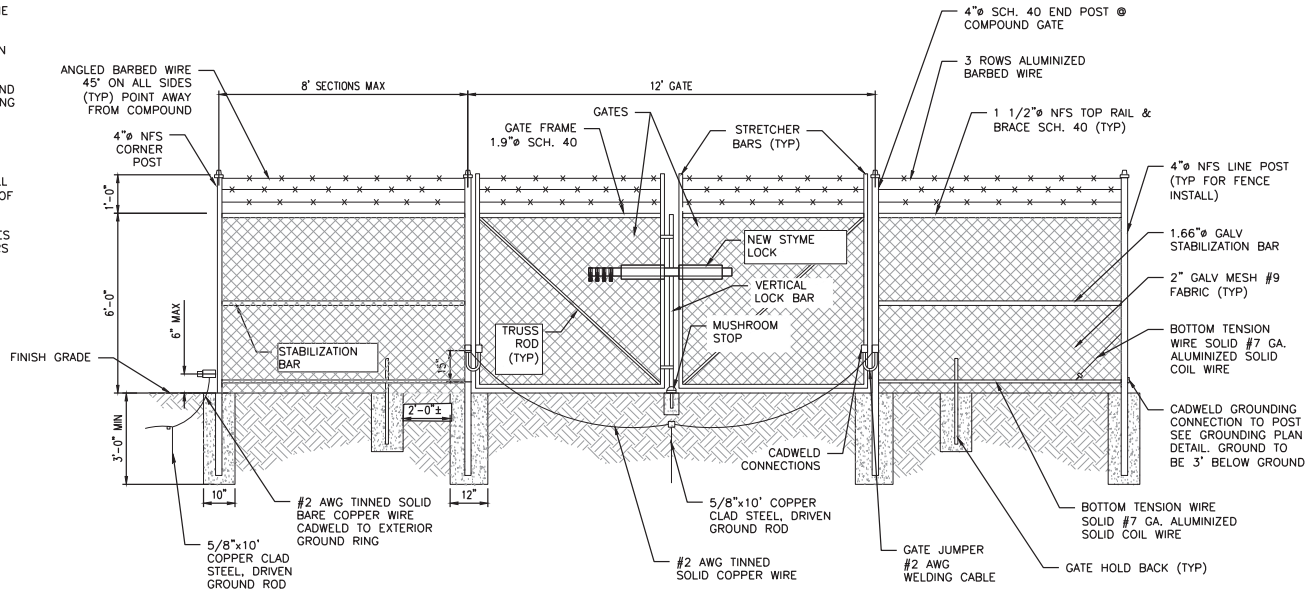


ACCESS ROAD DETAIL | SCALE: NTS | 1

NOTES:
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACES USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN-LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNERS POST WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



MUSHROOM STOP | SCALE: NTS | 5



FENCE DETAIL | SCALE: NTS | 2

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SITE INFORMATION

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TX EDINBURG

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3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:
SITE DETAILS

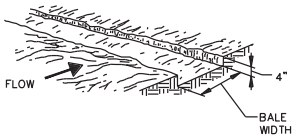
SHEET NUMBER:
C-5

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING.
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT.
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER.
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED.
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER.
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED.

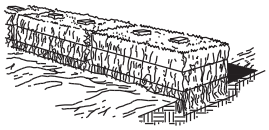
SOIL EROSION AND SEDIMENT CONTROL NOTES | SCALE: NTS | 4

NOT USED | SCALE: NTS | 3

NOT USED | SCALE: NTS | 2

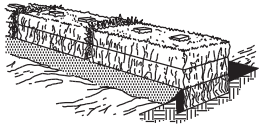


1. EXCAVATE THE TRENCH.



2. PLACE AND STAKE STRAW BALES.

3. WEDGE LOOSE STRAW BETWEEN BALES.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

STRAW BALE BARRIER

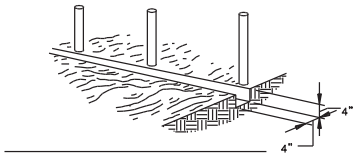
GRADING NOTES:

1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.

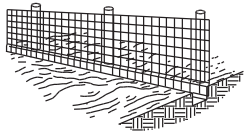
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.

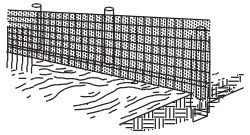
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.



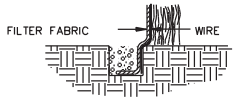
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UPSLOPE ALONG POSTS.



2. STAPLE WIRE FENCING TO THE LINE OF POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. EXTENSION OF FABRIC AND WIRE INTO THE TRENCH

SILT FENCE

EROSION CONTROL DETAIL | SCALE: NTS | 1

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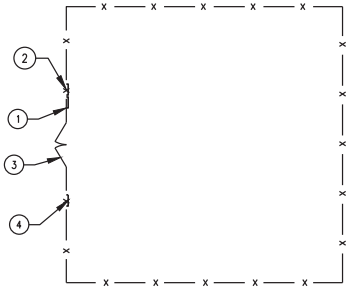
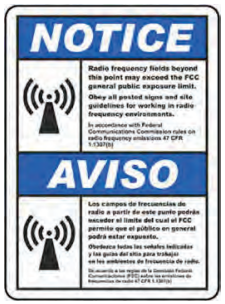


NOTE:
SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

SIGN PLACEMENT PLAN VIEW — SCALE: NTS — 1

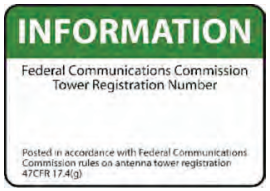
NOTE:

GENERAL CONTRACTOR SHALL PROCURE AND PROVIDE 0.063" RUST FREE ALUMINUM SIGNS WITH ONE YEAR WARRANTY FOR ALL SIGNS



① NOTICE - RF SIGN (BLUE)
12" x 18" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM

③ TOWER CLIMBING SIGN DETAIL
12" x 18" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM

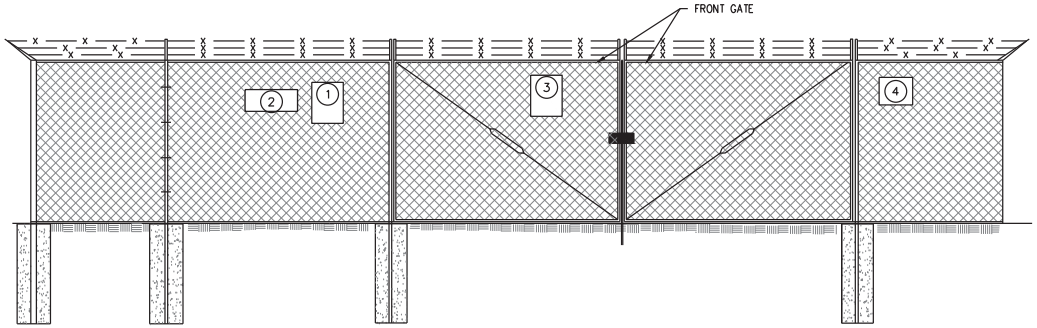


④ ASR SIGN
10" x 12" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM

② SITE OWNER SIGN
30" X 36" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM

⑤ CATTLE SIGN (AS REQUIRED)
SITES WITH LIVESTOCK SHALL HAVE THIS SIGN ON THE RANCH GATE/ACCESS GATE

TYPICAL SIGNS AND SPECIFICATIONS — SCALE: NTS — 2



SIGNAGE NOTES:
1. SIGNS SHALL FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL B MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILITIES IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

SIGN PLACEMENT FRONT GATE VIEW — SCALE: NTS — 3

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SUITE 204, DALLAS, TX 75243
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FAX: 866-364-8375
www.allpracgi.com

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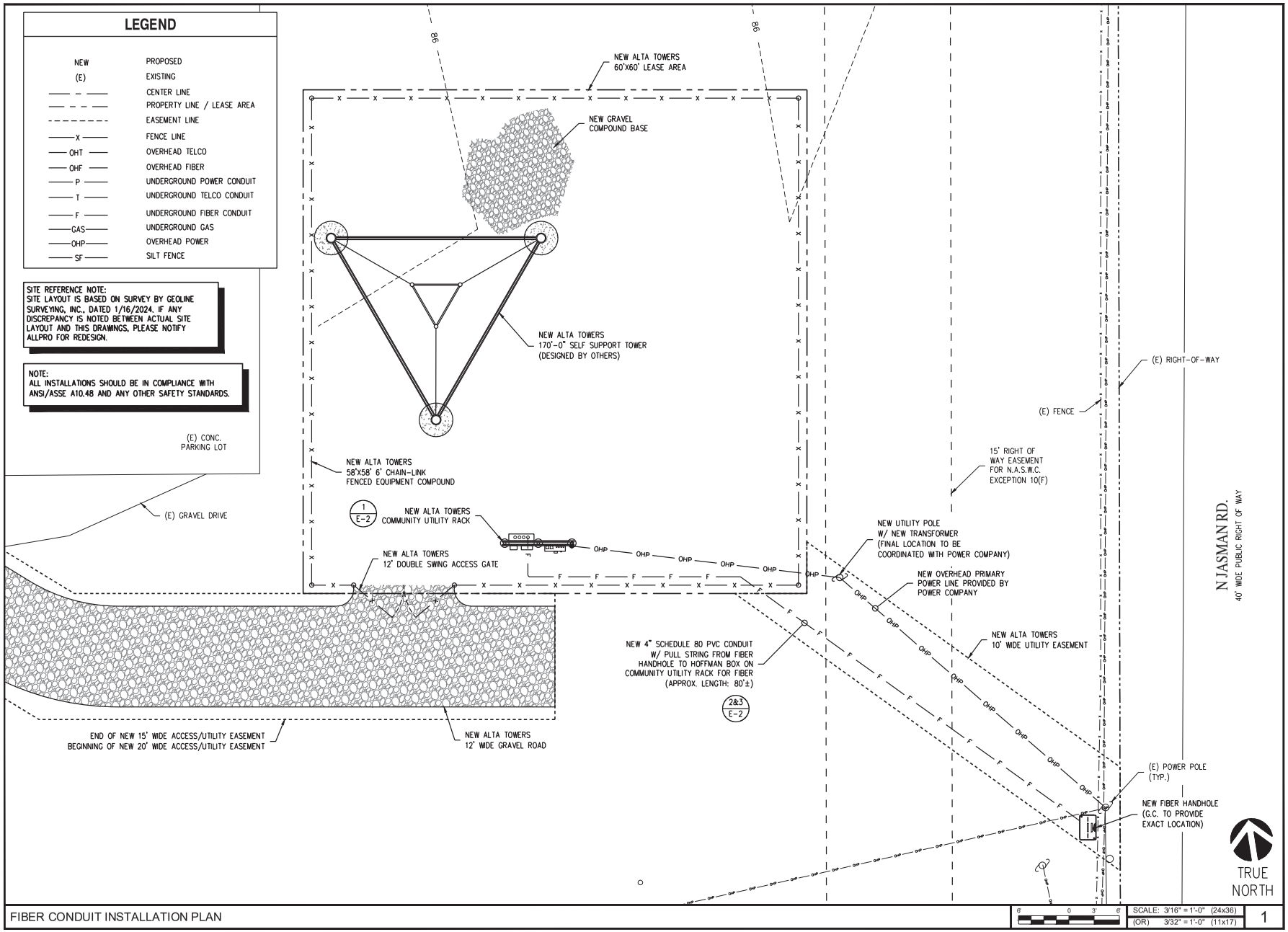
HIDALGO COUNTY

SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER:
C-7



FIBER CONDUIT INSTALLATION PLAN

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

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HIDALGO COUNTY

SHEET TITLE:
UTILITY ROUTING PLAN

SHEET NUMBER:
E-1

WEATHERHEAD

Service Entrance Cap - 3-1/2" thru 4"

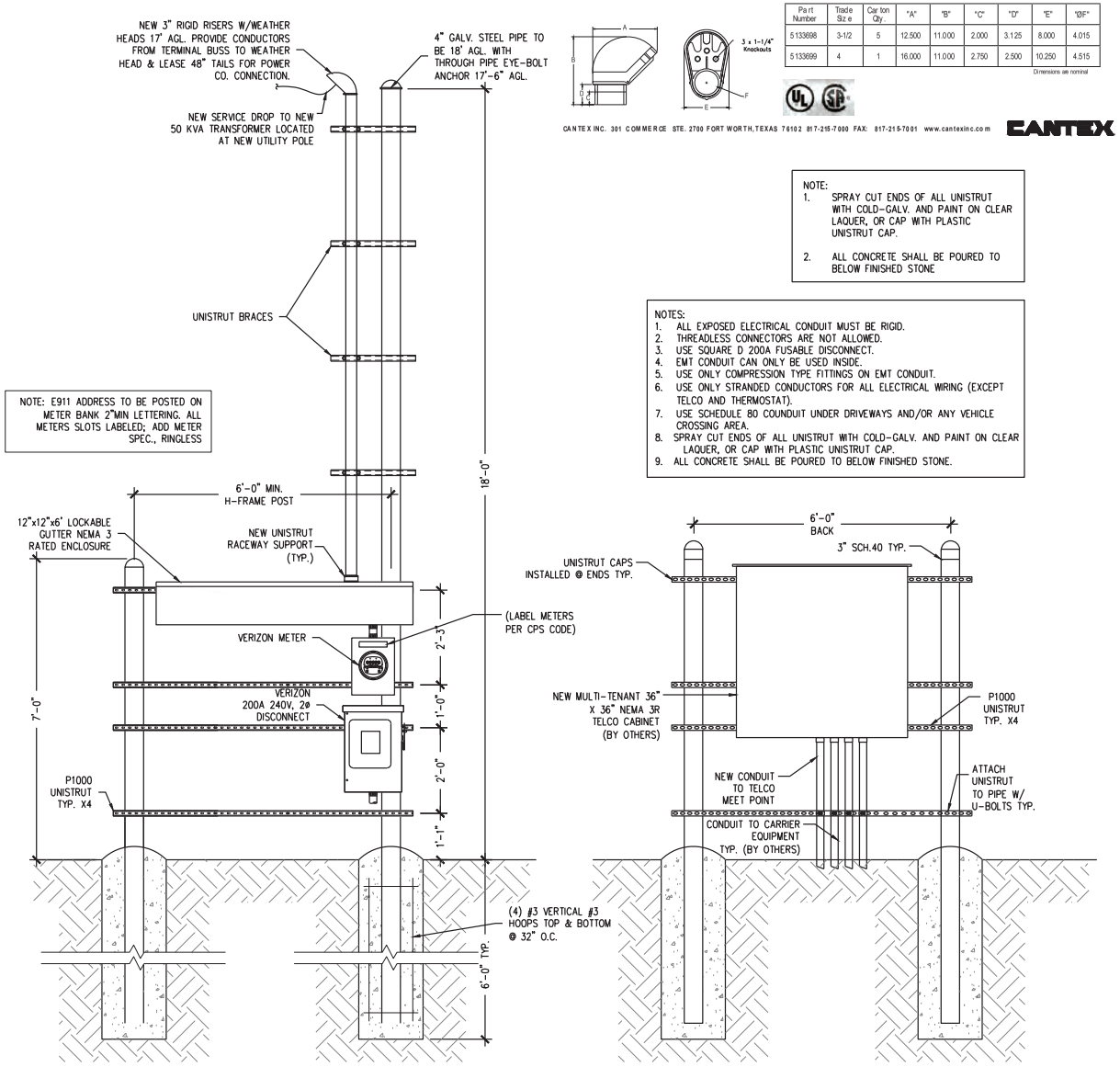
Part Number	Trade Size	Carton Qty.	"A"	"B"	"C"	"D"	"E"	"ØF"
5133698	3-1/2	5	12.500	11.000	2.000	3.125	8.000	4.015
5133699	4	1	16.000	11.000	2.750	2.500	10.250	4.515

Dimensions are nominal

3 x 1-1/4" Knockouts

CANTEX INC. 301 COMMERCE STE. 2700 FORT WORTH, TEXAS 76102 817-215-7000 FAX: 817-215-7001 www.cantexinc.com

CANTEX



NOTE:
1. SPRAY CUT ENDS OF ALL UNISTRUT WITH COLD-GALV. AND PAINT ON CLEAR LAQUER, OR CAP WITH PLASTIC UNISTRUT CAP.
2. ALL CONCRETE SHALL BE POURED TO BELOW FINISHED STONE

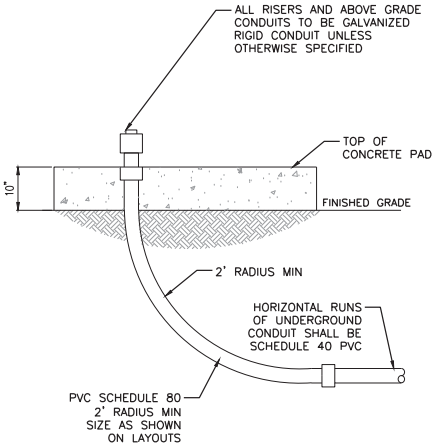
NOTES:
1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
2. THREADLESS CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE D 200A FUSABLE DISCONNECT.
4. EMT CONDUIT CAN ONLY BE USED INSIDE.
5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING (EXCEPT TELCO AND THERMOSTAT).
7. USE SCHEDULE 80 COUNDUIT UNDER DRIVEWAYS AND/OR ANY VEHICLE CROSSING AREA.
8. SPRAY CUT ENDS OF ALL UNISTRUT WITH COLD-GALV. AND PAINT ON CLEAR LAQUER, OR CAP WITH PLASTIC UNISTRUT CAP.
9. ALL CONCRETE SHALL BE POURED TO BELOW FINISHED STONE.

NEW H-FRAME

1" 0 1" 2"

SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

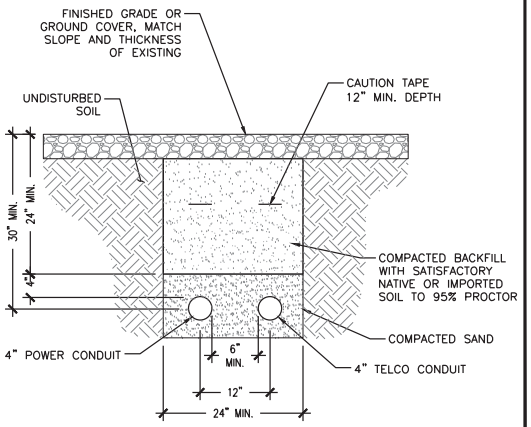
1



UNDERGROUND CONDUIT STUB-UP

SCALE: NTS

3



NOTES:

1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
2. IF POWER AND TELCO ARE PLACED IN THE SAME TRENCH, PER NEC CODE, A MINIMUM OF 12" SEPARATION IS REQUIRED BETWEEN THE POWER AND FIBER CONDUIT.

CONDUIT TRENCH DETAIL

SCALE: NTS

2

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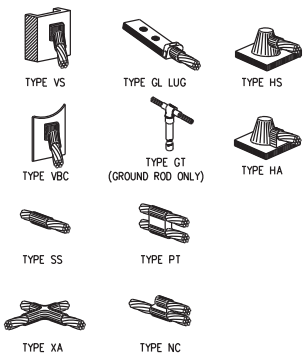
ELECTRICAL DETAILS

SHEET NUMBER:
E-2

LEGEND

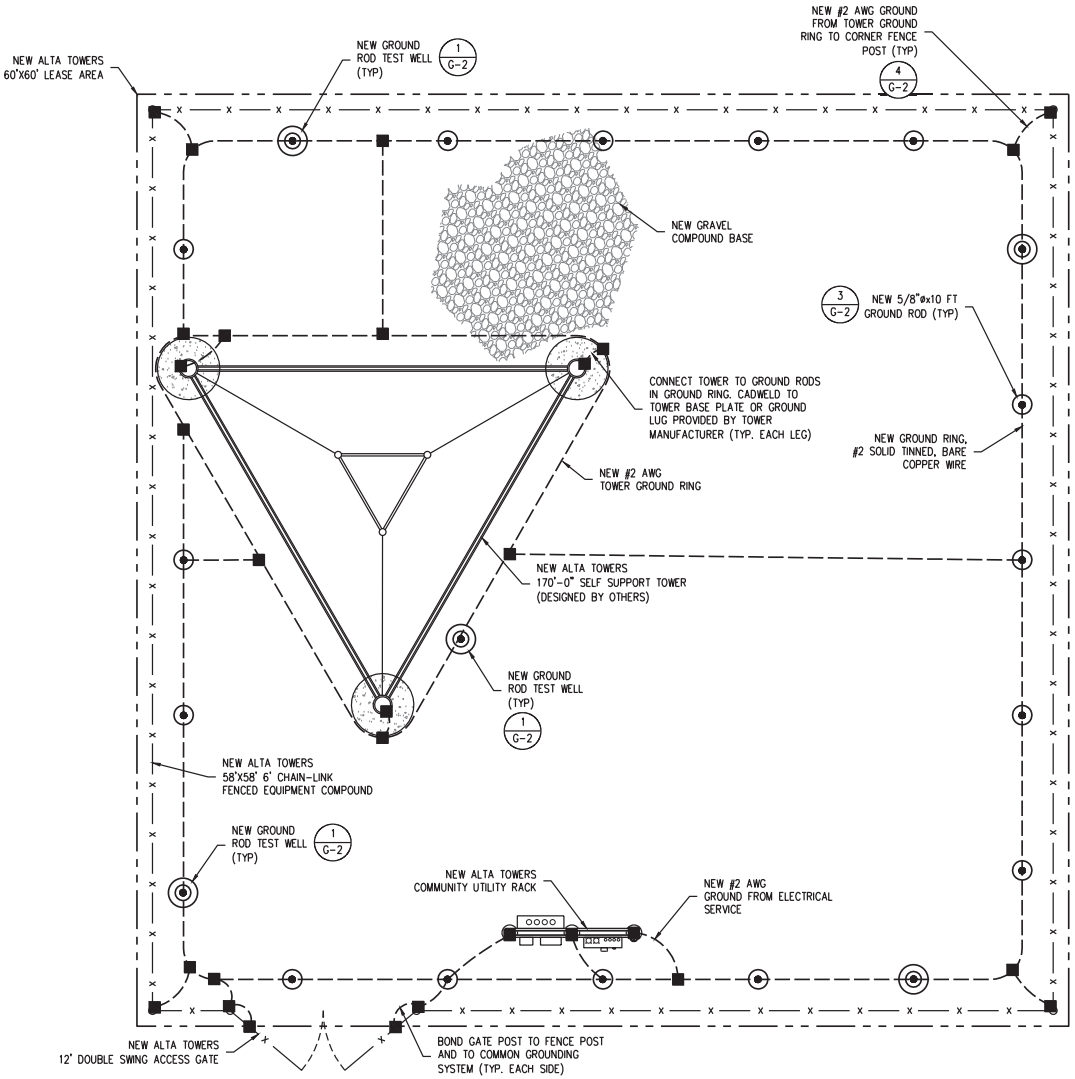
- GROUND RING
- CADWELD CONNECTION (EXOTHERMIC WELD)
- MECHANICAL CONNECTION
- GROUND ROD
- GROUND ROD TEST WELL
- CHAIN LINK FENCE

TYPICAL CADWELD CONNECTIONS



GROUNDING ELECTRODE SYSTEM

1. CONNECTIONS
   ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL& MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.
4. FENCE/ GATE:
   GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND ALTERNATING GATE POSTS AND ALL CORNER POSTS. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE "CADWELD" PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. UTILITY COMPANY COORDINATION:
   ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
6. GROUND TESTS:
   GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5-OHMS.
7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   1. ONE (1) COPY TO OWNER REPRESENTATIVE
   2. ONE (1) COPY TO ENGINEER
   3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



TRUE NORTH

NEW COMPOUND GROUNDING PLAN

4' 0 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

ALTA TOWERS
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ACGI NO:	23-3154
DRAWN BY:	RM
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REVISIONS

REV	DATE	DESCRIPTION	BY
A	02/21/24	ISSUED FOR REVIEW	RM

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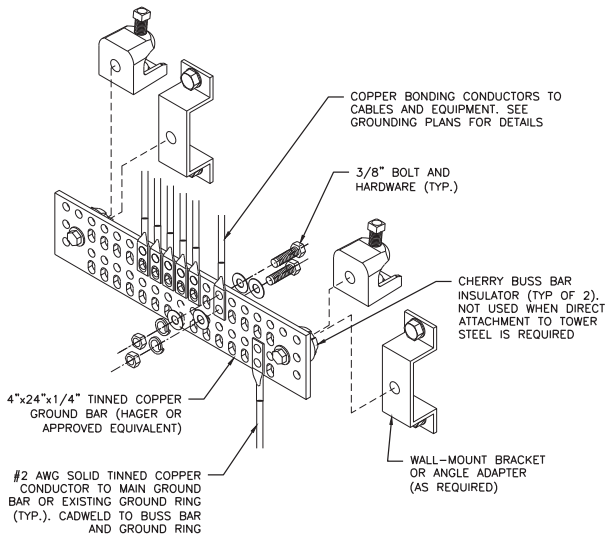
SITE INFORMATION

ALTA SITE NAME:
TX EDINBURG

ADDRESS:
3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

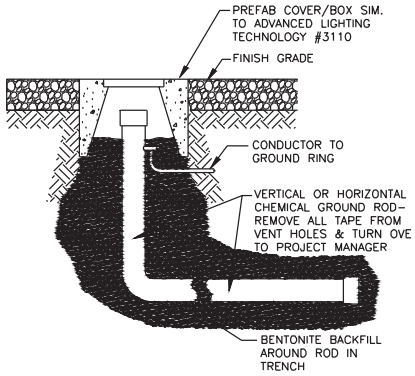
SHEET TITLE:
GROUNDING
PLAN

SHEET NUMBER:
G-1

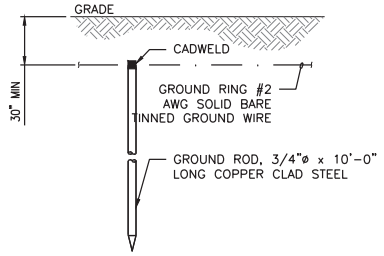


GROUND BAR DETAIL | SCALE: NTS | 6

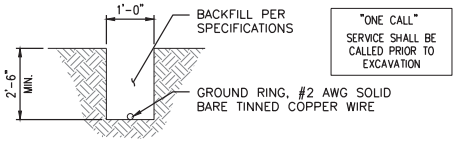
NOTE:
PROVIDE CHEMICAL GROUND RODS WHEN DRIVEN RODS ARE NOT PRACTICAL OR WHERE A STANDARD 5 OHMS RESISTANCE CANNOT BE OBTAINED AT THE SITE. LOCATION SHALL BE DETERMINED ON SITE BY PROJECT MANAGER.



CHEMICAL GROUND ROD INSPECTION WELL DETAIL | SCALE: NTS | 7

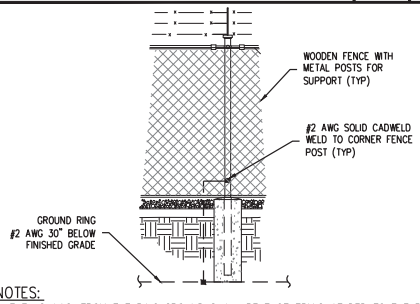


GROUND ROD DETAIL | SCALE: NTS | 3



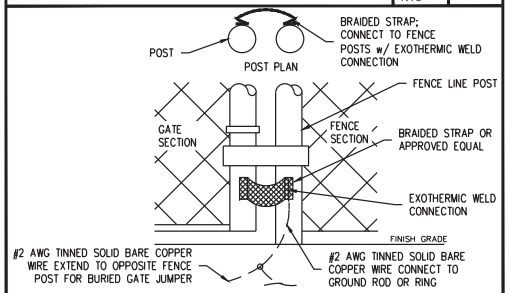
NOTES:
1. ALL EXOTHERMIC WELD CONNECTIONS SHALL BE BELOW FROST LINE.

GROUND RING TRENCH DETAIL | SCALE: NTS | 4

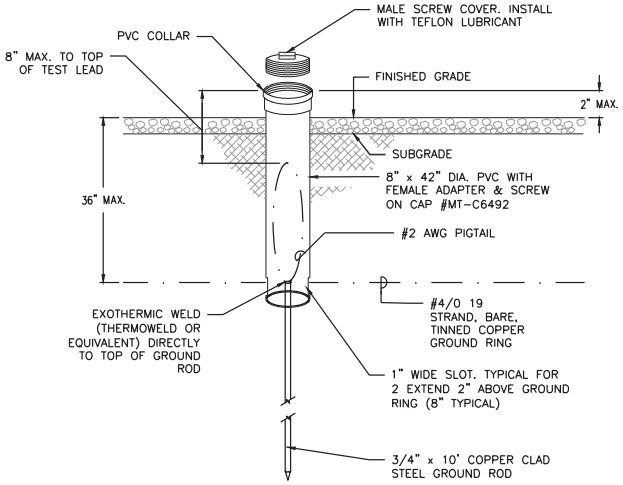


NOTES:
1. THE #2 AWG, FROM THE RING GROUND SHALL BE EXOTHERMIC WELDED TO THE POST, ABOVE GRADE.
2. FOR ABOVE GRADE GROUND WIRE TO GROUND PENETRATION
3. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FOOT.

FENCE POST GROUNDING | SCALE: NTS | 5

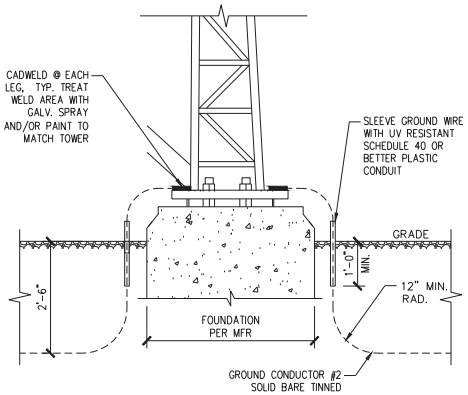


CHAIN LINK GATE SWING GROUNDING | SCALE: NTS | 8



INSPECTION WELL DETAIL | SCALE: NTS | 1

NOTE:
EACH GROUND LEAD IS TO HAVE AN INDEPENDENT SWEPT CONNECTION FROM THE TOWER LEG TO THE GROUND RING.



TOWER BASE GROUNDING | SCALE: NTS | 2

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EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
G-2

GENERAL

1. THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

2. CONSTRUCTION DRAWINGS TO OVERRIDE SPECIFICATIONS ON THE ITEMS OF CONFLICT BETWEEN THE TWO

SITE WORK

SECTION – EARTHWORK AND DRAINAGE

PART 1 – GENERAL

1. WORK INCLUDED: SEE SITE PLAN.

2. DESCRIPTIONS

   ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

3. QUALITY ASSURANCE

   A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).

   B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).

   C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

4. SEQUENCING

   A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.

   B. COMPLETELY GRUB THE ACCESS DRIVE W/TURNABOUT, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LICENSE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.

   C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.

   D. BRING THE LEASE AREA AND ACCESS DRIVE W/TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.

   E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.

   F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.

   G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.

   H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

5. SUBMITTALS

   A. BEFORE CONSTRUCTION

      IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS OR NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).

   B. AFTER CONSTRUCTION

      1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
      2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
      3. LANDSCAPING WARRANTY STATEMENT.

6. WARRANTY

   A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.

   B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

   C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

   D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

1. MATERIALS

   A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID.

   B. ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) - ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION

   C. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.

PART 3 – EXECUTION

1. INSPECTIONS

   LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

2. PREPARATIONS

   A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/TURNAROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.

   B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.

   C. UNLESS OTHERWISE INSTRUCTED BY VERIZON WIRELESS, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.

   D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.

   E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

3. INSTALLATION

   A. GRADE ELEVATION FOR THE LEASE AREA AND ACCESS DRIVE UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, SHALL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.

   B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.

   C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.

   D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

   E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.

   F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.

   G. PLACE FILL OR STONE IN SIX INCHES (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.

   H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.

   I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.

   J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.

   K. RIPRAP ENTIRE DITCH FOR SIX FEET (6') IN ALL DIRECTIONS AT CULVERT OPENINGS.

   L. APPLY SEED, FERTILIZER AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.

   M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO EQUIPMENT. IF ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

   N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.

   O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

   P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

   Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL

   COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS SUBJECT TO SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

   ALL FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AT NEAR OPTIMUM MOISTURE CONTENTS AS DETERMINED BY ASTM D1557. THE LIFT THICKNESS FOR THE FILL SOILS WILL VARY DEPENDING ON THE TYPE OF COMPACTION EQUIPMENT USED, FILL SHOULD GENERALLY BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. IN CONFINED AREAS, THE LOOSE LIFT THICKNESS SHOULD BE 6 INCHES OR LESS AND EACH LIFT SHOULD BE COMPACTED WITH SUFFICIENT PASSES OF HAND OPERATED VIBRATORY OR IMPACT COMPACTION EQUIPMENT. A GEOTECHNICAL ENGINEER WITH APPROPRIATE FIELD AND LABORATORY SUPPORT SHOULD INSPECT ALL FOOTING SUBGRADES, APPROVE MATERIALS FOR USE AS FILL, AND TEST BACKFILL MATERIALS FOR COMPLIANCE WITH THE RECOMMENDED COMPACTION.

5. PROTECTION

   A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.

   B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" X 2" X 4'-0" WOODEN STAKES EXTENDING TWO-FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

   C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION – FENCING AND GATE(S)

PART 1 – GENERAL

1. WORK INCLUDED

   SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).

2. QUALITY ASSURANCE

   ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.

3. SEQUENCING

   IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

4. SUBMITTALS

   A. MANUFACTURER'S DESCRIPTIVE LITERATURE.

   B. CERTIFICATION OF STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 – PRODUCTS

1. FENCE MATERIAL

   A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.

   B. FABRIC SHALL BE SIX-FOOT (6') HIGH OR TO MATCH EXISTING FENCE TWO-INCH (2") VINYL COVERED MESH OF NO. 9 GAUGE (0.130") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.

   C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS.

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GENERAL NOTES

SHEET NUMBER:

GN-1

D. ALL POSTS SHALL BE SCHEDULE – 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A–128 AND OF THE FOLLOWING DIAMETER

LINE	2" SCHEDULE 40 (2 3/8" O.D.)
CORNER	3" SCHEDULE 40 (3 1/2" O.D.)
GATE	3" SCHEDULE 40 (3 1/2" O.D.)

E. GATE POSTS SHALL BE EXTENDED 12 INCHES (12"). INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.

F. ALL TOP AND BRACE RAILS SHALL BE 1–1/2 DIAMETER SCHEDULE – 40 MECHANICAL – SERVICE PIPE.

G. GATE FRAMES AND BRACES SHALL BE 1–5/8 INCH DIAMETER SCHEDULE 40 MECHANICAL – SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.

H. GATE FRAMES SHALL HAVE A FULL–HEIGHT VERTICAL BRACE, AND A FULL–WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.

I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64385 HINGE ADAPTER WITH MODEL 6409, 188–DEGREE ATTACHMENT.

J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL.

K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.

L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.

M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.

N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC. TERMINATED WITH BANK CLIPS AT CORNER AND GATE POSTS.

O. A SIX–INCH BY 1/2 –INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.

P. STRETCHER BARS SHALL BE 3/16–INCH BY 3/4–INCH OR HAVE EQUIVALENT CROSS–SECTIONAL AREA.

Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8–INCH TRUSS ROD WITH TURNBUCKLES.

R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.

T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.

U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.

V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24–INCH (24") DIAMETERS COIL, BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL G8B TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 – EXECUTION

1. INSPECTION

TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

2. INSTALLATION

A. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POSTS.

B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB: ONE QUARTER INCH (1/4").

C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND–CLIPS AT FIFTEEN INCH (15") INTERVALS.

D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND–CLIPS AT FIFTEEN INCH (15") INTERVALS.

E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE–CLIPS AT TWO FEET (2') INTERVALS.

F. A MAXIMUM GAP OF ONE INCH (1") WILL BE PERMITTED BETWEEN THE CHAIN LINE FABRIC AND THE FINAL GRADE.

G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.

H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PINNED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.

I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150,TYPE IIIA.

3. PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC–BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS

ASTM–F1083	SPECIFICATION FOR PIPE, STEEL BLACK AND HOT–DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM–A123	ZINC (HOT–DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCT.
ASTM–A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT–DIP) ON IRON AND STEEL HARDWARE.
ASTM–A392	SPECIFICATION FOR ZINC–COATED STEEL VINYL FENCE FABRIC.
ASTM–A491	SPECIFICATION FOR ALUMINUM–COATED VINYL FENCE FABRIC.
ASTM–A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT–DIPPED PROCESS.
ASTM–A570	SPECIFICATION FOR HOT–ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
ASTM–A535	SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

BASIC CONCRETE MATERIALS AND METHODS

PART 1 – GENERAL

1. WORK INCLUDED

FORMWORK, REINFORCEMENT, ACCESSORIES, CAST–IN–PLACE, CONCRETE, FINISHING, AND CURING.

2. INSPECTIONS

A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.

B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.

C. LESSEE CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3. QUALITY ASSURANCE

A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.

B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.

C. PERFORM CAST–IN–PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117–90.

D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED PRIOR TO CONCRETE INSTALLATION.

4. SUBMITTALS

SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY VERIZON WIRELESS CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 – PRODUCTS

1. REINFORCEMENT MATERIALS

A. REINFORCEMENT STEEL, ASTM A615, 60 YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.

B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.

C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.

D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.

2. CONCRETE MATERIALS

A. CEMENT: ASTM C150, PORTLAND TYPE.

B. FINE AND COURSE AGGREGATES ASTM C33 – MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED : ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE–THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.

C. WATER: POTABLE CLEAN AND NOT DETRIMENTAL TO CONCRETE.

D. AIR ENTRAINING ADMIXTURE: ASTM C260.

E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.

F. NON–SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT WATER REDUCING AND PLASTICIZING AGENTS.

3. CONCRETE MIX

A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.

B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.

C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:

1. COMPRESSIVE STRENGTH: 4000 PSI AT 7 DAYS.

2. SLUMP: 3 INCHES

PART 3 – EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS

A. THE CONTRACTOR SHALL COORDINATE AND CROSS–CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.

B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.

C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.

2. REINFORCEMENT PLACEMENT

A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.

B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.

C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENT.

D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.

E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (3") NOR BE LESS LESS THAN 2 INCHES (2").

3. PLACING CONCRETE

A. VIBRATE ALL CONCRETE TO COMPACTION

B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.

4. CURING

A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, AND/OR AGAINST FREEZING.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

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HIDALGO COUNTY

SHEET TITLE:

GENERAL NOTES

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GN-2

5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.

6. FIELD QUALITY CONTROL

A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS– TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C–31 AND C–39.

B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER – TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.

C. SUBMIT ONE (1) SLUMP TEST – TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.

7. DEFECTIVE CONCRETE

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC. AS DIRECTED BY ARCHITECT/ENGINEER.

METALS
PART 1 – GENERAL

1. SECTION INCLUDES:
STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, BARS AND GROUTING UNDER BASE PLATES.

2. SUBMITTALS:

SHOP DRAWINGS: INDICATE SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.

3. QUALITY ASSURANCE

A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

1. MATERIALS

A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50

B. STRUCTURAL TUBING: ASTM A500, GRADE B

C. PIPE: ASTM A53, TYPE E OR S, GRADE B

D. BOLTS, NUTS AND WASHERS: ASTM A325

E. ANCHOR BOLTS: ASTM A307

F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED

G. GROUT: NON–SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.

H. SHOP AND TOUCH–UP PRIMER: SSPC 15, TYPE 1, RED OXIDE

I. TOUCH–UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE

2. FABRICATION:
CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.

3. FINISH:

A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP–1 TO SP–10 PROCEDURES.

B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

1. EXAMINATION AND PREPARATION:
VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.

2. ERECTION:

A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OR ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.

C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

D. AFTER ERECTION, TOUCH–UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH–UP PRIMERS AS SPECIFIED UNDER SECTION 05000–METALS, PART 2 – PRODUCTS, H & I, SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.

3. FIELD QUALITY CONTROL:

FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16 ELECTRICAL
BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.

2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.

3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL–BOARD, PULLBOX JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).

4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.

5. ALL CONDUIT SHALL HAVE A PULL CORD.

6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.

7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.

8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC AND ALL APPLICABLE CODES.

9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD–8 LIFT COVER–PLATES.

SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE ALUMINUM, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.

2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.

3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL AND SHALL BE UTILITY COMPANY APPROVED.

4. CONDUIT:

A. SCH 80 CONDUIT SHALL BE U.L. LABEL AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR.

B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL,FITTING SHALL BE GLAND RING COMPRESSION TYPE.

C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 30" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY 811 OR SUCH DIGGING AGENCY 48 HRS PRIOR TO DIGGING.

5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.

6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.

7. UPON COMPLETION OF WORK, CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

8. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

1. SURFACE PREPARATION:

ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON–OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.

2. GROUND BAR PREPARATION:

ALL GALV STEEL GROUND BARS SHALL BE CLEANED, AND NON–OXIDIZING AGENT APPLIED.

3. SLEEVES:

ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

B. GROUND BARS

1. ALL GROUND BARS SHALL BE 1/4" THICK GALV. STEEL PLATE AND OF SIZE INDICATED ON DRAWINGS.

2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:

A. BOLT–HEAD
B. 2–HOLE LUG
C. TINNED BUSS BAR
D. STAR WASHER
E. NUT
F. EXTERNAL CONNECTIONS

3. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE, SPLICES, TEE'S, CROSSED, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY

PROCEDURES.

4. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FORTH ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTION TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.

C. GROUND RODS

ALL GROUND RODS SHALL BE 5/8–INCH DIAMETER X 10'–0" LONG "COPPERWELD" OR APPROVED EQUAL OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

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HIDALGO COUNTY

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GENERAL NOTES

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D. GROUND CONDUCTORS

ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

E. LUGS

1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 x x BE OR EQUIVALENT.

   A. 535 MCM DLO 54880BE
   B. 262 MCM DLO 54872BE
   C. #1/0 DLD 54862BE
   D. #4/0 THWN AND BARE 54866BE
   E. #2/0 THWN 54862BE
   F. #2 THHN 54207BE
   G. #6 DLO 54205BE

2. WHEN THE DIRECTION OF CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

F. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT (8) INCHES.

2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE EXOTHERMIC WELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

G. FENCE /GATE

GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TEST SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-18-983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT).

2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

1. FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.

2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, A COMPLETE MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

POLES, POSTS, AND STANDARDS SINGLE MAST AND MONOPOLES

1. GENERAL

A. APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.

B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

C. GROUNDING:

GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR EXOTHERMIC WELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

TELECOMMUNICATIONS WIRING COMPONENTS HYBRIFLEX ANTENNA CABLE

1. GENERAL

A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.

C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. HYBRIFLEX CABLE:

1. INSTALL HYBRIFLEX CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH HYBRIFLEX CABLES SUPPORTED AT NO MORE THAN 3'-0" D.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL HYBRIFLEX CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.

3. ANTENNA AND HYBRIFLEX CABLE GROUNDING

A. ALL HYBRIFLEX CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF HYBRIFLEX CABLE (NOT WITHIN BENDS)

4. HYBRIFLEX CABLE IDENTIFICATION

A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL SHALL BE USED AT THE FOLLOWING LOCATIONS:

1. FIRST LOCATION IS AT THE END OF THE HYBRIFLEX NEAREST THE ANTENNA (WHERE THE HYBRIFLEX CABLE AND JUMPER ARE CONNECTED).

2. SECOND LOCATION IS NEAREST TO GROUND EQUIPMENT.

B. USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE HYBRIFLEX SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

PERMITS

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)

2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)

3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.

4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

ALTA TOWERS
301 MAIN PLAZA, SUITE 381
NEW BRAUNFELS, TEXAS 78130

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
www.allpracgi.com

ACGI NO:	23-3154
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
A	02/21/24	ISSUED FOR REVIEW	RM

STAMP

PRELIMINARY
NOT FOR
CONSTRUCTION

NOT VALID WITHOUT
P.E. STAMP & SIGNATURE

SITE INFORMATION

ALTA SITE NAME:
TX EDINBURG

ADDRESS:
3224 NORTH IH 69C
EDINBURG, TX 78542
HIDALGO COUNTY

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-4

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 707676
TX Edinburg
3224 North IH 69C
Edinburg, Texas 78542
26° 19' 52.84'' N, -98° 8' 33.64'' W NAD83

EBI Project No. 024145-PR
July 24, 2024

Prepared for:

Verizon Wireless
7 Village Circle, Suite 400
Westlake, TX 76262

Prepared by:

EBI | BUILDING VALUE SUSTAINABLY

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Appendix B Radio Frequency Electromagnetic Energy Safety / Signage Plans
Appendix C Federal Communications Commission (FCC) Requirements

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless ("Verizon") to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 707676 located at 3224 North IH 69C in Edinburg, Texas to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **0.68** percent of the FCC's general public limit (**0.14** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **0.68** percent of the FCC's general public limit (**0.14** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a lattice tower located at 3224 North IH 69C in Edinburg, Texas.

Ant #	Sector	Operator	Antenna Model	Mechanical Downtilt (Degrees)	Azimuth (Degrees)	Technology and Frequency (MHz)	Electrical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Antenna Gain (dBd)	Total ERP (Watts)
1	Alpha	Verizon	SON_MX06FRO860-03 02DT-12DT 700	0	10	LTE 700	SON	56	8.0	80	13.85	1941.29
1	Alpha	Verizon	SON_MX06FRO860-03 02DT-12DT 850	0	10	LTE/5G 850	SON	51	8.0	80	12.75	1506.92
1	Alpha	Verizon	SON_MX06FRO860-03 00DT-09DT 1900	0	10	LTE 1900	SON	58	8.0	160	15.95	6296.80
2	Alpha	Verizon	SON_MX06FRO860-03 02DT-12DT 700	0	10	LTE 700	SON	56	8.0	80	13.85	1941.29
2	Alpha	Verizon	SON_MX06FRO860-03 02DT-12DT 850	0	10	LTE/5G 850	SON	51	8.0	80	12.75	1506.92
2	Alpha	Verizon	SON_MX06FRO860-03 00DT-09DT 2100	0	10	LTE 2100	SON	53	8.0	160	16.25	6747.14
3	Alpha	Verizon	RT4423-48 3550	0	10	CBRS 3550	7	67	1.0	20	10.37	217.79
4	Alpha	Verizon	SON_MT6413-77A UEbeam 32port 8_2 05.17.23 3700 VZW	0	10	LSub6 3700	SON	13	2.4	320	23.35	69206.99
5	Beta	Verizon	SON_MX06FRO860-03 02DT-12DT 700	0	130	LTE 700	SON	56	8.0	80	13.85	1941.29

Ant #	Sector	Operator	Antenna Model	Mechanical Downtilt (Degrees)	Azimuth (Degrees)	Technology and Frequency (MHz)	Electrical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Antenna Gain (dBd)	Total ERP (Watts)
5	Beta	Verizon	SON_MX06FRO860-03 02DT-12DT 850	0	130	LTE/5G 850	SON	51	8.0	80	12.75	1506.92
5	Beta	Verizon	SON_MX06FRO860-03 00DT-09DT 1900	0	130	LTE 1900	SON	58	8.0	160	15.95	6296.80
6	Beta	Verizon	SON_MX06FRO860-03 02DT-12DT 700	0	130	LTE 700	SON	56	8.0	80	13.85	1941.29
6	Beta	Verizon	SON_MX06FRO860-03 02DT-12DT 850	0	130	LTE/5G 850	SON	51	8.0	80	12.75	1506.92
6	Beta	Verizon	SON_MX06FRO860-03 00DT-09DT 2100	0	130	LTE 2100	SON	53	8.0	160	16.25	6747.14
7	Beta	Verizon	RT4423-48 3550	0	130	CBRS 3550	7	67	1.0	20	10.37	217.79
8	Beta	Verizon	SON_MT6413-77A UEbeam 32port 8_2 05.17.23 3700 VZW	0	130	LSub6 3700	SON	13	2.4	320	23.35	69206.99
9	Gamma	Verizon	SON_MX06FRO860-03 02DT-12DT 700	0	260	LTE 700	SON	56	8.0	80	13.85	1941.29
9	Gamma	Verizon	SON_MX06FRO860-03 02DT-12DT 850	0	260	LTE/5G 850	SON	51	8.0	80	12.75	1506.92
9	Gamma	Verizon	SON_MX06FRO860-03 00DT-09DT 1900	0	260	LTE 1900	SON	58	8.0	160	15.95	6296.80
10	Gamma	Verizon	SON_MX06FRO860-03 02DT-12DT 700	0	260	LTE 700	SON	56	8.0	80	13.85	1941.29
10	Gamma	Verizon	SON_MX06FRO860-03 02DT-12DT 850	0	260	LTE/5G 850	SON	51	8.0	80	12.75	1506.92
10	Gamma	Verizon	SON_MX06FRO860-03 00DT-09DT 2100	0	260	LTE 2100	SON	53	8.0	160	16.25	6747.14
11	Gamma	Verizon	RT4423-48 3550	0	260	CBRS 3550	7	67	1.0	20	10.37	217.79
12	Gamma	Verizon	SON_MT6413-77A UEbeam 32port 8_2 05.17.23 3700 VZW	0	250	LSub6 3700	SON	13	2.4	320	23.35	69206.99

• Note there are 4 Verizon antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Building	Z-Height Adjacent Building 2	Z-Height Adjacent Building 3	Z-Height Ground
1	Verizon	310.9	29.1	150.0	125.0	130.0	135.0	150.0
2	Verizon	317.0	28.5	150.0	125.0	130.0	135.0	150.0
3	Verizon	322.4	27.9	151.5	126.5	131.5	136.5	151.5
4	Verizon	322.4	27.9	148.5	123.5	128.5	133.5	148.5
5	Verizon	324.8	21.2	150.0	125.0	130.0	135.0	150.0
6	Verizon	321.2	17.0	150.0	125.0	130.0	135.0	150.0
7	Verizon	317.6	12.7	151.5	126.5	131.5	136.5	151.5
8	Verizon	317.6	12.7	148.5	123.5	128.5	133.5	148.5
9	Verizon	310.9	13.3	150.0	125.0	130.0	135.0	150.0
10	Verizon	309.1	18.8	150.0	125.0	130.0	135.0	150.0
11	Verizon	307.3	24.2	151.5	126.5	131.5	136.5	151.5
12	Verizon	307.3	24.2	148.5	123.5	128.5	133.5	148.5

• Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the lattice tower with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 0.68 percent of the FCC's general public limit (0.14 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 0.68 percent of the FCC's general public limit (0.14 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the rooftop/ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the lattice tower should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All persons accessing elevated positions on adjacent structures (ex. rooftop, utility pole, monopole, etc.) along with nearby elevated features, such as trees, within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 707676 located at 3224 North IH 69C in Edinburg, Texas to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Colin Mounce, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Reviewed and Approved by:

sealed 24jul2024 mike@h2dc.com
H2DC PLLC TX CoA#: F-20725

Michael McGuire
Electrical Engineer
mike@h2dc.com

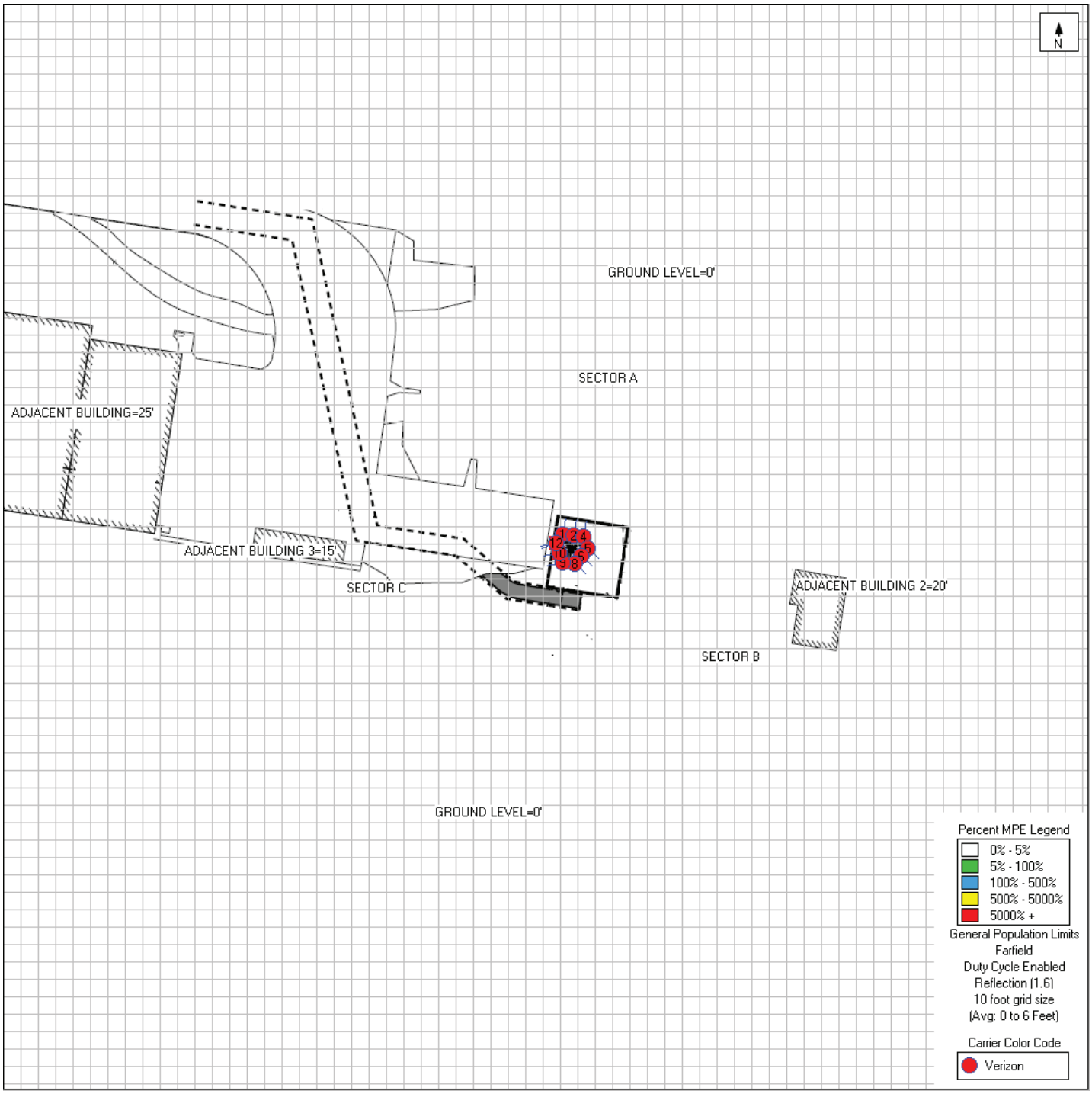
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

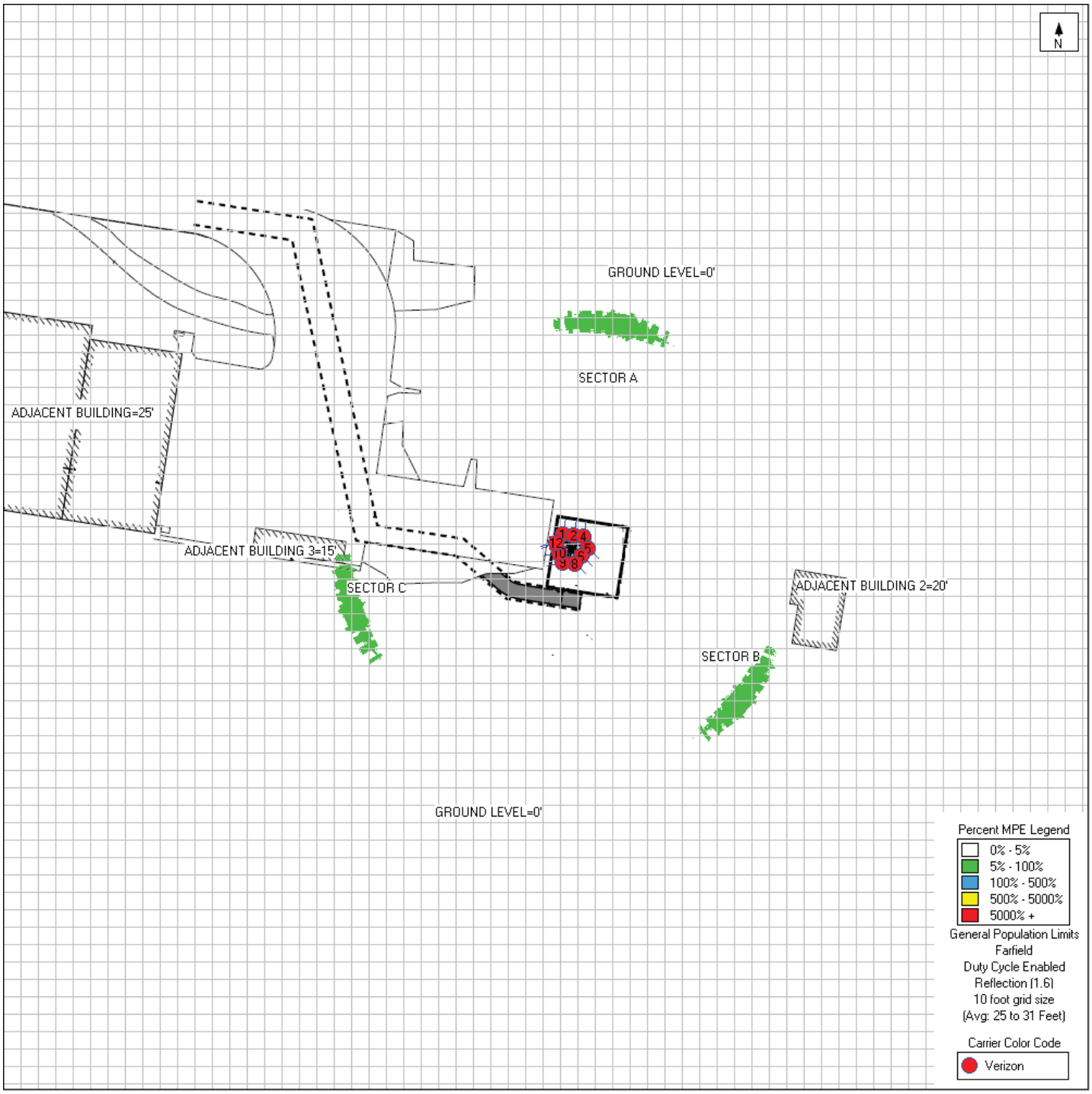
Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

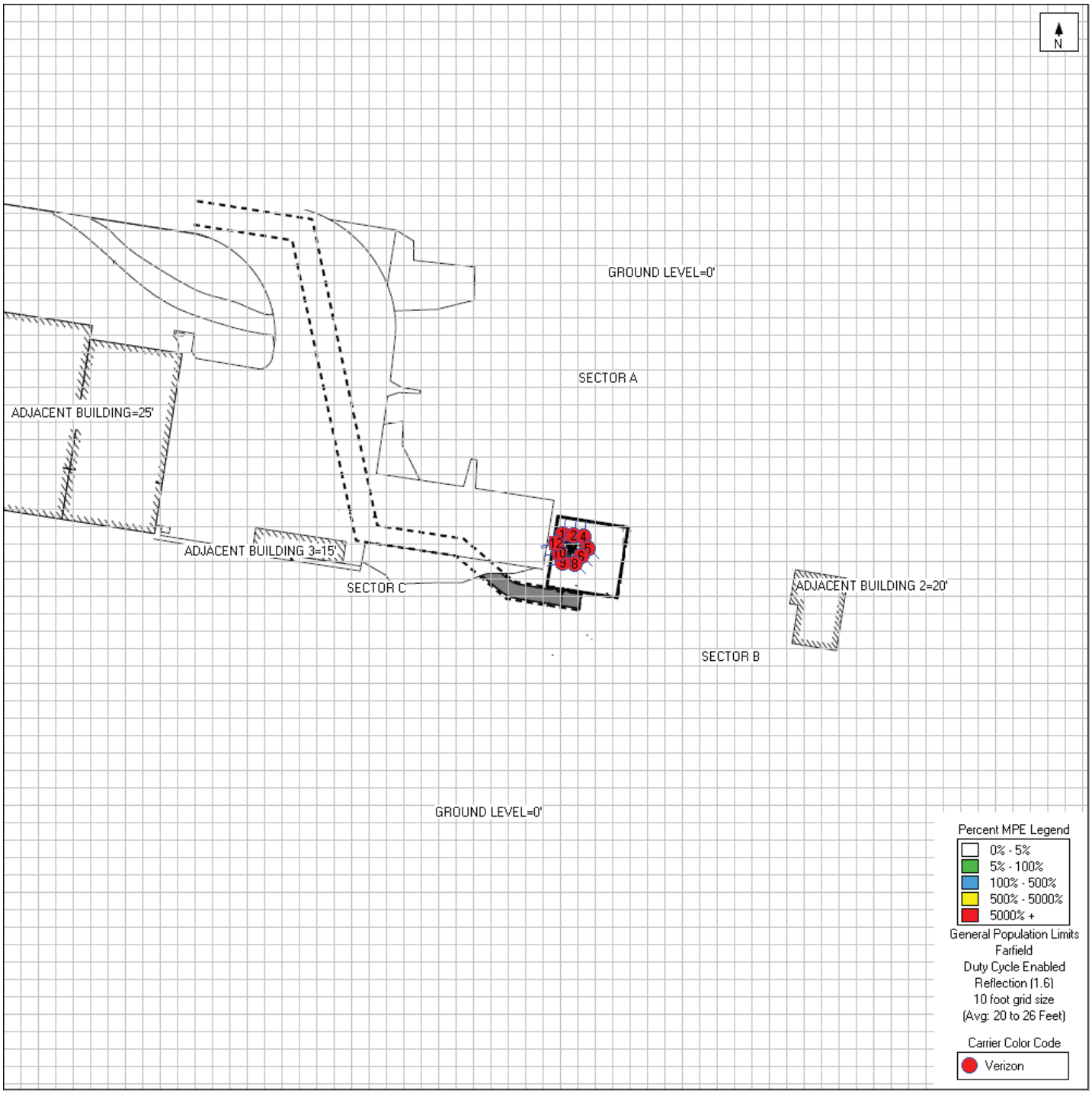
Nearest Walking Surface (Ground) Level



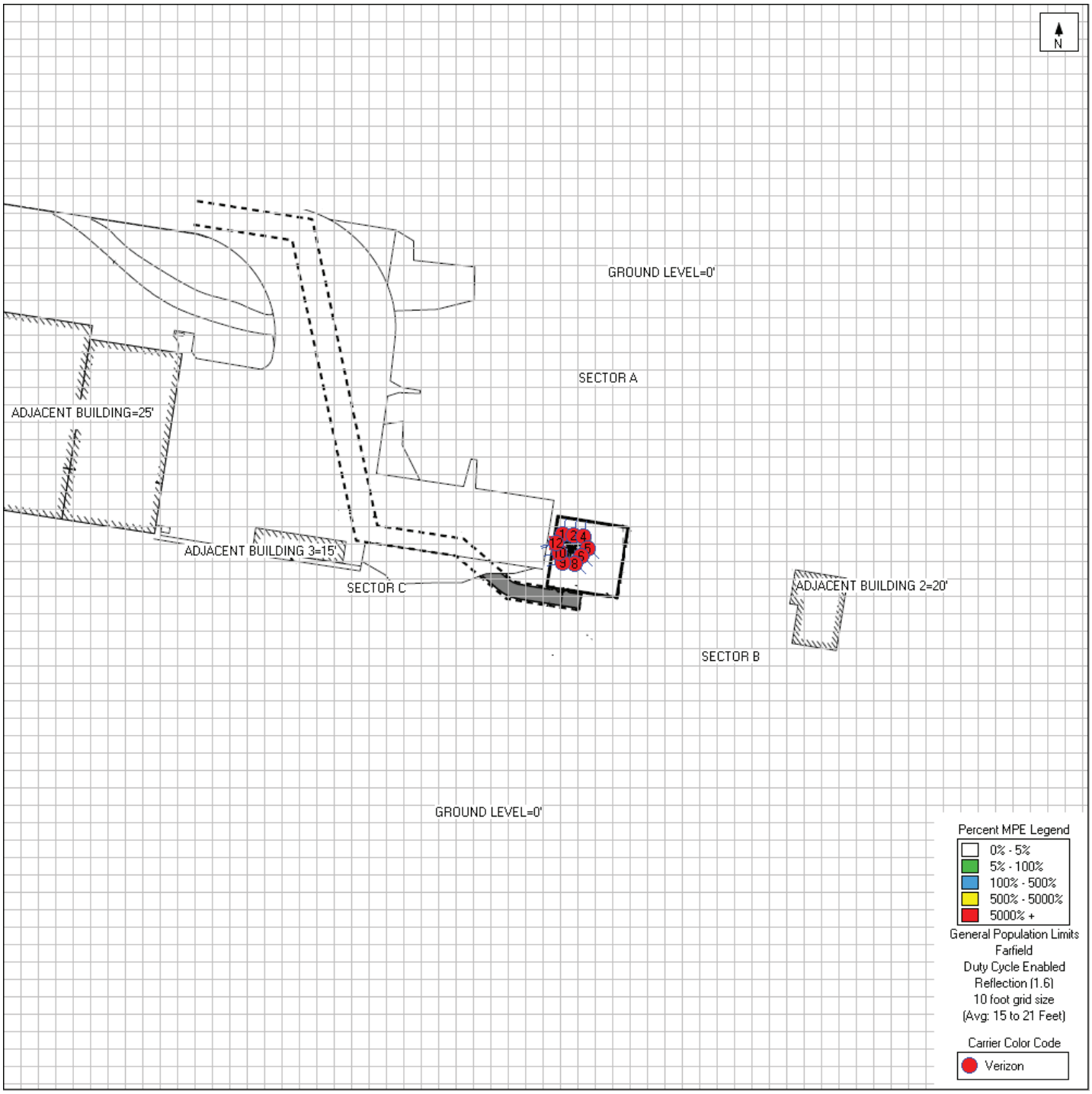
Adjacent Building Roof Level



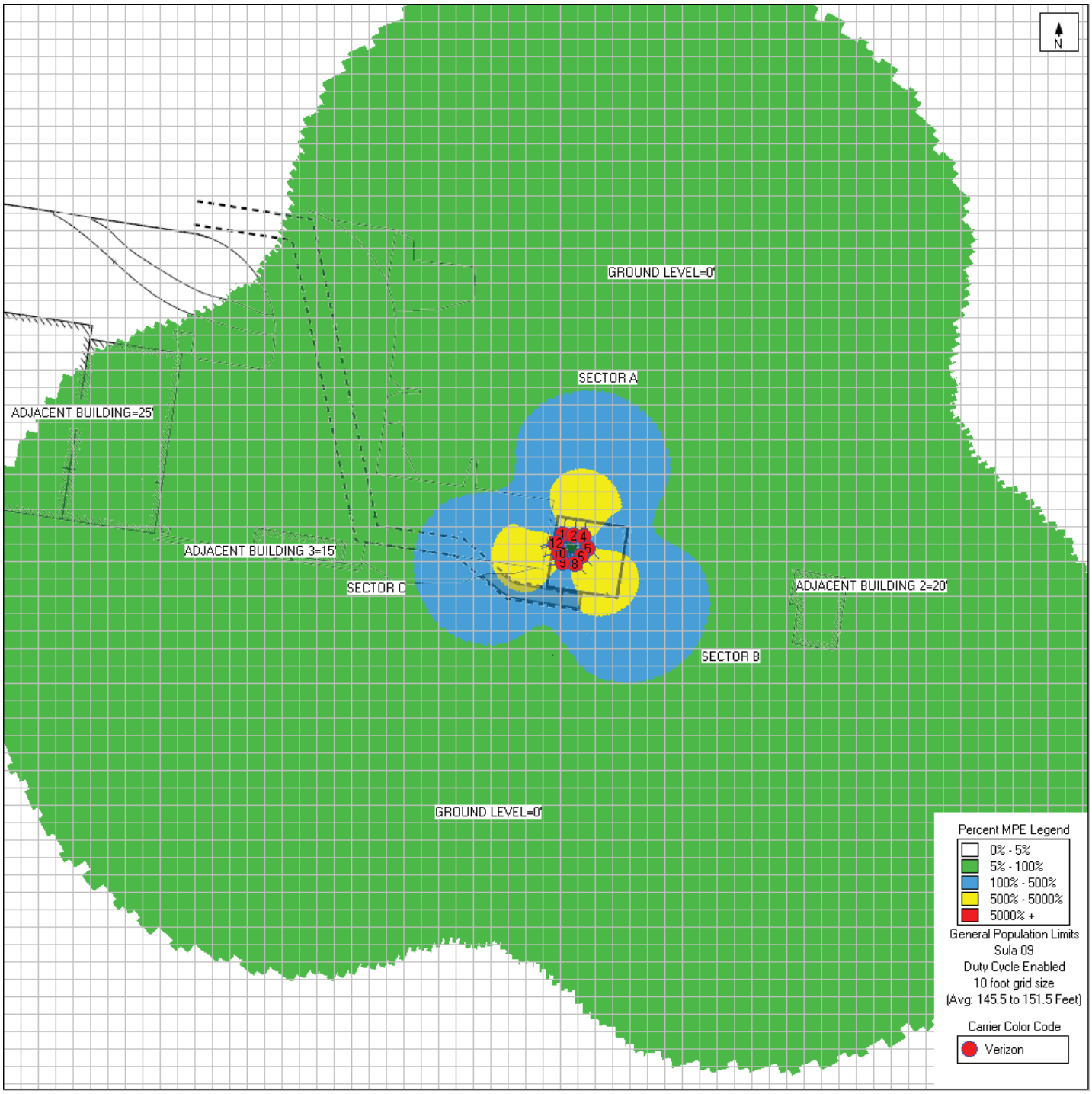
Adjacent Building 2 Roof Level



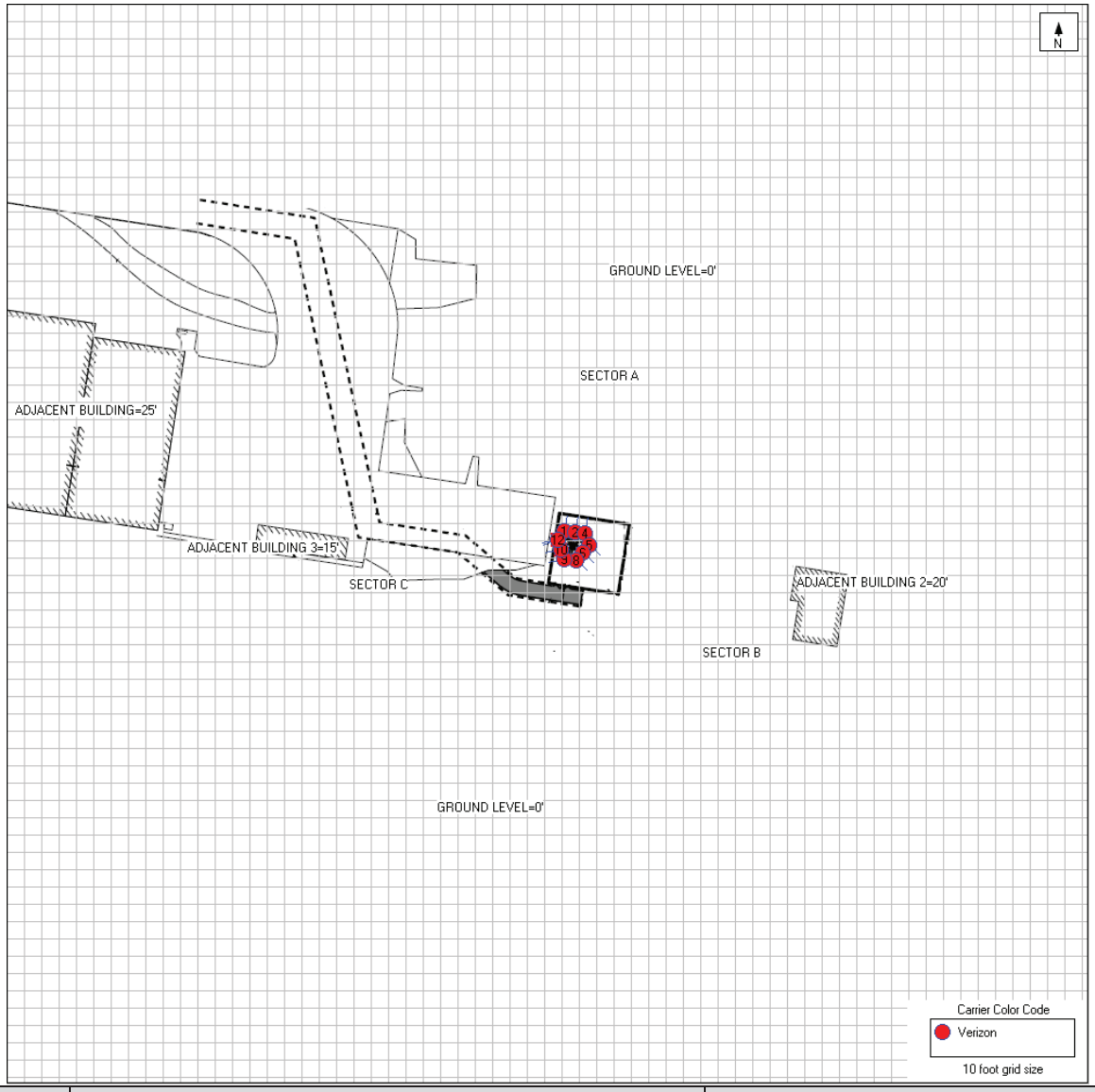
Adjacent Building 3 Roof Level



Antenna Face Level



Verizon Signage Plan

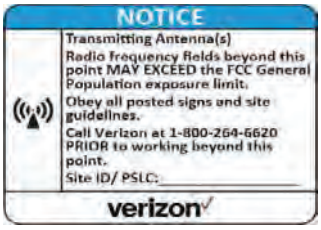
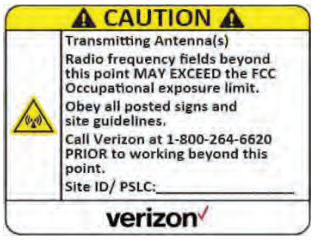
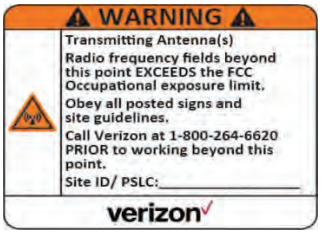


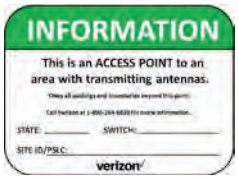
Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage Not Required.
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage Not Required.
	Securely post on the proposed barrier in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage Not Required.
	Securely post on the proposed barrier in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage Not Required.
	Securely post on the proposed barrier in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage Not Required.

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

Category One - Information	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green • Sign Signal Word "Information"	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Appendix C

Federal Communications

Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

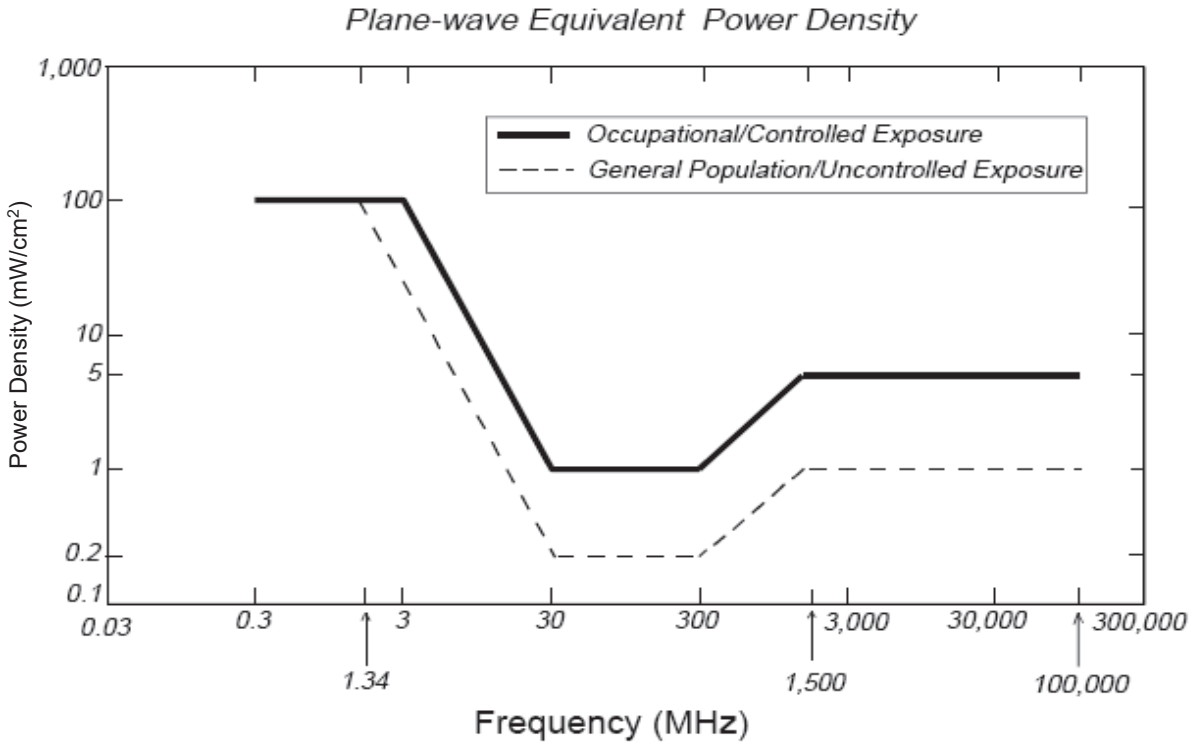
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established for equipment operating at frequencies range from 300 Mhz to 1,500 Mhz the Occupational/Controlled limit of (f/300) mW/cm^2 where f is the Frequency in (MHz) and the General Population / Uncontrolled limit of (f/1500) mW/cm^2 where f is the Frequency in (MHz). For equipment operating at frequency ranges from 1900 MHz to 100,000 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-I,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-I,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-ASW-7374-OE

Issued Date: 07/16/2024

Melisa Holley
Alta Towers
301 Main Plaza, Suite 381
New Braunfels, TX 78130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower TX Edinburg
Location:	Edinburg, TX
Latitude:	26-19-50.20N NAD 83
Longitude:	98-08-28.40W
Heights:	86 feet site elevation (SE) 175 feet above ground level (AGL) 261 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/16/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-ASW-7374-OE.

Signature Control No: 623158808-627323252 (DNE)
Debbie Cardenas
Technician

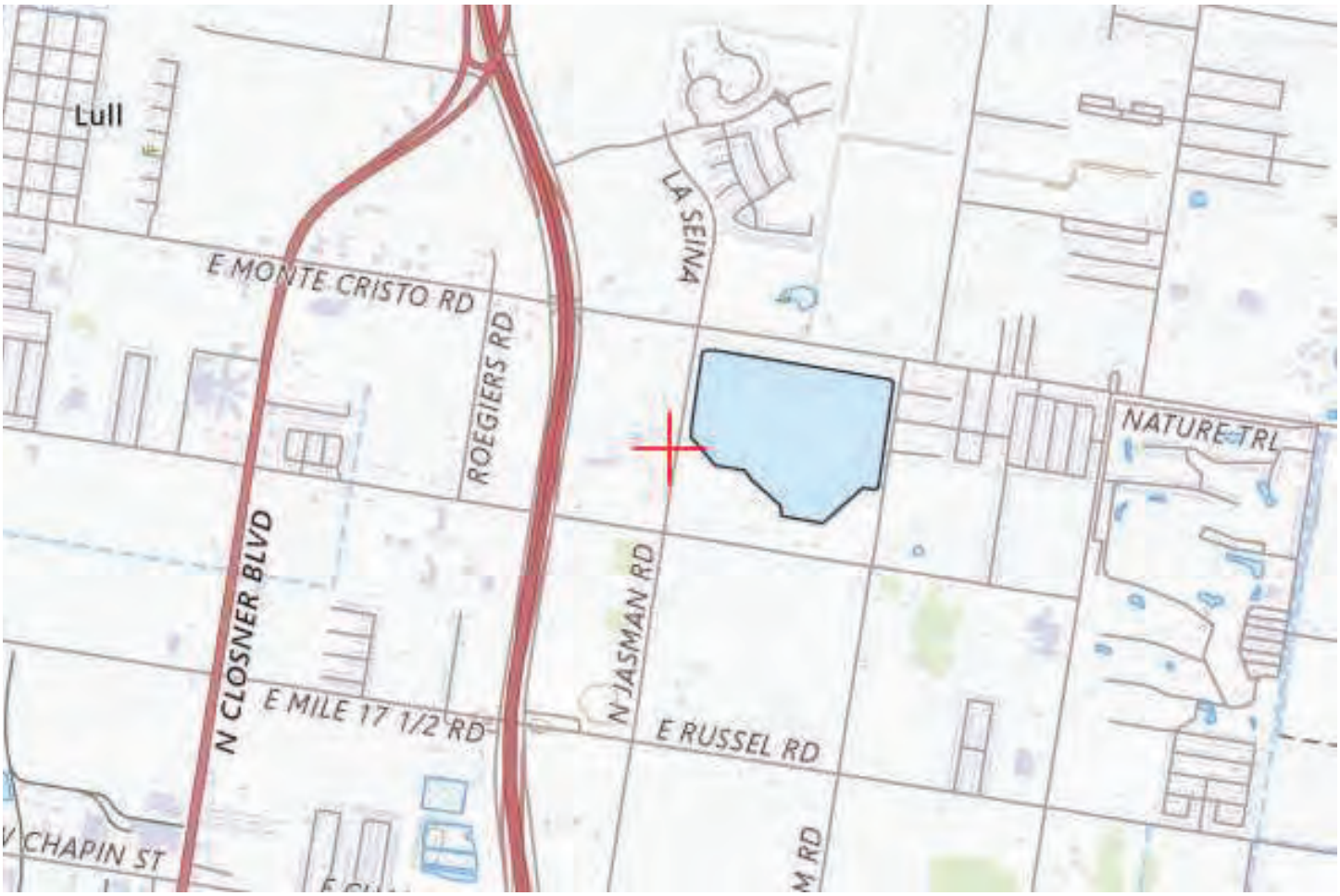
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2024-ASW-7374-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2024-ASW-7374-OE



THE CITY OF
Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on Tuesday, May 14, 2024, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE SPECIAL USE PERMIT FOR A WIRELESS COMMUNICATION TOWER, A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, STATE OF TEXAS, HAVING PARCEL ID: 20407491, FURTHER DESCRIBED AS: COMMENCING FROM A PROPERTY CORNER, FOUND ON THE NORTHEAST CORNER OF SAID PARCEL, ALSO LYING ON THE WESTERN RIGHT OF WAY OF N JASMAN RD, LOCATED AT 3224 NORTH I-69C, AS REQUESTED BY NICOLE BIVONA

This request is scheduled to be heard by the City Council on Tuesday, June 4, 2024, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:
MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Monday, May 13, 2024
EMAIL: planning@cityofedinburg.com by Monday, May 13, 2024

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☑ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

Print Name: Rolando De La Rosa Phone No. 956 929-3261

Address: 3511 N Jasman Rd City: Edinburg State: TX Zip: 78542

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079

ZONING CASE
OWNER NOTIFICATION LIST

PID: 546540
LINDLEY SHANNON
6400 STATE HIGHWAY 107
MISSION, TX 78573-7968

PID: 295707
PERALEZ NORMA IRENE
1310 E MONTE CRISTO RD
EDINBURG, TX 78542-2132

PID: 544829
PERALEZ LUIS CARLOS
PO BOX 4838
EDINBURG, TX 78540-4838

PID: 295703
PERALEZ JOSE III &
GEORGINA M
1420 E MONTE CRISTO RD
EDINBURG, TX 78542-7495

PID: 295700
MARTIN DOUGLAS P & MARY A
215 E MONTE CRISTO RD
EDINBURG, TX 78541-8630

PID: 295699
DE LA ROSA ROLANDO
3511 N JASMAN RD
EDINBURG, TX 78542-2131

PID: 20407491
FLORES MARTIN A
2216 SILVER ST
HOUSTON, TX 77007-2802

PID: 295710
SANCHEZ JOSE & JOANNE
5305 AKE AVE
EDINBURG, TX 78539-9651

PID: 500810
DE LA ROSA ALFREDO &
MELISSA DE LA ROSA
2715 N M RD
EDINBURG, TX 78542-6316

PID: 295728
DE LA ROSA MELISSA
2715 N M RD
EDINBURG, TX 78542-6316

PID: 685279
LOPEZ JUAN & SANDRA R
205 GLASSCOCK
EDINBURG, TX 78541-8156

PID: 664574
BARRON JUAN LOPEZ
A/K/A JUAN LOPEZ
205 GLASSCOCK AVE
EDINBURG, TX 78541-8156

PID: 654753
SANCHEZ JOSE M & JOANNE A
5305 AKE AVE
EDINBURG, TX 78539-9651

PID: 295704
REYNA CRISELDA
RR 18 BOX 970
EDINBURG, TX 78540

PID: 295705
DE LA ROSA ROLANDO
3511 N JASMAN RD
EDINBURG, TX 78542-2131

PID: 588069
PERALEZ NORMA IRENE
1310 E MONTE CRISTO RD
EDINBURG, TX 78542-2132

PID: 732843
LOZANO ANDRES
PO BOX 414
EDINBURG, TX 78540-0414

PID: 578291
DE LA ROSA MARISSA
1607 E ROGER RD
EDINBURG, TX 78542-5270

PID: 554957
PERALEZ LUIS CARLOS
PO BOX 4838
EDINBURG, TX 78540-4838

PID: 295709
ARGUINDEGUI INVESTMENTS LTD
PO BOX 1367
LAREDO, TX 78042-1367

ZONING CASE
OWNER NOTIFICATION LIST

PID: 295696
HIDALGO CO WATER DIST #1
PO BOX 870
EDINBURG, TX 78540

PID: 295730
BURGESS EVA M &
EDWARD T SMITH
1911 E ROGERS RD
EDINBURG, TX 78542-2999

PID: 1412827
KHIT PROPERTY MANAGEMENT LLC
5401 N 10TH ST
MCALLEN, TX 78504-2751

PID: 346560
RAZO RODOLFO JR & CYNTHIA E
PO BOX 1708
EDINBURG, TX 78540-1708

PID: 295731
ALANIS JOSIAH BEN & KRISTEN
3116 N JASMAN RD
EDINBURG, TX 78542-2100

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 08/13/2024

— SUBDIVISION VARIANCE —

REPLAT OF LOT 5- BLOCK 1 TRENTON TOWN CENTER

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.301-A-2, Dedication of Improvements, for the Replat of Lot 5 Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road As Requested By SAMES.

2. **Description/Scope:** The property is located on the west side of South McColl Road and approximately 970 feet north of East Trenton Road, and is within the City of Edinburg city limits. The 0.918 tract of land is currently going through the replat process, the proposed development consists of two (2) Commercial General lots. The preliminary plat approval for the Replat of Lot 5 Block 1 Trenton Town Center is being considered by the Planning and Zoning Commission on August 13, 2024. SAMES, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Section 5.301-A-2
   This requested variance is to Article 5, Section 5.203-1 as it applies to right-of-way dedication. The developer is requesting to not dedicate the additional fifteen (15) feet of right-of-way for South McColl Road. UDC Section 5.301-A-2 requires dedication of Right of Way to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) classification standard. RGVMPO has South McColl Road classified as an Expansion High Speed Principle Arterial, for a total right-of-way requirement of One-Hundred and Fifty (150) feet. The developer is required to have ½ of the 150 feet from center line meaning only an additional 15 feet is required for this property.

   Staff's Recommendation: Staff recommends approval of the variance request as development currently exists and dedication would hinder existing parking lot. The applicant would not dedicate the right of way required during the subdivision review process.

Prepared By:
Marlon Garza
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:
Unified Development Code
Development Map
Aerial Map
Site Map
Reduced Subdivision Plat

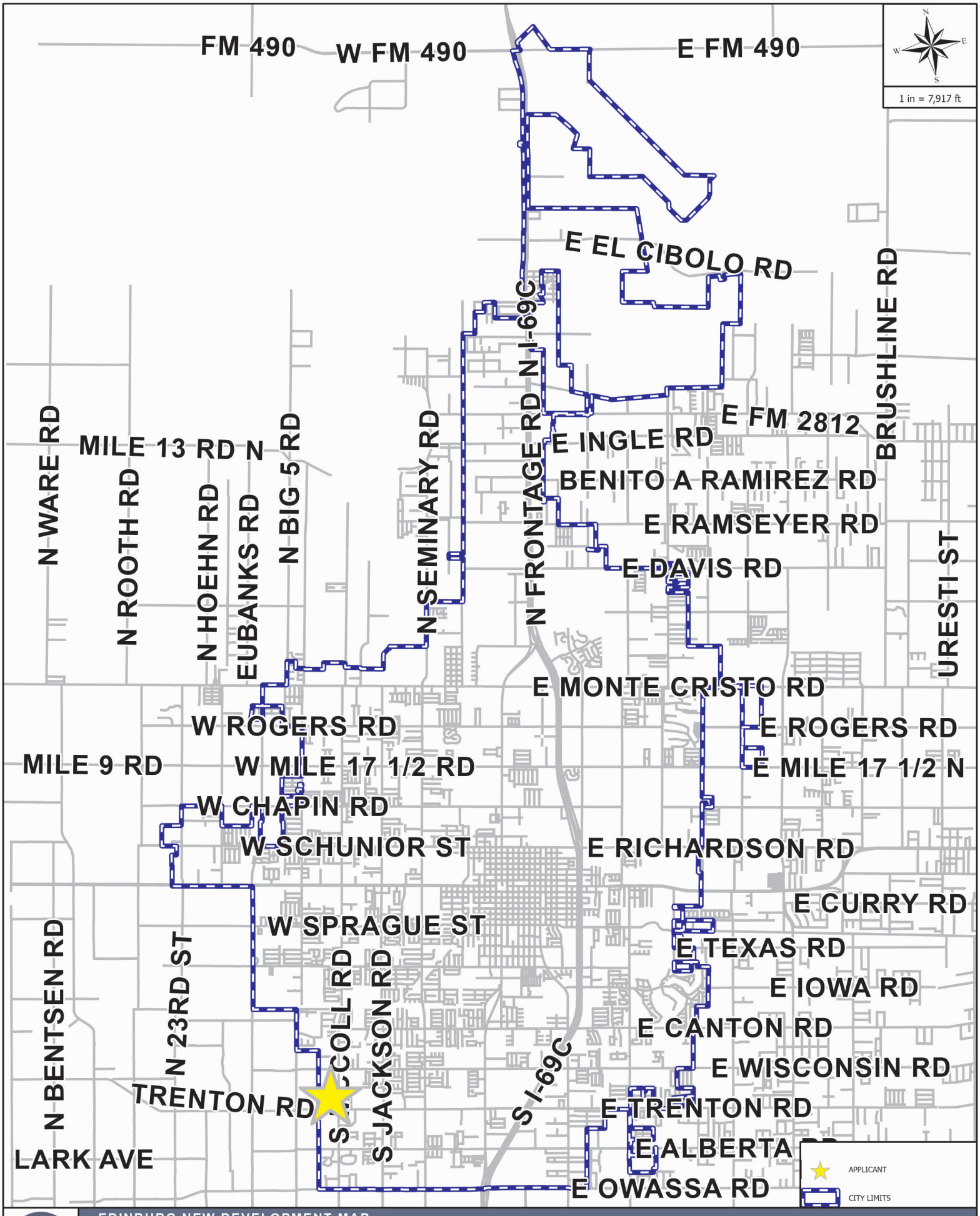
ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

A. Streets and Rights-of-Way.

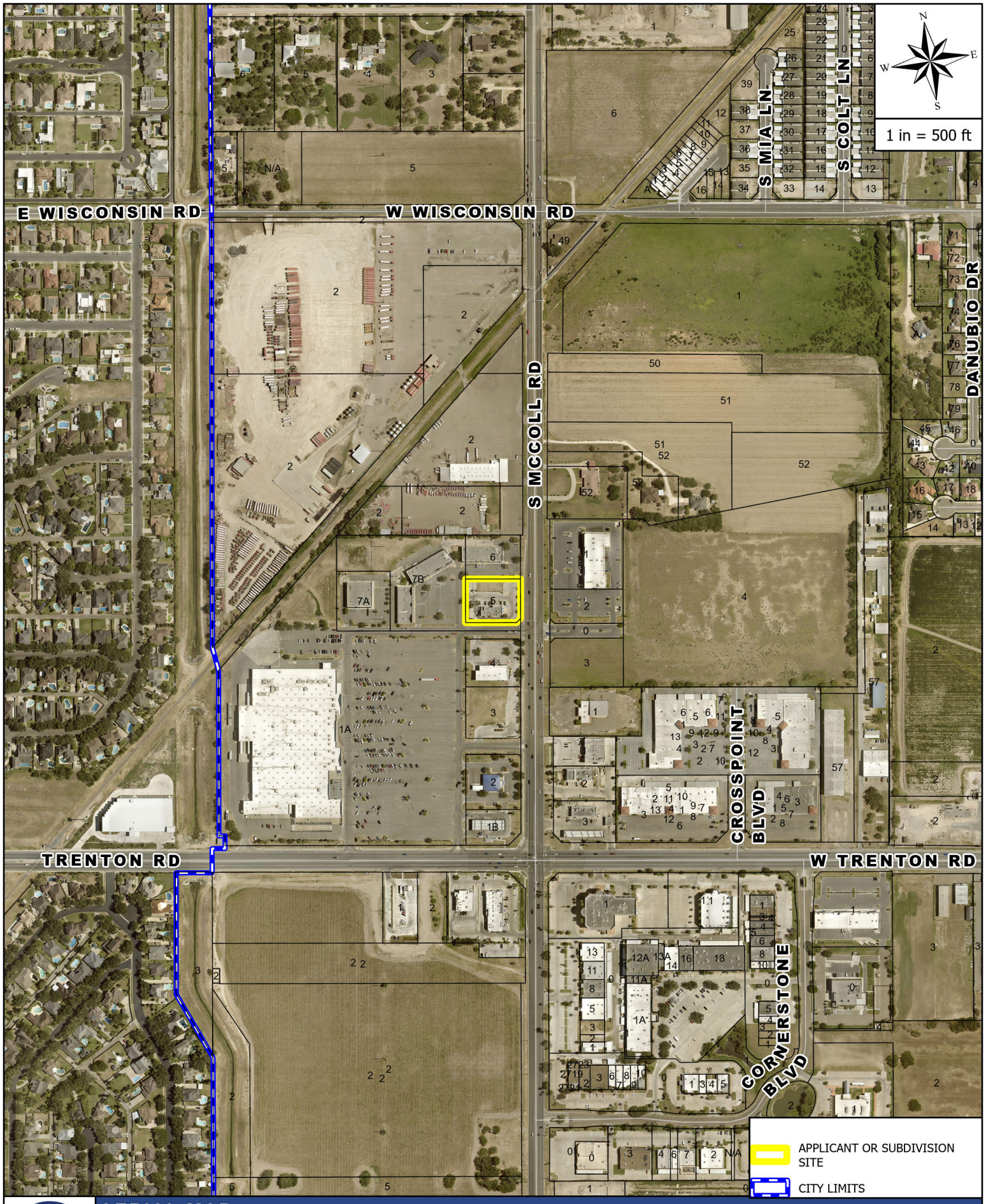
1. *Within Proposed Development.* Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
2. *Perimeter Streets; Dedication.* Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division 5.200, *Subdivision Design Standards*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform.
3. *Perimeter Streets; Pavement or Fee in Lieu Required.*
   a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
   b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 5.211, *Water Rights and Cost Participation*. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

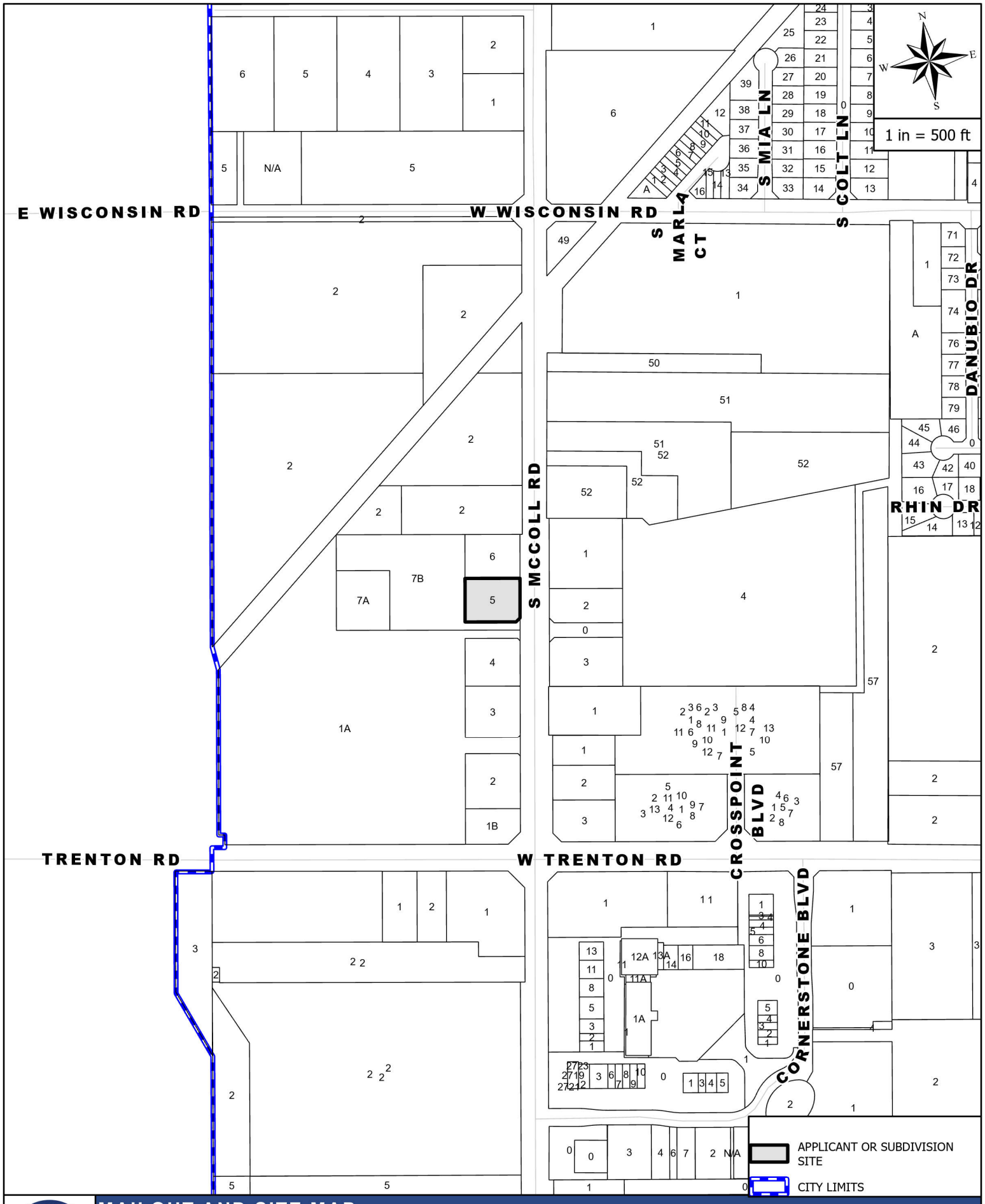
TRENTON TOWN CENTER LOT 5 BLK 1



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

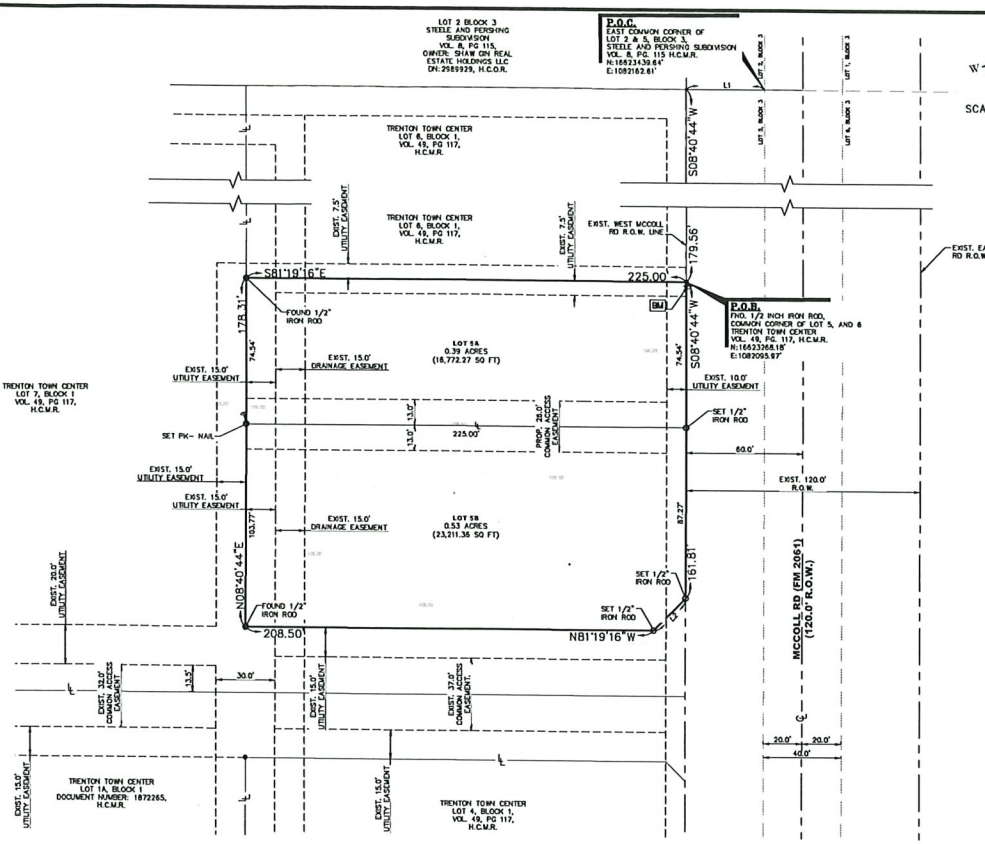
TRENTON TOWN CENTER LOT 5 BLK 1



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

TRENTON TOWN CENTER LOT 5 BLK 1

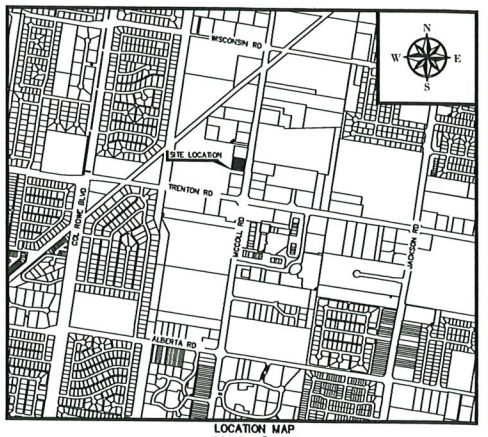


SCALE: 1" = 30'

Parcel Line Table		
Line #	Length	Direction
L1	40.00'	N81°20'30"W
L2	23.33'	S53°40'44"W

LEGEND

- ● – FND. 1/2" IRON ROD
- O – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ℄ – SET PK-NAIL
- ◆ – ON-SITE BENCHMARK
- △ – SET CONCRETE MONUMENTS
- ℄ – CENTER LINE
- H.C.M.R. – HIDALGO COUNTY MAP RECORDS
- H.C.D.R. – HIDALGO COUNTY DEED RECORDS
- P.U.E. – PUBLIC UTILITY EASEMENT
- P.O.B. – POINT OF BEGINNING
- MON. – MONUMENT
- PROP. – PROPOSED
- ELEV. – ELEVATION
- R.O.W. – RIGHT OF WAY
- FND. – FOUND
- VOL. – VOLUME
- PG. – PAGE



LOCATION MAP
SCALE: 1"=1000

SURVEY NOTES:

1. BASIS OF BEARING THE WEST LINE OF LOT 5, BLOCK 1, TRENTON TOWN CENTER SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES 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. FLOOD ZONE CLASSIFICATION: "ZONE X"
   COMMUNITY-PANEL NUMBER: 480338 0030 E
   MAP REVISED: JUNE 6, 2000
2. BENCHMARK: CENTER OF A SQUARE WITH AN X MARK ON TOP OF AN EXISTING DRAINAGE CURB INLET, HAVING A GRID COORDINATE OF N:16836052.3905, E:1086678.3110 AND AN ELEVATION OF 93.207'
3. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0'
   SIDE: 10.0'
   REAR: 10.0'
   OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
4. THIS SUBDIVISION IS A COMMERCIAL GENERAL (CG) SUBDIVISION DEVELOPMENT.
5. 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.
6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. DRAINAGE AND DETENTION REQUIREMENTS WILL MEET THOSE SET FORTH IN THE DRAINAGE STATEMENT SUBMITTED TO AND APPROVED BY THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE DISTRICT No. 1.
8. 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.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, TESORO SERVICES, LLC THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 5– BLOCK 1 TRENTON TOWN CENTER TO THE CITY OF EDINBURG, TEXAS, AND THOSE NAMES ARE 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 CONSIDERATIONS THEREIN EXPRESSED.

TESORO SRVICES, LLC
RON ECHORST, MANAGING MEMBER
5201 TESORO PLZ
LAREDO, TX 78041–5752

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, _____, 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

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.

REPLAT OF
LOT 5–BLOCK 1
TRENTON TOWN CENTER

A 0.918 OF AN ACRE (39,983.83 SQUARE FEET,) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 0.918 OF AN ACRE (39,983.83 SQUARE FEET) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO SUNNYBROOK COLORADO, INC, RECORDED IN DOCUMENT NUMBER 2178485, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, SAID 0.918 OF AN ACRE (39,983.83 SQUARE FEET) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS,

COMMENCING; AT THE COMMON CORNER OF LOT 2 AND 5, BLOCK 3, STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS, HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16823439.64', E=1082162.61'. THENCE; NORTH 81°20'30" WEST, A DISTANCE OF 40.00 FEET, TO A POINT BEING ON THE WEST RIGHT–OF–WAY LINE OF MCCOLL ROAD (FM 2061) (HAVING A 120.0 RIGHT–OF–WAY), AND THE COMMON CORNER OF A 2.5 ACRE TRACT OF LAND CONVEYED TO SHAW GIN REAL ESTATE HOLDINGS LLC, AS PER DOCUMENT NUMBER 2989929, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 2, BLOCK 3, SAID STEELE AND PERSHING SUBDIVISION AND OF LOT 6, BLOCK 1, SAID TRENTON TOWN CENTER. THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID MCCOLL ROAD AND SAID LOT 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 179.56 FEET, TO A FOUND 1/2 INCH IRON ROD BEING ON THE COMMON CORNER OF LOT 5 AND 6, BLOCK 1 SAID TRENTON TOWN CENTER BEING THE WEST RIGHT–OF–WAY LINE OF SAID MCCOLL ROAD, FOR AN EXTERIOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16823268.18', E=1082095.97';

THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5, BLOCK 1, TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, A DISTANCE OF 161.81 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; BEING ON THE COMMON CORNER OF LOT 5 AND 7, BLOCK 1, SAID TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 53°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 23.33 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; BEING ON A COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°19'16" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 208.50 FEET, TO A FOUND 1/2 INCH IRON ROD BEING THE COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°40'44" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 178.31 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WELDON AND HUNT" BEING THE COMMON CORNER OF SAID LOT 5, 6 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°19'16" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 225.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.918 OF AN ACRE (39,983.83 SQUARE FEET) TRACT OF LAND, MORE OR LESS.

PLANNING & ZONING
ADMINISTRATOR CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS REPLAT OF LOT 5– BLOCK 1 TRENTON TOWN CENTER SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORING ON THIS THE _____ DAY OF _____, 20____WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISON 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 E. SESN, P.E. — DATE
GENERAL MANAGER

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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.

ATTEST: _____

MAYOR, CITY OF EDINBURG — DATE — CITY SECRETARY — DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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 THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT–OF–WAYS OR EASEMENTS.

PRESIDENT — SECRETARY

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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF MARIO A. GARCIA, P.E. 137503 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

MARIO ALBERTO GARCIA, P.E. — NO.137503 — 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 SUPERVISON.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF LEO RENE GARCIA RPLS 6448 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

LEO L. RODRIGUEZ JR., R.P.L.S. — NO. 2448 — DATE

PRINCIPAL CONTACTS:

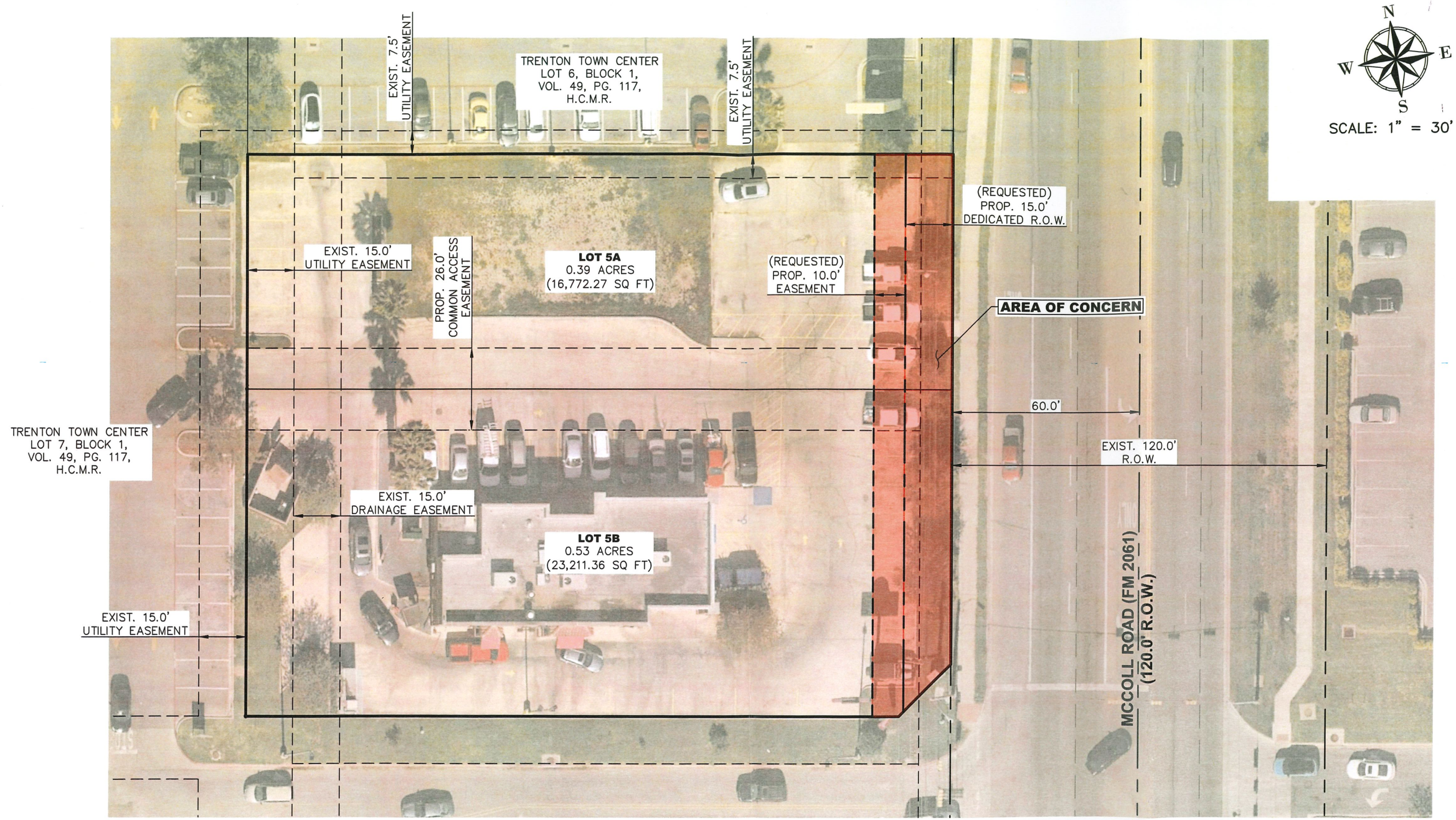
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TESORO SERVICES, LLC	5201 TESORO PLZ	LAREDO TX, 78041–5752	(956) 722–8921	
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 4/12/2024 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

DATE OF PREPARATION: APRIL 2024

SHEET 1 OF 1

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



R.O.W. DEDICATION EXHIBIT

REPLAT LOT 1 BLOCK 5
TRENTON TOWN CENTER

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
| MCALLEN TX. | | HARLINGEN TX. | SANTA FE NM. | | LOS ALAMOS NM. |

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Subdivision Variance Application

ENERGOV CASE # VAR-2024-0237

Submittal Date: 06/25/2024

Legal Description: HCAD Property ID #: 696942

A 0.918 OF AN ACRE (39,983.63 SQUARE FEET.) GROSS TRACT OF LAND OUT OF LOT 5, TRENTOWN TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Variance Requested (Identify section of Unified Development Code):

A VARIANCE IS REQUESTED BASED ON THE EXISITING CONDITIONS OF THE DEVELOPED AREA. ACCORDING TO ARTICLE 5 DIVISION 5.300 SECTION 5.301, STREETS, ALLEYS, AND OTHER RIGHTS OF WAY WITHIN PROPOSED DEVELOPMENT SHALL BE APPROPRIATELY DEDICATED FOR THE PURPOSES THEY ARE INTENDED TO SERVE.

Reason for Request (hardship/extraordinary and exceptional conditions):

REQUESTED R.O.W. ACQUISITION WOULD CAUSE CONFLICTS WITH EXISITING SITE LAYOUT. THERE IS AN EXISTING PARKING LOT AND INFRASTRUCTURE THAT WOULD CONFLICT WITH THE PACEMENT OF THE ADDITIONAL ROW.

Sunnybrook Colorado, Inc.	**SAMES, INC**
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
5201 TESORO PLAZA	**1500 STE. 200 S 10TH ST**
Address	Address
LAREDO, TX 78041	**MCALLEN, TX 78504**
City, State, Zip	City, State, Zip
(956) 722-8921	**(956) 702-8880**
Telephone	Telephone
REICHORST@TESOROSERVICES.COM	**IPOSADAS@SAMENGINEERING-SURVE**
Email address	Email address
Signature	Israel Posadas Jr.
	Signature

RECEIVED
JUN 25 2024

Receipt #
($450 Application Fee): _____ Received By: _____

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: GRATITUDE GROVE SUBDIVISION

Date Prepared: July 31, 2024
Planning and Zoning Meeting: August 13, 2024

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of Gratitude Grove Subdivision, being a 18.623 acre tract, more or less, being the south 19.52 acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County Texas, located at 2620 North Closner Boulevard, As Requested By Supreme Engineering, PLLC.
Location:	The property is located along North Closner Boulevard between East Rogers Road and East Russell Road, and within the City of Edinburg City Limits.
Zoning:	Property zoning is currently Residential, Urban and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Urban and Townhome (RU) District, Front 10-ft., Side 0/6-ft., Side Corner 10-ft, Garage 18-ft, and Rear 10-ft.
Analysis:	The Preliminary Plat development of 126 Single-Family Residential lots averaging approximately 4,095.00 square feet.
Utilities:	Water Distribution and Sewer Collection System will be provided by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **GRATITUDE GROVE SUBDIVISION** TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS 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 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 EDINBURG, 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 EDINBURG.

_____ _____
JAIME RODRIGUEZ, MANAGER DATE
JAR GROUP INVESTMENT, LP
3907 S. SUGAR RD.
EDINBURG TX, 78539

IF SUBDIVISION IS TO BE GATED, IT NEEDS TO FOLLOW ENGINEERINGS GATE DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG 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

MAYOR, CITY OF EDINBURG

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

Missing Adjoiners information

_____ _____
MAYOR, CITY OF EDINBURG DATE

ATTEST: _____ _____
CHANGE TO CITY SECRETARY DATE

APPROVED BY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE_____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

BY: _____ 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 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

THE 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.

REVIEW COPY
OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

_____
DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
MANUEL CARRIZALES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

STATE OF TEXAS · MANUEL CARRIZALES · 6388 · REGISTERED · PROFESSIONAL LAND SURVEYOR

_____
DATE

VERIFY METES AND BOUNDS

METES AND BOUNDS

A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO EIA PROPERTIES, LTD, BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER: 1405908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 30 FEET OF THE SOUTH 19.52 ACRE TRACT AS CONVEYED TO RICHARD A. GARZA BY DEED WITHOUT WARRANTY DATED APRIL 26, 2001 FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, RECORDED UNDER DOCUMENT NO. 965283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 18.623 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK–NAIL WITHIN ROGERS ROAD, FOR THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 244, SECTION 244, THENCE SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 668.00 FEET TO A CALCULATED POINT [N:16644553.4528, E:1097680.5013] FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A HALF 1/2–INCH IRON ROD FOUND WITH A CAP STAMPED "4856", FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 06 MINUTES 40 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244 AND ALONG THE NORTH LINE OF SAID SAVE AND EXCEPT TRACT, AT A DISTANCE OF 1,279.20 FEET PASS A HALF 1/2–INCH IRON ROD WITH A CAP STAMPED "4856" FOUND AT THE EAST RIGHT–OF–WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF 1,304.20 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 53 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 06 MINUTES 40 SECONDS EAST (RECORD ~ EAST), PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244, AT A DISTANCE OF 25.00 FEET PASS A HALF 1/2–INCH IRON ROD FOUND AT THE EAST RIGHT–OF–WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF A 1,304.20 FEET TO THE POINT OF BEGINNING CONTAINING 18.623 ACRES OF LAND MORE OR LESS.

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

COUNTY COURT · COUNTY OF HIDALGO · TEXAS

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

revision 1

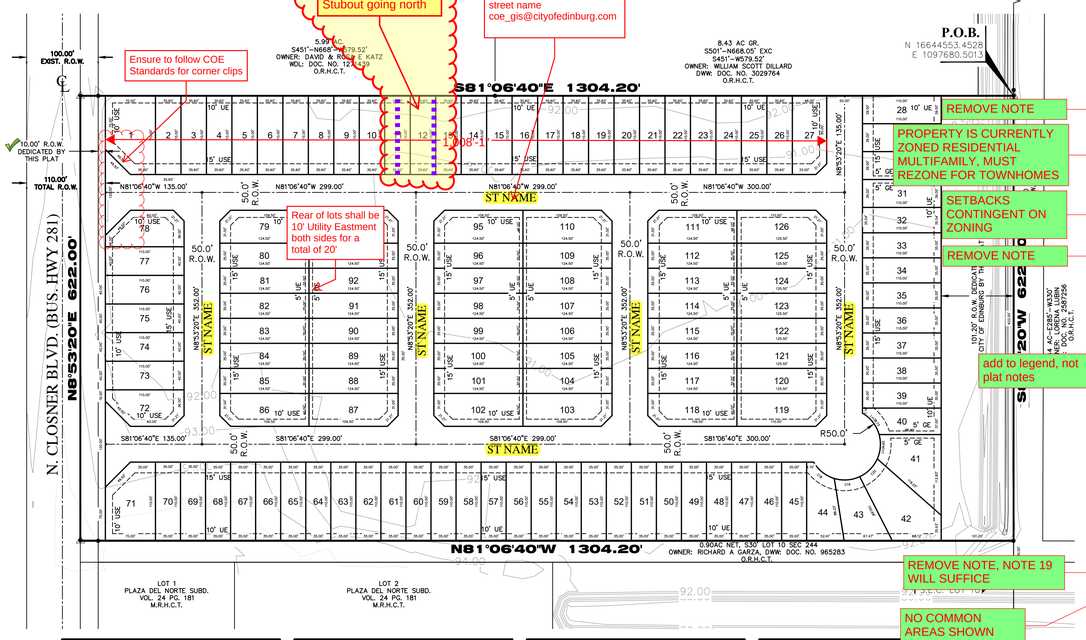
BY: _____ DEPUTY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	37.78	50.00	43.29	S42° 45' 21"E	36.89
C19	36.33	50.00	41.63	S85° 12' 58"E	35.54
C20	35.79	50.00	41.01	N53° 27' 45"E	35.03

Provide a street Stubout going north

Contact Engineering Department-GIS Division for street name coe_gis@cityofedinburg.com

Ensure to follow COE Standards for corner clips



REMOVE NOTE

PROPERTY IS CURRENTLY ZONED RESIDENTIAL MULTIFAMILY, MUST REZONE FOR TOWNHOMES

SETBACKS CONTINGENT ON ZONING

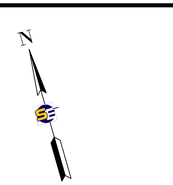
REMOVE NOTE

add to legend, not plat notes

REMOVE NOTE, NOTE 19 WILL SUFFICE

NO COMMON AREAS SHOWN

NO COMMON AREAS SHOWN, REMOVE NOTE



BEARING BASIS–TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, (NAD83, NAVD88, GEOID 12B)

LEGEND

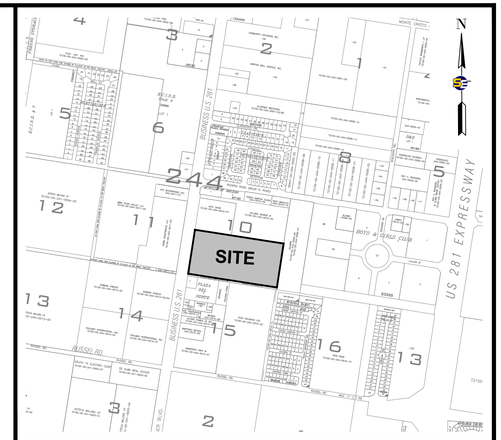
●IRF	IRON ROD FOUND
○IRS	IRON ROD SET
⊕CP	CALCULATED POINT

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. LAND USE: SINGLE–FAMILY RESIDENTIAL
   ZONE DISTRICT: TOWNHOUSE
3. BUILDING LINES:
   FRONT: 18'
   FRONT CUL–DE–SAC: 18'
   REAR: 30'
   SIDE: 5'
4. STATISTICAL DATA:
   A) GROSS AREA – 18.623 ACRES
   B) GROSS LOTS – 126 LOTS
5. ABBREVIATIONS:
   DE – DRAINAGE EASEMENT
   ROW – RIGHT–OF–WAY
   SF – SQUARE FOOT
   UE – UTILITY EASEMENT
   USE – UTILITY & SIDEWALK EASEMENT
6. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (SHADED).

   THIS PROPERTY LIES IN ZONE X 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 AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD ACCORDING TO COMMUNITY–PANEL NO. 480338 0015 D, REVISED MAY 14, 2001 TO REFLECT LOMR CASE No. 01–06–1095P.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 148,721 CUBIC–FEET OR 3.41 ACRE–FEET OF STORM WATER RUNOFF.
9. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
10. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
N. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG N. CLOSNER BLVD. DURING SUBDIVISION STAGE.
11. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
12. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
13. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN LANDSCAPE IMPROVEMENTS IN COMMON AREAS AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
14. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
15. 50% OF PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
16. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
17. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO N. CLOSNER BLVD FROM LOT 1 & LOTS 71–78.
18. HOA OR LOT 1 & LOTS 71–78 OWNERS, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG N. CLOSNER BLVD.
19. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI–FAMILY CONSTRUCTION.
20. COMMON AREA LOTS "LETTER CHOSEN BY DEVELOPER" SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR GRATITUDE GROVE SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

Add Note:
-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 impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.



LOCATION MAP
SCALE: 1" = 1000'

PRINCIPAL CONTACTS			
NAME		ADDRESS	PHONE
OWNER:	JAR GROUP DEVELOPMENT, LP	3907 S. SUGAR RD. EDINBURG, TX 78539	(956)207–1740
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO SUITE 7 EDINBURG, TX 78539	(956)403–1314
SURVEYOR:	MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE. EDINBURG, TEXAS 78542	(512)470–1489

PRELIMINARY
FOR REVIEW ONLY

Gratitude Groves
-trip gen worksheet (may require TIA)
-compare the proposed southmost street to the existing driveway across the Closner (left turn conflict)

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
1	7087.50	0.16
2	3916.00	0.09
3	3916.00	0.09
4	3916.00	0.09
5	3916.00	0.09
6	3916.00	0.09
7	3916.00	0.09
8	3916.00	0.09
9	3916.00	0.09
10	3916.00	0.09
11	3916.00	0.09
12	3916.00	0.09
13	3916.00	0.09
14	3916.00	0.09
15	3916.00	0.09
16	3916.00	0.09
17	3916.00	0.09
18	3916.00	0.09
19	3916.00	0.09
20	3916.00	0.09
21	3916.00	0.09
22	3916.00	0.09
23	3916.00	0.09
24	3916.00	0.09
25	3916.00	0.09
26	3916.00	0.09
27	5167.50	0.12
28	4290.00	0.10
29	4290.00	0.10
30	4290.00	0.10
31	4290.00	0.10
32	3909.31	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
33	3850.00	0.09
34	3850.00	0.09
35	3850.00	0.09
36	3850.00	0.09
37	3850.00	0.09
38	3850.00	0.09
39	3850.00	0.09
40	3630.57	0.08
41	6442.90	0.15
42	7094.60	0.16
43	4507.85	0.10
44	4430.81	0.10
45	3850.00	0.09
46	3850.00	0.09
47	3850.00	0.09
48	3850.00	0.09
49	3850.00	0.09
50	3850.00	0.09
51	3850.00	0.09
52	3850.00	0.09
53	3850.00	0.09
54	3850.00	0.09
55	3850.00	0.09
56	3850.00	0.09
57	3850.00	0.09
58	3850.00	0.09
59	3850.00	0.09
60	3850.00	0.09
61	3850.00	0.09
62	3850.00	0.09
63	3850.00	0.09
64	3850.00	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
65	3850.00	0.09
66	3850.00	0.09
67	3850.00	0.09
68	3850.00	0.09
69	3849.76	0.09
70	3850.00	0.09
71	7087.75	0.16
72	4884.99	0.11
73	4400.00	0.10
74	4400.00	0.10
75	4400.00	0.10
76	4400	
77	4400	
78	4885	
79	5614	
80	4357	
81	4357	
82	4357	
83	4357	
84	4357	
85	4357	
86	5614	
87	5614	
88	4357	
89	4357	
90	4357.50	0.10
91	4357.50	0.10
92	4357.50	0.10
93	4357.50	0.10
94	5614.50	0.13
95	5614.50	0.13
96	4357.50	0.10

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
97	4357.50	0.10
98	4357.50	0.10
99	4357.50	0.10
100	4357.50	0.10
101	4357.50	0.10
102	5614.50	0.13
103	5614.50	0.13
104	4357.50	0.10
105	4357.50	0.10
106	4357.50	0.10
107	4357.50	0.10
122	4392.50	0.10
123	4392.50	0.10
124	4392.50	0.10
125	4392.50	0.10
126	5660.50	0.13

General Comments:

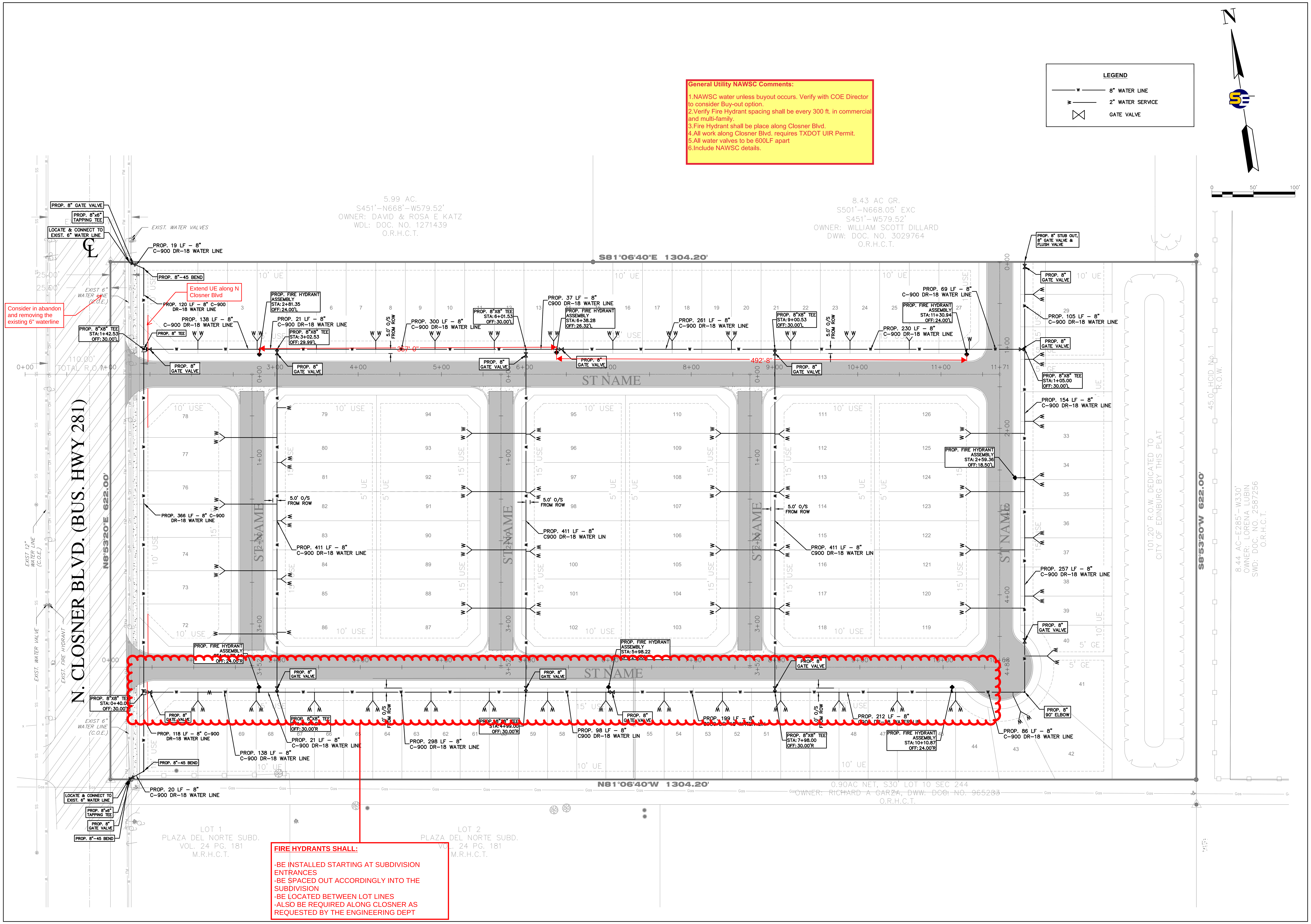
1. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details.
2.Provide Trip Generation
3.Subdivision rear of lots shall have a min. 10ft Utility Easement
4.Any Proposed ROW or Utility Easement must state "Dedication By This Plat" at the end of them.
5.Provide an approved Drainage Report from HCDD #1 prior to recording.
6.All corner clips must comply with COE Standards Manual.
7.Provide lot descriptions for adjacent properties
8.All material shall be domestic.
9.Missing Sheets: Cover Sheet, Existing Conditions, Signage & Striping, SW3P, Lighting, Profiles of Infrastructure
10.Block length shall not exceed 1000'. Provide additional stubouts to break block length.

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO SUITE 7
EDINBURG, TX 78539

GRATITUDE GROVE SUBDIVISION

BEING A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO EIA PROPERTIES, LTD, BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER: 1405908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 30 FEET OF THE SOUTH 19.52 ACRE TRACT AS CONVEYED TO RICHARD A. GARZA BY DEED WITHOUT WARRANTY DATED APRIL 26, 2001 FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, RECORDED UNDER DOCUMENT NO. 965283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 7/1/2024

REV	DESCRIPTION	DATE:	APPROVED BY:
REVISIONS:			

PROJECT No. E23-003
PROJECT TEAM
DESIGN BY: H.G.
DRAWN BY: H.G.
CHECKED BY: O.C.
APPROVED BY: O.C.

PREPARED FOR:
LATITUDE INVESTMENT, LLC
601 PECAN ST. SUITE 180
McALLEN, TX 78501

GRATITUDE GROVE SUBDIVISION
WATER DISTRIBUTION PLAN

C4

---- PLOTTED 7/1/2024 C4-WATER DISTRIBUTION PLAN.DWG

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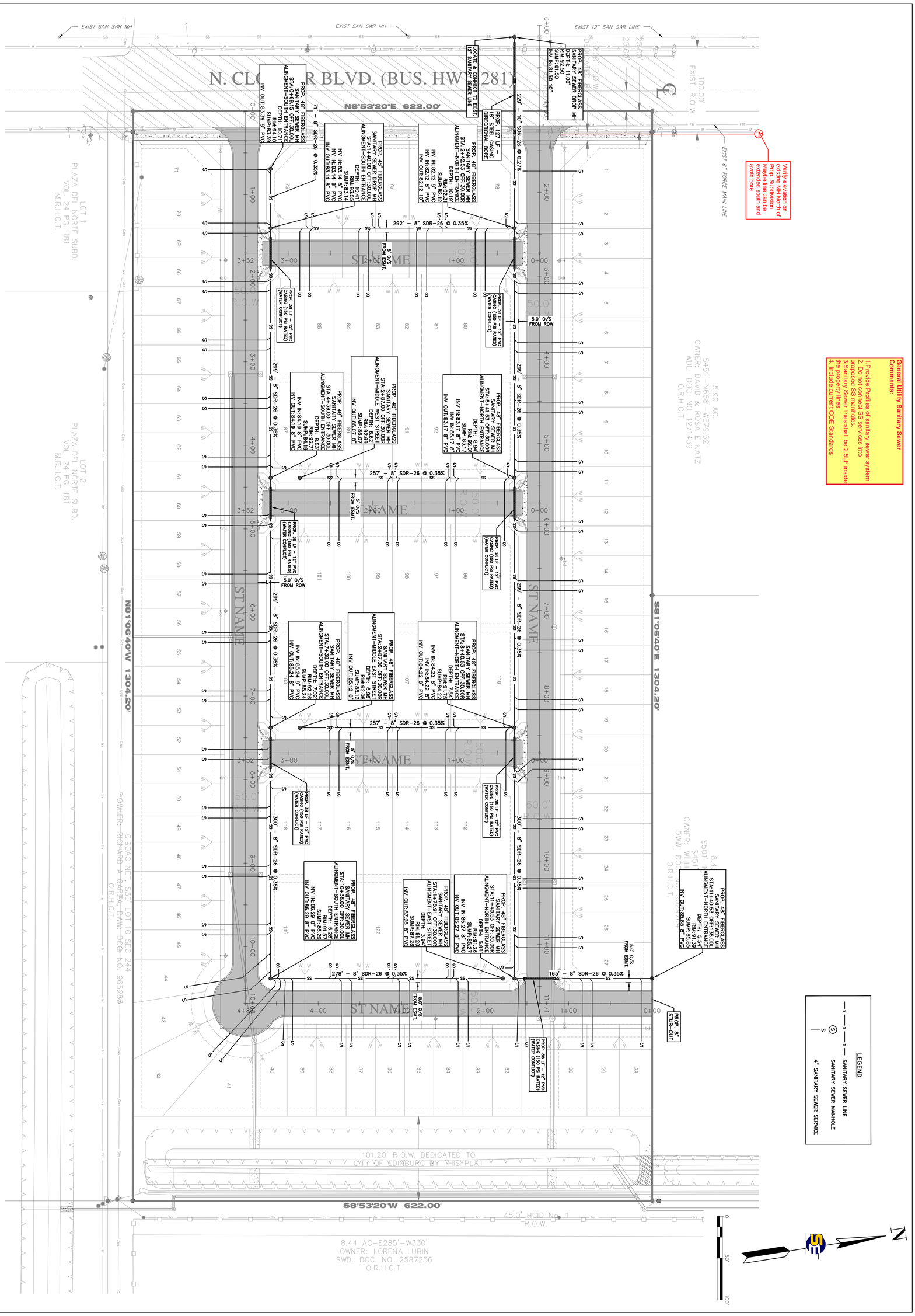


PREPARED FOR:
LATITUDE INVESTMENT, LLC
601 PECAN ST. SUITE 180
McALLEN, TX 78501

C5

GRATITUDE GROVE SUBDIVISION
SANITARY SEWER PLAN

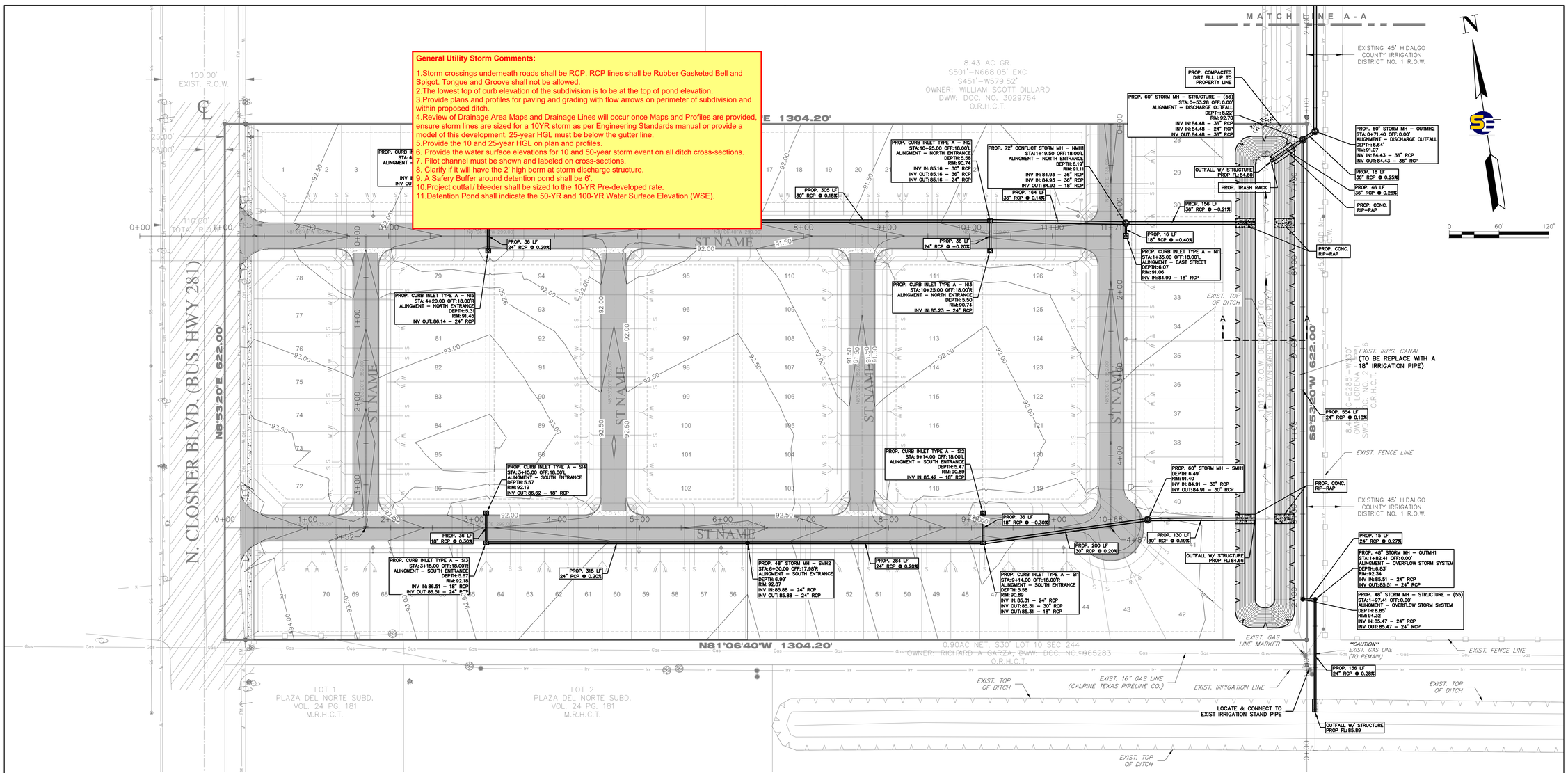
PROJECT No. E23-003	REVISIONS:			
PROJECT TEAM				
DESIGN BY: H.G.				
DRAWN BY: H.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

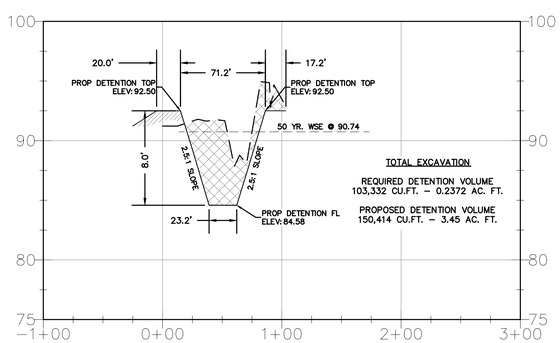
THIS DOCUMENT IS PRELIMINARY AND SHALL NOT BE USED FOR INTERIM REVIEW AND MARK-UP ONLY
OMAR CANO, P.E. No. 122081
ON 7/1/2024

SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

General Utility Storm Comments:

1.Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2.The lowest top of curb elevation of the subdivision is to be at the top of pond elevation.
3.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch.
4.Review of Drainage Area Maps and Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10YR storm as per Engineering Standards manual or provide a model of this development. 25-year HGL must be below the gutter line.
5.Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch cross-sections.
7. Pilot channel must be shown and labeled on cross-sections.
8. Clarify if it will have the 2' high berm at storm discharge structure.
9. A Safety Buffer around detention pond shall be 6'.
10.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
11.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).





DETENTION POND - CROSS SECTION A-A
SCALE - HORIZONTAL: 1" = 60'/VERTICAL: 1" = 6'

SUPREME ENGINEERING
TBPELS FIRM No. F–21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

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REVISIONS:					
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PROJECT No. E23–003
PROJECT TEAM
DESIGN BY: H.G.
DRAWN BY: H.G.
CHECKED BY: O.C.
APPROVED BY: O.C.

PREPARED FOR:
LATITUDE INVESTMENT, LLC
601 PECAN ST. SUITE 180
McALLEN, TX 78501

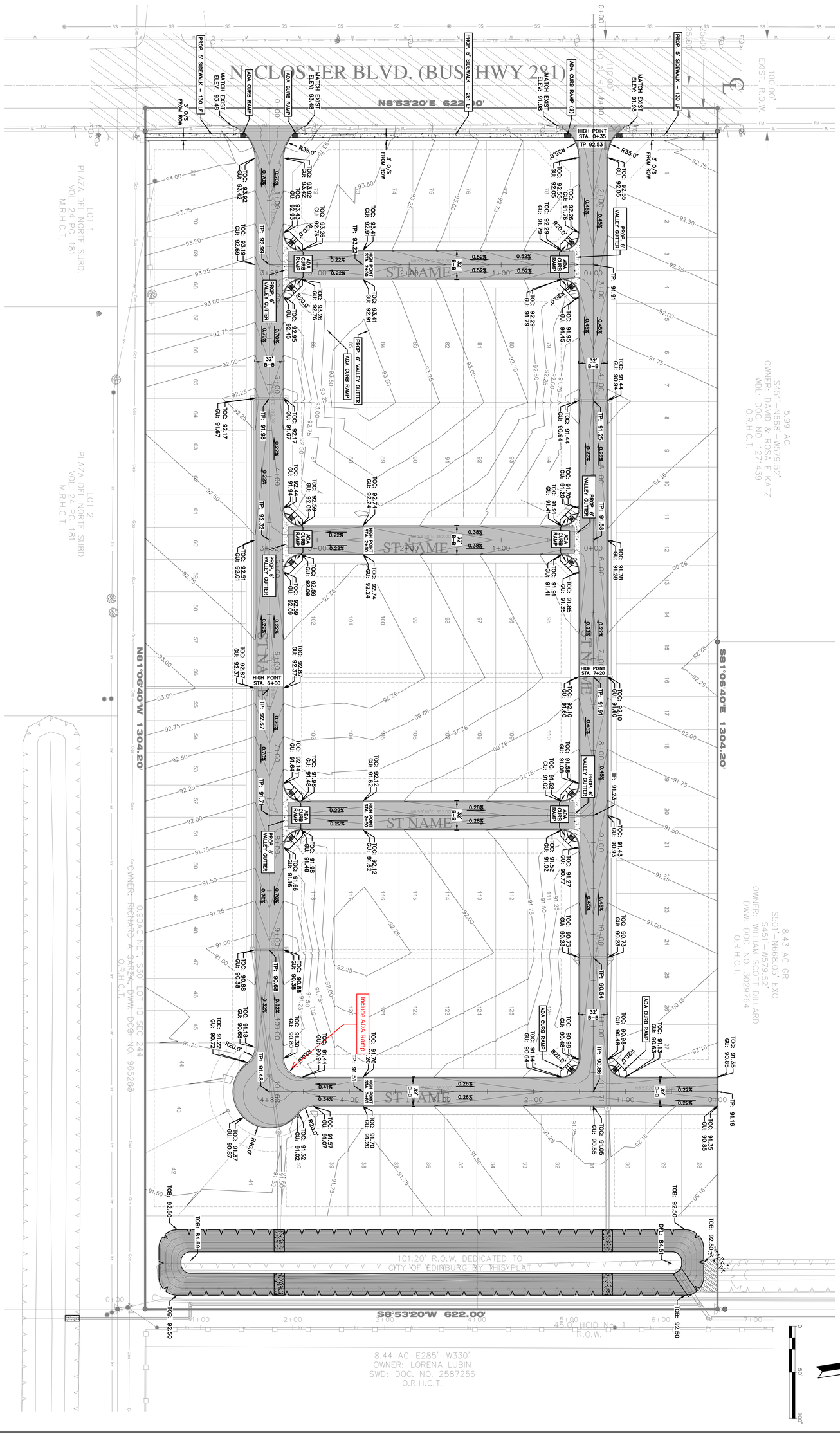
GRATITUDE GROVE SUBDIVISION
OVERALL STORM SEWER PLAN

C6

#####

---- PLOTTED 7/1/2024 C6.0–STORM SEWER PLAN.DWG

---- PLOTTED 7/1/2024 C7.0-PAVING & GRADING PLAN.DWG ####



C7

PREPARED FOR:
LATITUDE INVESTMENT, LLC
601 PECAN ST. SUITE 180
McALLEN, TX 78501

GRATITUDE GROVE SUBDIVISION
OVERALL PAVING & GRADING PLAN

PROJECT No. E23-003	REVISIONS:			
PROJECT TEAM				
DESIGN BY: H.G.				
DRAWN BY: H.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

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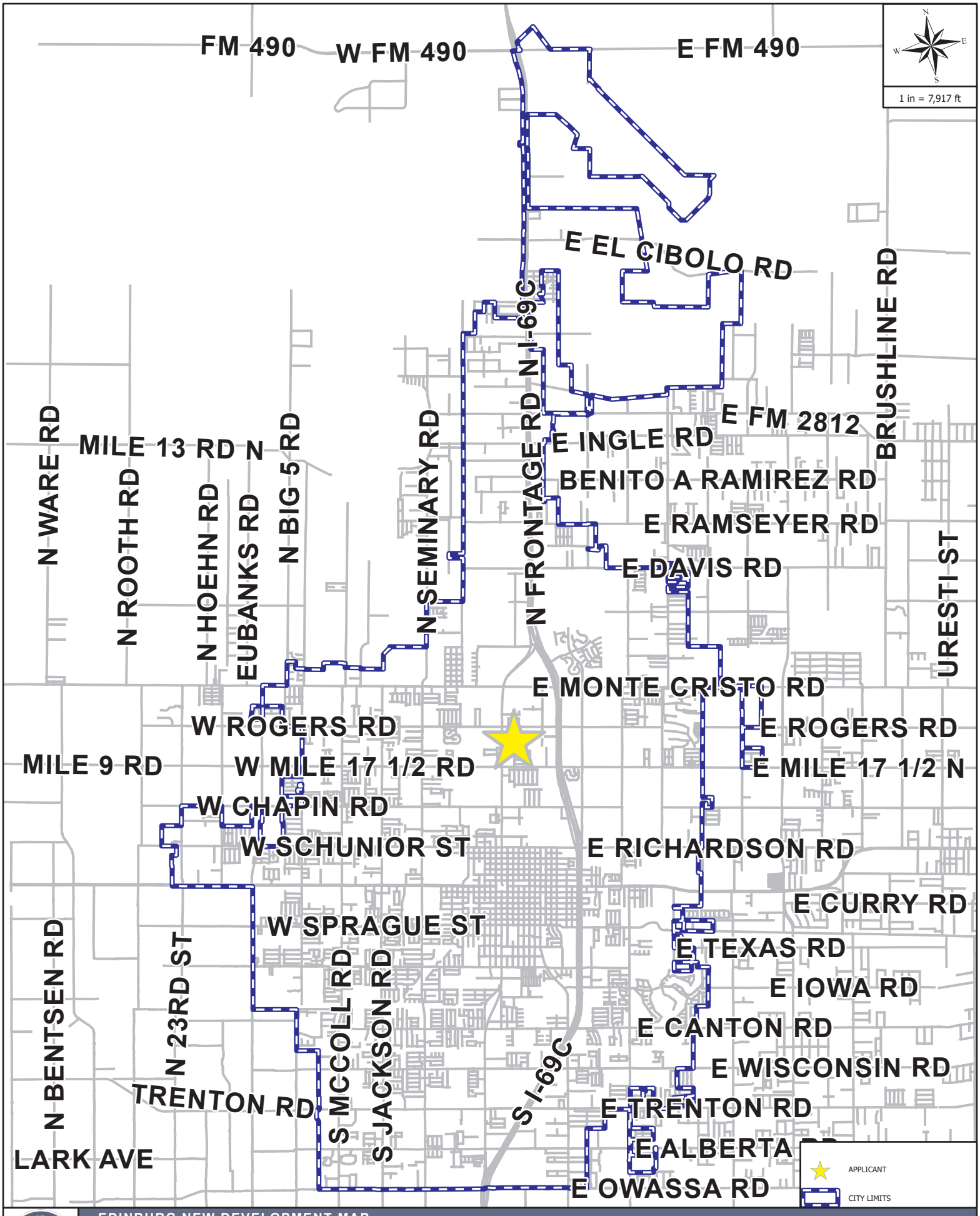
OMAR CANO, P.E. No. 122081
ON 7/1/2024

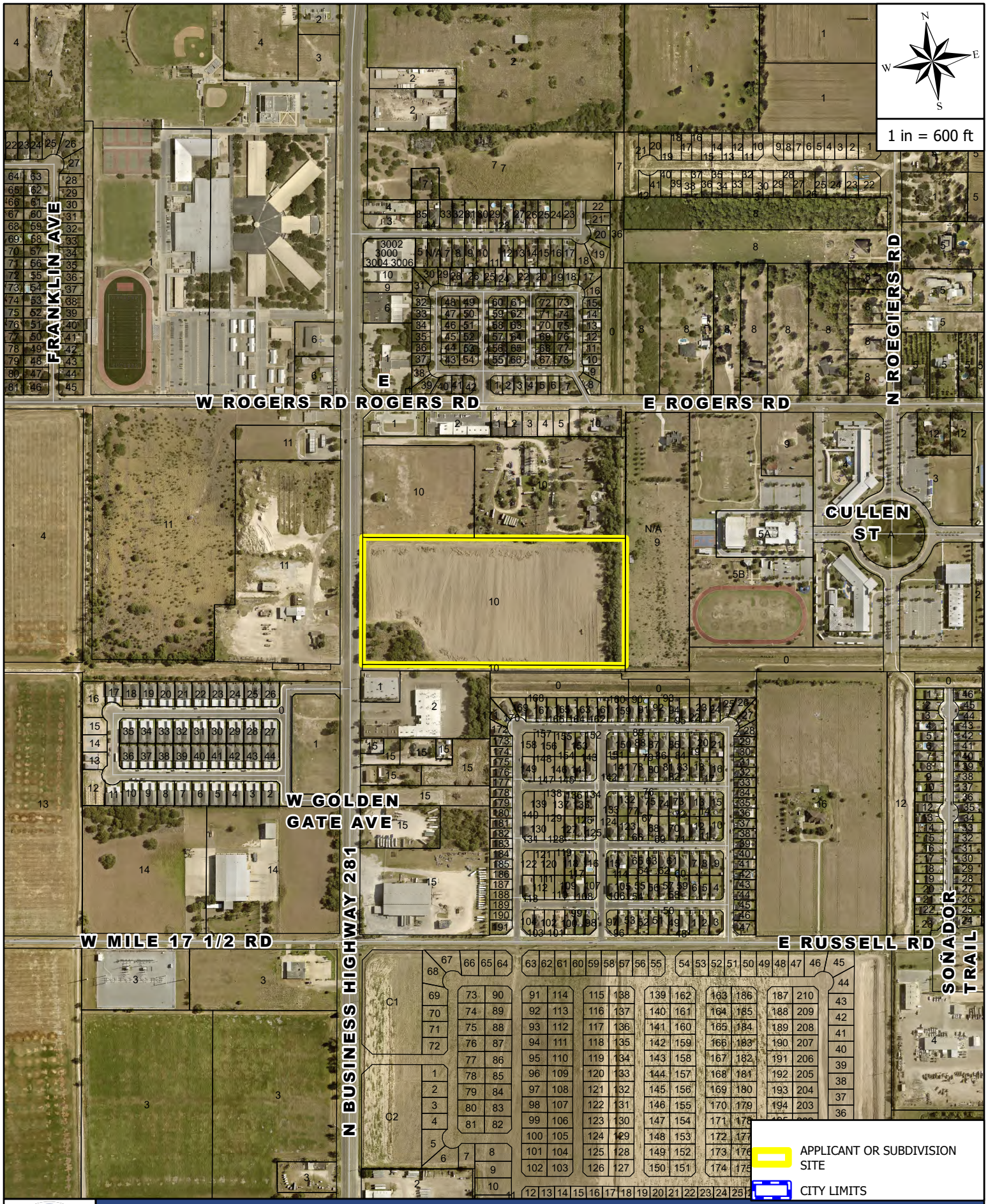
SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

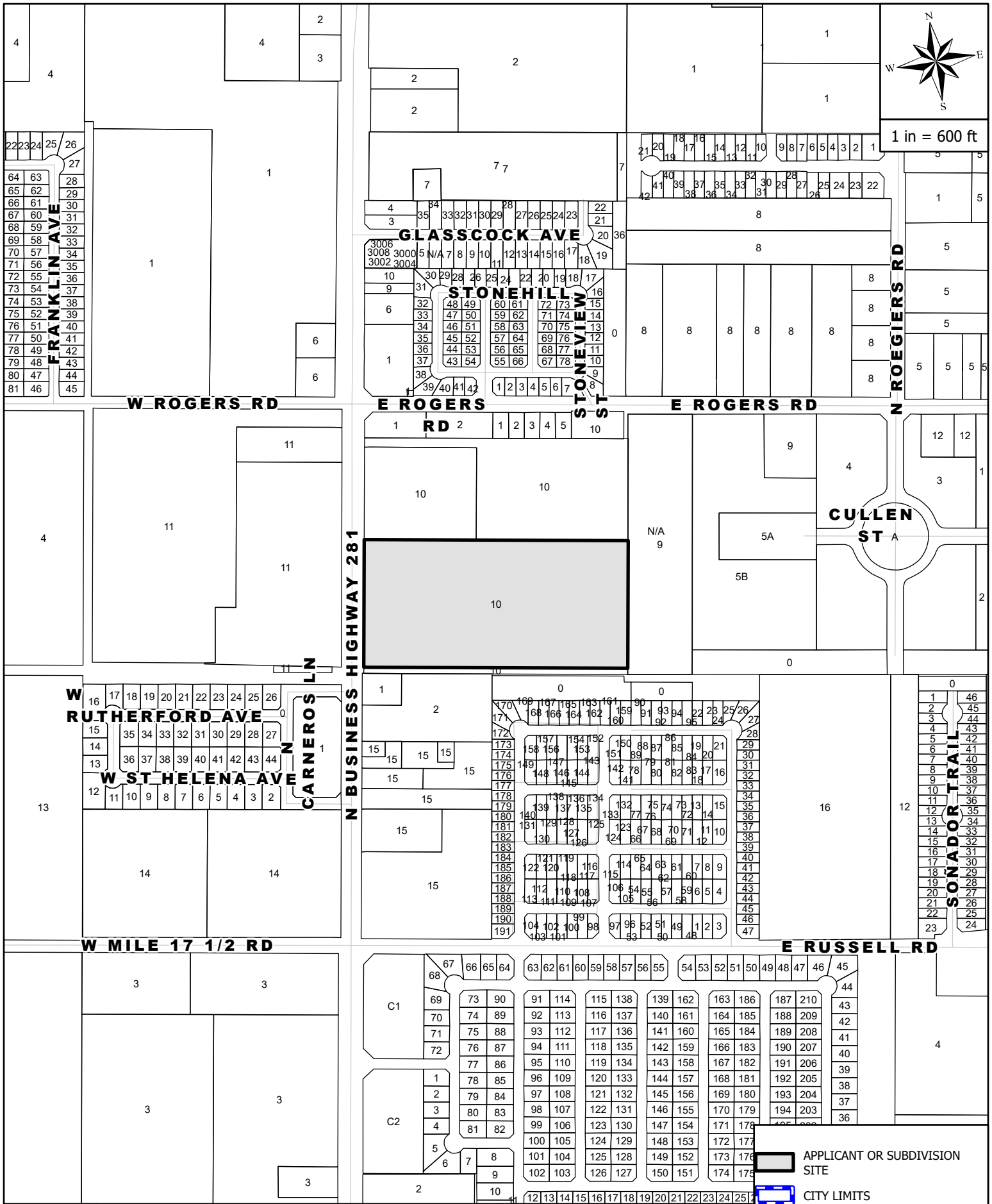
GRATITUDE GROVE SUBDIVISION



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

GRATITUDE GROVE SUBDIVISION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

GRATITUDE GROVE SUBDIVISION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GRATITUDE GROVE SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS 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 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 EDINBURG, 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 EDINBURG.

JAIME RODRIGUEZ, MANAGER — DATE
JAR GROUP INVESTMENT, LP
3907 S. SUGAR RD.
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG 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

MAYOR, CITY OF EDINBURG

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG — DATE

ATTEST: _____ — DATE

APPROVED BY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE_____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

BY: _____ 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 — DATE
GENERAL MANAGER

THE 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.

REVIEW COPY

OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

OMAR CANO 120081 LICENSED PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

MANUEL CARRIZALES, R.P.L.S. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

MANUEL CARRIZALES 6388 REGISTERED PROFESSIONAL LAND SURVEYOR

METES AND BOUNDS

A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO EIA PROPERTIES, LTD, BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER: 1405908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 30 FEET OF THE SOUTH 19.52 ACRE TRACT AS CONVEYED TO RICHARD A. GARZA BY DEED WITHOUT WARRANTY DATED APRIL 26, 2001 FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, RECORDED UNDER DOCUMENT NO. 965283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 18.623 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK-NAIL WITHIN ROGERS ROAD, FOR THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 244, SECTION 244, THENCE SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 668.00 FEET TO A CALCULATED POINT [N:16644553.4528, E:1097680.5013] FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A HALF 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "4856", FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 06 MINUTES 40 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244 AND ALONG THE NORTH LINE OF SAID SAVE AND EXCEPT TRACT, AT A DISTANCE OF 1,279.20 FEET PASS A HALF 1/2-INCH IRON ROD WITH A CAP STAMPED "4856" FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF 1,304.20 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 53 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

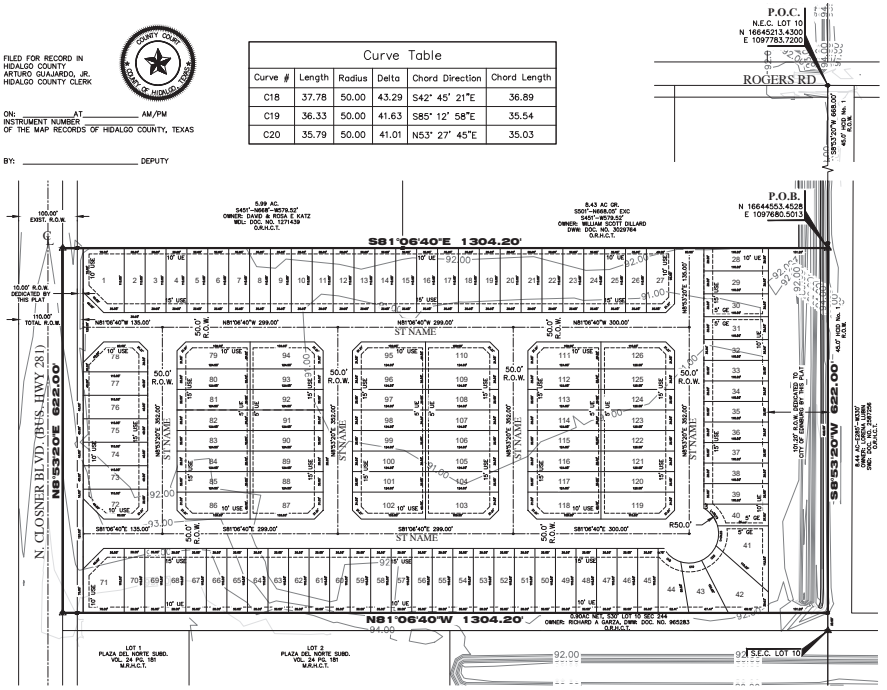
THENCE, SOUTH 81 DEGREES 06 MINUTES 40 SECONDS EAST (RECORD – EAST), PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244, AT A DISTANCE OF 25.00 FEET PASS A HALF 1/2-INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF A 1,304.20 FEET TO THE POINT OF BEGINNING CONTAINING 18.623 ACRES OF LAND MORE OR LESS.

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
C18	37.78	50.00	43.29	S42° 45' 21"E	36.89
C19	36.33	50.00	41.63	S85° 12' 58"E	35.54
C20	35.79	50.00	41.01	N53° 27' 45"E	35.03



BEARING BASIS–TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, (NAD83, NAVD88, GEOID 12B)

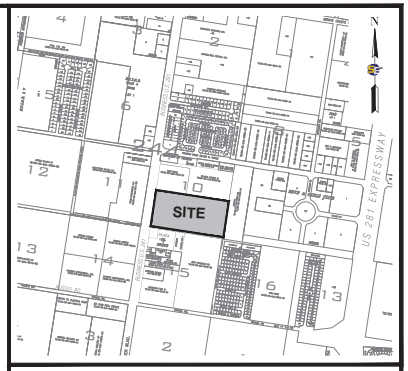
LEGEND

IRF	IRON ROD FOUND
CIRS	IRON ROD SET
CP	CALCULATED POINT

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. LAND USE: SINGLE-FAMILY RESIDENTIAL
   ZONE DISTRICT: TOWNHOUSE
3. BUILDING LINES:
   FRONT: 18'
   FRONT CUL-DE-SAC: 18'
   REAR: 30'
   SIDE: 5'
4. STATISTICAL DATA:
   A) GROSS AREA – 18.623 ACRES
   B) GROSS LOTS – 126 LOTS
5. ABBREVIATIONS:
   DE – DRAINAGE EASEMENT
   ROW – RIGHT-OF-WAY
   SF – SQUARE FOOT
   UE – UTILITY EASEMENT
   USE – UTILITY & SIDEWALK EASEMENT
6. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (SHADED).

   THIS PROPERTY LIES IN ZONE X 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480338 0015 D, REVISED MAY 14, 2001 TO REFLECT LOMR CASE No. 01-06-1095P.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 148,721 CUBIC-FEET OR 3.41 ACRE-FEET OF STORM WATER RUNOFF.
9. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
10. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
N. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG N. CLOSNER BLVD. DURING SUBDIVISION STAGE.
11. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
12. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
13. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN LANDSCAPE IMPROVEMENTS IN COMMON AREAS AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
14. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
15. 50% OF PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
16. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
17. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO N. CLOSNER BLVD FROM LOT 1 & LOTS 71-78.
18. HOA OR LOT 1 & LOTS 71-78 OWNERS, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG N. CLOSNER BLVD.
19. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
20. COMMON AREA LOTS "LETTER CHOSEN BY DEVELOPER" SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR GRATITUDE GROVE SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.



LOCATION MAP
SCALE: 1" = 1000'

PRINCIPAL CONTACTS			
NAME		ADDRESS	PHONE
OWNER:	JAR GROUP DEVELOPMENT, LP	3907 S. SUGAR RD. EDINBURG, TX 78539	(956)207-1740
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO SUITE 7 EDINBURG, TX 78539	(956)403-1314
SURVEYOR:	MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE. EDINBURG, TEXAS 78542	(512)470-1489

PRELIMINARY

FOR REVIEW ONLY

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
1	7087.50	0.16
2	3916.00	0.09
3	3916.00	0.09
4	3916.00	0.09
5	3916.00	0.09
6	3916.00	0.09
7	3916.00	0.09
8	3916.00	0.09
9	3916.00	0.09
10	3916.00	0.09
11	3916.00	0.09
12	3916.00	0.09
13	3916.00	0.09
14	3916.00	0.09
15	3916.00	0.09
16	3916.00	0.09
17	3916.00	0.09
18	3916.00	0.09
19	3916.00	0.09
20	3916.00	0.09
21	3916.00	0.09
22	3916.00	0.09
23	3916.00	0.09
24	3916.00	0.09
25	3916.00	0.09
26	3916.00	0.09
27	5167.50	0.12
28	4290.00	0.10
29	4290.00	0.10
30	4290.00	0.10
31	4290.00	0.10
32	3909.31	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
33	3850.00	0.09
34	3850.00	0.09
35	3850.00	0.09
36	3850.00	0.09
37	3850.00	0.09
38	3850.00	0.09
39	3850.00	0.09
40	3630.57	0.08
41	6442.90	0.15
42	7094.60	0.16
43	4507.85	0.10
44	4430.81	0.10
45	3850.00	0.09
46	3850.00	0.09
47	3850.00	0.09
48	3850.00	0.09
49	3850.00	0.09
50	3850.00	0.09
51	3850.00	0.09
52	3850.00	0.09
53	3850.00	0.09
54	3850.00	0.09
55	3850.00	0.09
56	3850.00	0.09
57	3850.00	0.09
58	3850.00	0.09
59	3850.00	0.09
60	3850.00	0.09
61	3850.00	0.09
62	3850.00	0.09
63	3850.00	0.09
64	3850.00	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
65	3850.00	0.09
66	3850.00	0.09
67	3850.00	0.09
68	3850.00	0.09
69	3849.76	0.09
70	3850.00	0.09
71	7087.75	0.16
72	4884.99	0.11
73	4400.00	0.10
74	4400.00	0.10
75	4400.00	0.10
76	4400.00	0.10
77	4400.00	0.10
78	4885.00	0.11
79	5614.50	0.13
80	4357.50	0.10
81	4357.50	0.10
82	4357.50	0.10
83	4357.50	0.10
84	4357.50	0.10
85	4357.50	0.10
86	5614.49	0.13
87	5614.49	0.13
88	4357.50	0.10
89	4357.50	0.10
90	4357.50	0.10
91	4357.50	0.10
92	4357.50	0.10
93	4357.50	0.10
94	5614.50	0.13
95	5614.50	0.13
96	4357.50	0.10

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
97	4357.50	0.10
98	4357.50	0.10
99	4357.50	0.10
100	4357.50	0.10
101	4357.50	0.10
102	5614.50	0.13
103	5614.50	0.13
104	4357.50	0.10
105	4357.50	0.10
106	4357.50	0.10
107	4357.50	0.10
108	4357.50	0.10
109	4357.50	0.10
110	5614.50	0.13
111	5614.50	0.13
112	4357.50	0.10
113	4357.50	0.10
114	4357.50	0.10
115	4357.50	0.10
116	4357.50	0.10
117	4357.50	0.10
118	5614.50	0.13
119	5660.50	0.13
120	4392.50	0.10
121	4392.50	0.10
122	4392.50	0.10
123	4392.50	0.10
124	4392.50	0.10
125	4392.50	0.10
126	5660.50	0.13

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO SUITE 7
EDINBURG, TX 78539

GRATITUDE GROVE SUBDIVISION

BEING A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO EIA PROPERTIES, LTD, BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER: 1405908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 30 FEET OF THE SOUTH 19.52 ACRE TRACT AS CONVEYED TO RICHARD A. GARZA BY DEED WITHOUT WARRANTY DATED APRIL 26, 2001 FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, RECORDED UNDER DOCUMENT NO. 965283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

Case # PLAT-2024-0278

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956)

Subdivision Application

Date: July 1, 2024 Request Type: Preliminary Plat Final Plat

1. Exact Name of Subdivision: Gratitude Grove

2. Property Owner: JAR Group Development, LP 3. Developer: JAR Group Development, LP

4. Owner Phone: (956) 207-1740 5. Owner Email: jaime@rodzcapital.com

6. Owner Address: 3907 S. Sugar Rd. Edinburg, TX 78539

7. Current Zoning: RM - Residential-Multifamily and Urban 8. Required Zoning

9. Legal Description:
18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS,HIDALGO COUNTY, TEXAS 10. Property ID: 295824

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: Supreme Engineering, PLLC 13. Phone: (956) 403-1314

14. Consulting Firm Address: 135 Paseo del Prado Ste 7 Edinburg, TX 78539

15. Consulting Firm Email(s): omar.cano@supremeengineering.com, hector.garcia@supremeengineering.com

16. Desired Land Use Option: Multifamily

17. Number of Lots: Single Family 126 Multi-Family _____ Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✓ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op

20. Irrigation District: Hidalgo County No. 1 Potable-water Retailer: City of Edinburg

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type)	Mailing Address & Zip Code
Phone Number	Email

RECEIVED
JUL 02 2024
By

Have any of said owners designated agents to submit and revise this plat application on their behalf?

_____ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ **Date** _____

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: SORRENTO ESTATES SUBDIVISION

Date Prepared: August 1, 2024
Planning and Zoning Meeting: August 13, 2024

Preliminary Plat Approval

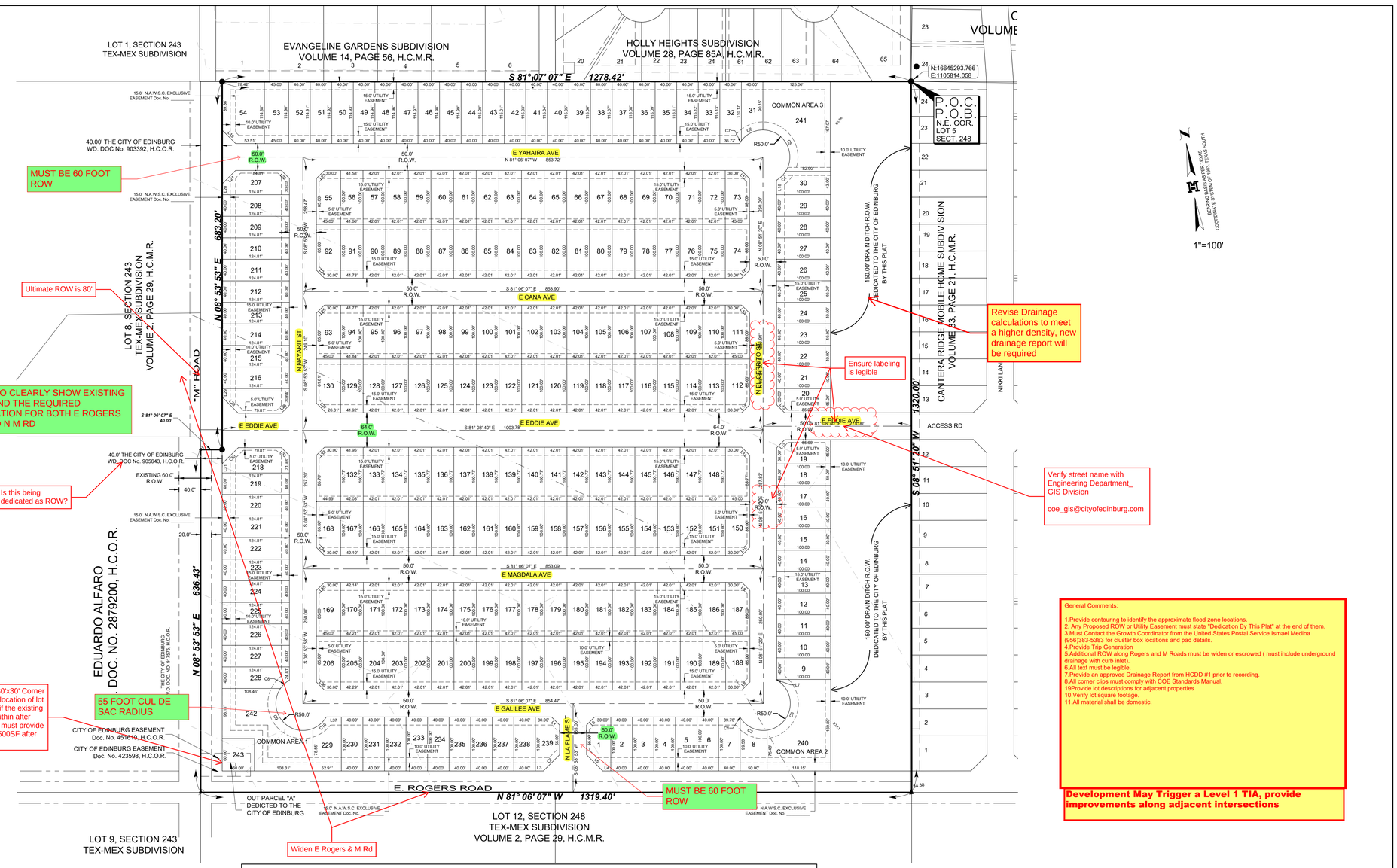
Subject:	Consider the Preliminary Plat approval of Sorrento Estates Subdivision, being a 39.334 acres tract of land out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 2, Page 29, Hidalgo County Map Records, located at 2707 East Rogers Road, As Requested By Melden and Hunt, Inc.
Location:	The property is located on the northeast corner of "M" Road and East Rogers Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Primary (RP) District, and is being rezoned for Residential, Urban and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Urban and Townhome (RU) District, Front 10-ft., Side 0/6-ft., Street Side yard 10-ft, Garage 18-ft, and Rear 10-ft.
Analysis:	The Preliminary Plat development consists of 239 Single Family Residential lots averaging approximately 4,300.00 square feet.
Utilities:	Water Distribution System will be provided by North Alamo Water Supply Corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

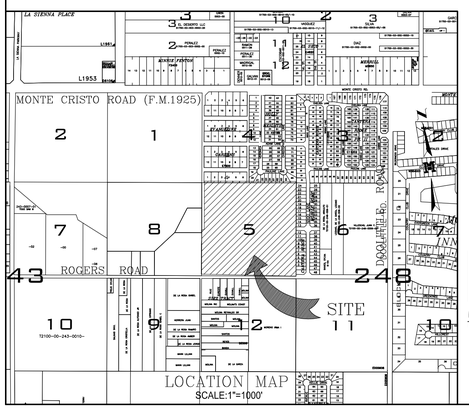
REZONING IS STILL PENDING CITY COUNCIL APPROVAL AT THE MOMENT OF THIS REVIEW. SETBACKS AND LOT SIZES WILL BE CONTINGENT ON APPROVAL OF RESIDENTIAL URBAN & TOWNHOMES ZONING.



LEGEND

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT

Provide an expanded abbreviated legend as well



DRAWN BY: GABRIEL F. DATE: 7-01-24

SURVEYED, CHECKED DATE:

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

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

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	3937.50	0.090	41	4601.24	0.106	81	4201.00	0.096	121	4201.00	0.096	163	4201.00	0.096	203	4201.00	0.096
2	4000.00	0.092	42	4600.78	0.106	82	4201.00	0.096	122	4201.00	0.096	164	4201.00	0.096	204	4201.00	0.096
3	4000.00	0.092	43	4600.31	0.106	83	4201.00	0.096	123	4201.00	0.096	165	4201.00	0.096	205	4225.08	0.097
4	4000.00	0.092	44	4599.85	0.106	84	4201.00	0.096	124	4201.00	0.096	166	4201.00	0.096	206	4387.54	0.101
5	4000.00	0.092	45	4599.38	0.106	85	4201.00	0.096	125	4201.00	0.096	167	4206.58	0.097	207	5191.50	0.119
6	4000.00	0.092	46	4598.92	0.106	86	4201.00	0.096	126	4201.00	0.096	168	4387.32	0.101	208	4992.48	0.115
7	3999.95	0.092	47	4598.45	0.106	87	4201.00	0.096	127	4201.00	0.096	169	4387.46	0.101	209	4992.48	0.115
8	4059.86	0.093	48	4597.99	0.106	88	4201.00	0.096	128	4201.00	0.096	170	4217.68	0.097	210	4992.48	0.115
9	4000.00	0.092	49	4597.52	0.106	89	4201.00	0.096	129	4188.08	0.096	171	4201.00	0.096	211	4992.48	0.115
10	4000.00	0.092	50	4597.06	0.106	90	4201.00	0.096	130	4334.59	0.100	172	4201.00	0.096	212	4992.48	0.115
11	4000.00	0.092	51	4596.59	0.106	91	4199.58	0.096	132	4231.35	0.097	173	4201.00	0.096	213	4992.48	0.115
12	4000.00	0.092	52	4596.13	0.106	92	4387.54	0.101	133	4233.21	0.097	174	4201.00	0.096	214	4992.48	0.115
13	4000.00	0.092	53	5170.09	0.119	93	4387.46	0.101	134	4233.21	0.097	175	4201.00	0.096	215	4992.48	0.115
14	4000.00	0.092	54	8701.15	0.200	94	4180.68	0.096	135	4233.21	0.097	176	4201.00	0.096	216	4992.47	0.115
15	4000.00	0.092	55	4387.46	0.101	95	4201.00	0.096	136	4233.21	0.097	177	4201.00	0.096	217	5138.09	0.118
16	4000.00	0.092	56	4162.17	0.096	96	4201.00	0.096	137	4233.21	0.097	178	4201.00	0.096	219	4992.46	0.115
17	4000.00	0.092	57	4201.00	0.096	97	4201.00	0.096	138	4233.21	0.097	179	4201.00	0.096	220	4992.46	0.115
18	4000.00	0.092	58	4201.00	0.096	98	4201.00	0.096	139	4233.21	0.097	180	4201.00	0.096	221	4992.46	0.115
19	4387.50	0.101	59	4201.00	0.096	99	4201.00	0.096	140	4233.21	0.097	181	4201.00	0.096	222	4992.46	0.115
20	4387.50	0.101	60	4201.00	0.096	100	4201.00	0.096	141	4233.21	0.097	182	4201.00	0.096	223	4992.46	0.115
21	4000.00	0.092	61	4201.00	0.096	101	4201.00	0.096	142	4233.21	0.097	183	4201.00	0.096	224	4992.46	0.115
22	4000.00	0.092	62	4201.00	0.096	102	4201.00	0.096	143	4233.21	0.097	184	4201.00	0.096	225	4992.46	0.115
23	4000.00	0.092	63	4201.00	0.096	103	4201.00	0.096	144	4233.21	0.097	185	4201.00	0.096	226	4992.46	0.115
24	4000.00	0.092	64	4201.00	0.096	104	4201.00	0.096	145	4233.21	0.097	186	4201.00	0.096	227	4992.46	0.115
25	4000.00	0.092	65	4201.00	0.096	105	4201.00	0.096	146	4233.21	0.097	187	4387.50	0.101	228	4849.53	0.111
26	4000.00	0.092	66	4201.00	0.096	106	4201.00	0.096	147	4233.21	0.097	188	4387.50	0.101	229	4963.87	0.114
27	4000.00	0.092	67	4201.00	0.096	107	4201.00	0.096	148	4233.21	0.097	189	4201.00	0.096	230	4000.00	0.092
28	4000.00	0.092	68	4201.00	0.096	108	4201.00	0.096	150	4387.50	0.101	190	4201.00	0.096	231	4000.00	0.092
29	4000.00	0.092	69	4201.00	0.096	109	4201.00	0.096	151	4201.00	0.096	191	4201.00	0.096	232	4000.00	0.092
30	4137.94	0.095	70	4201.00	0.096	110	4201.00	0.096	152	4201.00	0.096	192	4201.00	0.096	233	4000.00	0.092
31	3847.36	0.088	71	4201.00	0.096	111	4387.50	0.101	153	4201.00	0.096	193	4201.00	0.096	234	4000.00	0.092
32	4596.91	0.106	72	4201.00	0.096	112	4387.50	0.101	154	4201.00	0.096	194	4201.00	0.096	235	4000.00	0.092
33	4604.96	0.106	73	4387.50	0.101	113	4201.00	0.096	155	4201.00	0.096	195	4201.00	0.096	236	4000.00	0.092
34	4604.49	0.106	74	4387.50	0.101	114	4201.00	0.096	156	4201.00	0.096	196	4201.00	0.096	237	4000.00	0.092
35	4604.03	0.106	75	4201.00	0.096	115	4201.00	0.096	157	4201.00	0.096	197	4201.00	0.096	238	4000.00	0.092
36	4603.57	0.106	76	4201.00	0.096	116	4201.00	0.096	158	4201.00	0.096	198	4201.00	0.096	239	3937.50	0.090
37	4603.10	0.106	77	4201.00	0.096	117	4201.00	0.096	159	4201.00	0.096	199	4201.00	0.096	240	16862.20	0.387
38	4602.64	0.106	78	4201.00	0.096	118	4201.00	0.096	160	4201.00	0.096	200	4201.00	0.096	241	17843.91	0.405
39	4602.17	0.106	79	4201.00	0.096	119	4201.00	0.096	161	4201.00	0.096	201	4201.00	0.096	242	17455.99	0.401
40	4601.71	0.106	80	4201.00	0.096	120	4201.00	0.096	162	4201.00	0.096	202	4201.00	0.096	243	3600.00	0.083

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	0.48'	50.00'	000° 33' 20"	S21° 22' 47"E	0.48'	0.24
C2	58.84'	50.00'	067° 25' 36"	S55° 22' 15"E	55.50'	33.36
C3	123.97'	50.00'	142° 03' 37"	N19° 53' 09"E	94.57'	145.46
C4	23.87'	50.00'	027° 21' 23"	N55° 10' 38"E	23.65'	12.17
C5	107.03'	50.00'	122° 38' 37"	N19° 49' 22"W	87.73'	91.41
C6	46.36'	50.00'	053° 07' 48"	S72° 17' 26"W	44.72'	25.00
C7	5.96'	50.00'	006° 49' 29"	S42° 18' 42"W	5.95'	2.98
C8	22.50'	50.00'	025° 47' 11"	S56° 00' 17"W	22.31'	11.45
C9	127.39'	50.00'	145° 55' 59"	S29° 51' 18"E	95.61'	163.20
C10	33.41'	50.00'	038° 17' 01"	N58° 02' 12"E	32.79'	17.35

Lot Line Table		
Line #	Length	Direction
L1	21.21'	S36° 06' 07"E
L2	42.43'	N53° 53' 53"E
L3	15.00'	S81° 06' 07"E
L4	15.00'	S81° 06' 07"E
L5	42.43'	N36° 06' 07"W
L6	21.21'	S53° 53' 53"W
L7	1.50'	N08° 51' 20"E
L8	21.21'	N53° 52' 36"E
L9	21.22'	N36° 07' 24"W
L10	21.21'	S53° 52' 36"W
L11	21.22'	N36° 07' 24"W
L12	21.21'	N53° 51' 20"E
L13	21.21'	N36° 08' 40"W
L14	21.21'	S53° 52' 36"W
L15	21.22'	N36° 07' 24"W
L16	21.21'	S53° 52' 36"W
L17	21.22'	S36° 07' 24"E
L18	26.67'	N08° 51' 20"E
L19	35.36'	S36° 06' 07"E
L20	20.00'	N08° 53' 53"E

Lot Line Table		
Line #	Length	Direction
L21	35.36'	N53° 53' 53"E
L22	21.22'	N36° 06' 07"W
L23	21.22'	N53° 53' 53"E
L24	21.21'	S36° 06' 07"E
L25	21.22'	S53° 53' 53"W
L26	21.24'	S53° 53' 53"W
L27	25.72'	S36° 06' 07"E
L28	42.40'	N36° 06' 07"W
L29	15.67'	N08° 53' 53"E
L30	42.40'	N53° 53' 54"E
L31	17.02'	N08° 53' 53"E
L32	21.20'	S53° 53' 53"W
L33	21.24'	S36° 06' 07"E
L34	21.21'	S36° 06' 07"E
L35	21.22'	S53° 53' 53"W
L36	21.21'	S36° 06' 07"E
L37	28.11'	S81° 06' 07"E

General Comments:

1.Provide contouring to identify the approximate flood zone locations.
2. Any Proposed ROW or Utility Easement must state "Dedication By This Plat" at the end of them.
3.Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details.
4.Provide Trip Generation
5.Additional ROW along Rogers and M Roads must be widen or escrowed (must include underground drainage with curb inlet).
6.All text must be legible.
7.Provide an approved Drainage Report from HCDD #1 prior to recording.
8.All corner clips must comply with COE Standards Manual.
19Provide lot descriptions for adjacent properties
10.Verify lot square footage.
11.All material shall be domestic.

Development May Trigger a Level 1 TIA, provide improvements along adjacent intersections

SUBDIVISION MAP OF
SORRENTO ESTATES SUBDIVISION

BEING 39.334 ACRES
OUT OF LOT 5, SECTION 248
TEX-MEX SUBDIVISION
VOLUME 2, PAGE 29, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 1 OF 2

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Ango Holding)\Autocad files\24055_1.dwg, 7/22/2024 7:30:34 AM, DWG To PDF.pc3

SUBDIVISION MAP OF
SORRENTO ESTATES SUBDIVISION

BEING 39.334 ACRES
OUT OF LOT 5, SECTION 248
TEX-MEX SUBDIVISION
VOLUME 2, PAGE 29, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 39.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEX-MEX SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 39.334-ACRE TRACT CONSISTS OF: 26.613 ACRES CONVEYED TO WILLIAM E. ROGERS AND MARY ROGERS, AND ROBERT L. ROGERS AND JOAN ROGERS BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1392, PAGE 104, HIDALGO COUNTY DEED RECORDS, 10.721 ACRES CONVEYED TO DOROTHY R. LEIDNER BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 403764, HIDALGO COUNTY OFFICIAL RECORDS, AND 2.000 ACRES CONVEYED TO ROBERT LEE ROGERS AND WIFE, JOAN ROGERS [2/3RD INTEREST], MARILYN JEANNE GILMORE [1/6TH INTEREST], AND DOROTHY ANN LEIDNER [1/6TH INTEREST] BY VIRTUE OF A SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 2387, PAGE 108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 39.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16645293.781, EASTING: 1105814.055] ON THE NORTHEAST CORNER OF SAID LOT 5, SECTION 248 AND THE NORTHWEST CORNER OF CANTERA RIDGE MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 21, HIDALGO COUNTY MAP RECORDS, AND THE SOUTHEAST CORNER OF HOLLY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 85A, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08º 51' 20" W ALONG THE EAST LINE OF SAID LOT 5, SECTION 248 AND THE WEST LINE OF SAID CANTERA RIDGE MOBILE HOME SUBDIVISION, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR FOUND ON THE FUTURE NORTH RIGHT-OF-WAY LINE OF E. ROGERS ROAD, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF E. ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND [NORTHING: 16643989.516, EASTING: 1105610.849] ON THE SOUTHEAST CORNER OF SAID LOT 5, SECTION 248 AND THE SOUTHWEST CORNER OF SAID CANTERA RIDGE MOBILE HOME SUBDIVISION AND WITHIN THE RIGHT-OF-WAY OF E. ROGERS ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81º 08' 07" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 248 AND WITHIN THE RIGHT-OF-WAY OF E. ROGERS ROAD, AT A DISTANCE OF 309.98 FEET PASS A NAIL SET IN LINE, AT A DISTANCE OF 446.98 FEET PASS A NAIL SET IN LINE, CONTINUING A TOTAL DISTANCE OF 1,319.40 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 248, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08º 53' 53" E ALONG THE WEST LINE OF SAID LOT 5, SECTION 248 AND WITHIN THE RIGHT-OF-WAY OF "M" ROAD A DISTANCE OF 636.43 FEET TO A NAIL SET FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81º 06' 09" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, N 08º 53' 53" E ALONG THE EAST RIGHT-OF-WAY LINE OF "M" ROAD, AT A DISTANCE OF 36.80 FEET PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 883.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 5, SECTION 248 AND THE SOUTH LINE OF EVANGELINE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 56, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

6. THENCE, S 81º 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248 AND ALONG THE SOUTH LINES OF SAID EVANGELINE GARDENS SUBDIVISION AND SAID HOLLY HEIGHTS SUBDIVISION, AT A DISTANCE OF 728.00 PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 1,278.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.334 ACRES, OF WHICH 0.292 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF "M" ROAD AND 0.587 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. ROGERS ROAD, LEAVING AN EXISTING NET OF 38.445 ACRES, OF WHICH 0.283 OF ONE ACRE LIES IN THE FUTURE RIGHT-OF-WAY OF "M" ROAD AND 0.587 OF ONE ACRE LIES WITHIN THE FUTURE RIGHT-OF-WAY OF E. ROGERS ROAD, LEAVING A FUTURE NET OF 37.575 ACRES OF LAND, MORE OR LESS

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 20 __.

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED __EDUARDO DE LEON__ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

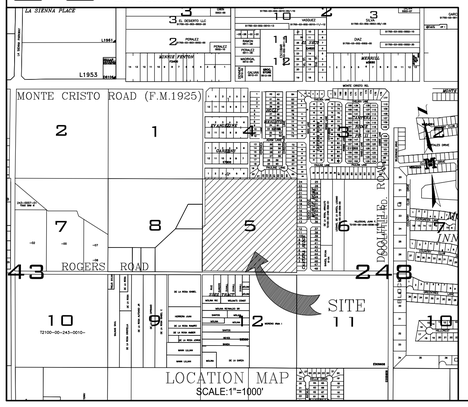
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20 __.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

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



CONTINGENT OF RESIDENTIAL URBAN & TOWNHOME REZONING APPROVAL
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 0 FEET, 6 FEET WHEREVER BUILDING SEPARATION IS REQUIRED
GARAGE: 18 FEET

MATCH TEXT THROUGHOUT

CURRENT ZONING IS RESIDENTIAL PRIMARY, BEING REZONED TO RESIDENTIAL URBAN & TOWNHOME. CORRECT NOTE AND PLACE BEFORE SETBACKS INFORMATION

USE UPDATED SW3P PLAT NOTE

MUST INCLUDE HOA NOTE FOR MAINTENANCE OF COMMON AREA LOTS

MUST INCLUDE NOTE THAT COMMON AREA LOTS ARE TO NOT BE SOLD

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"
   FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.
   LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. BFE =86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION. NORTHING: 16644052.241, EASTING: 1105468.812, ELEV= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 193,600 C.F (4.444 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL " A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.

and Rogers Rd

Revise lot numbering to match the plat layout

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 APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS, THE _____ DAY OF _____ 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF--WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D.#1.

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SORRENTO ESTATES SUBDIVISION TO THE CITY OF EDINBURG, 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 PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
EDUARDO DE LEON DATE:
D/B/A/ CLASSIC DEMOLITION CONSTRUCTION
4200 N. KENYON ROAD
EDINBURG, TX 78542

INCLUDE DATE AND FEMA CASE #

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

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

DATE PREPARED: 7/1/24
ENGINEERING JOB # 24055.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

_____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 01/29/2019
T-XXXX, PG. XX
SURVEY JOB # 19614.08

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SORRENTO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG DATE

_____ _____
CITY SECRETARY 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

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Ango Holding)\Autocad Files\24055_1.dwg, 7/1/2024 4:53:00 PM, DWG To PDF.pc3

COE Sewer/NAWSC Water

1.Sewer services shall be 6" for multi-family and 4" for single-family
2.Provide Sewer Plan and Profile with Key Plan.
3.Sewer services shall not connect to manholes.
4.All casings are to be 20LF and centered at the SS and water crossings. If one end of the pipe falls underneath the prop. pavement, then the casing is to extend 2LF past the back of curb.
5.Manhole spacing shall not exceed 400LF
6.Show all current SS Standard Details that correspond with the development.
7.Water & Sewer services shall not be adjacent to each other and must be on opposite ends of each lot.
8.Manholes shall not be adjacent to water services or hydrants.
9.All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
10. Indicate size of sanitary sewer service lines.
11. Sanitary sewer line must have a minimum of 3' of cover per COE Standards Manual.
12. Provide a steel casing for proposed sanitary sewer line underneath E Rogers Rd.
13.Missing abbreviated legend and legend

ensure to include square 3000 psi concrete collar

Verify spacing distance between MH to not exceeed 400'

-Show flow directions on y connection, sewer services
-Sewer line shall be 2.5LF inside easement

ensure to include square 3000 psi concrete collar

Callout Typ. service size and they must be SCH40

Outfall line must be upsized to a 10"

Include a MH for tie in to extend connection to existing sewer line

Show detail of connection

TCP may be required for open cut connection

Verify existing lines and MH on area

Verify capacity on LS

Show existing MH

1"=60'

JOB No. 24055

REVISION	DATE	BY

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
TBPELS No. 10095800

ENG. TECH: CESAR
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

06/27/2024

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SORRENTO ESTATES
SUBDIVISION
EDINBURG, TEXAS

PROPOSED SANITARY SEWER LAYOUT

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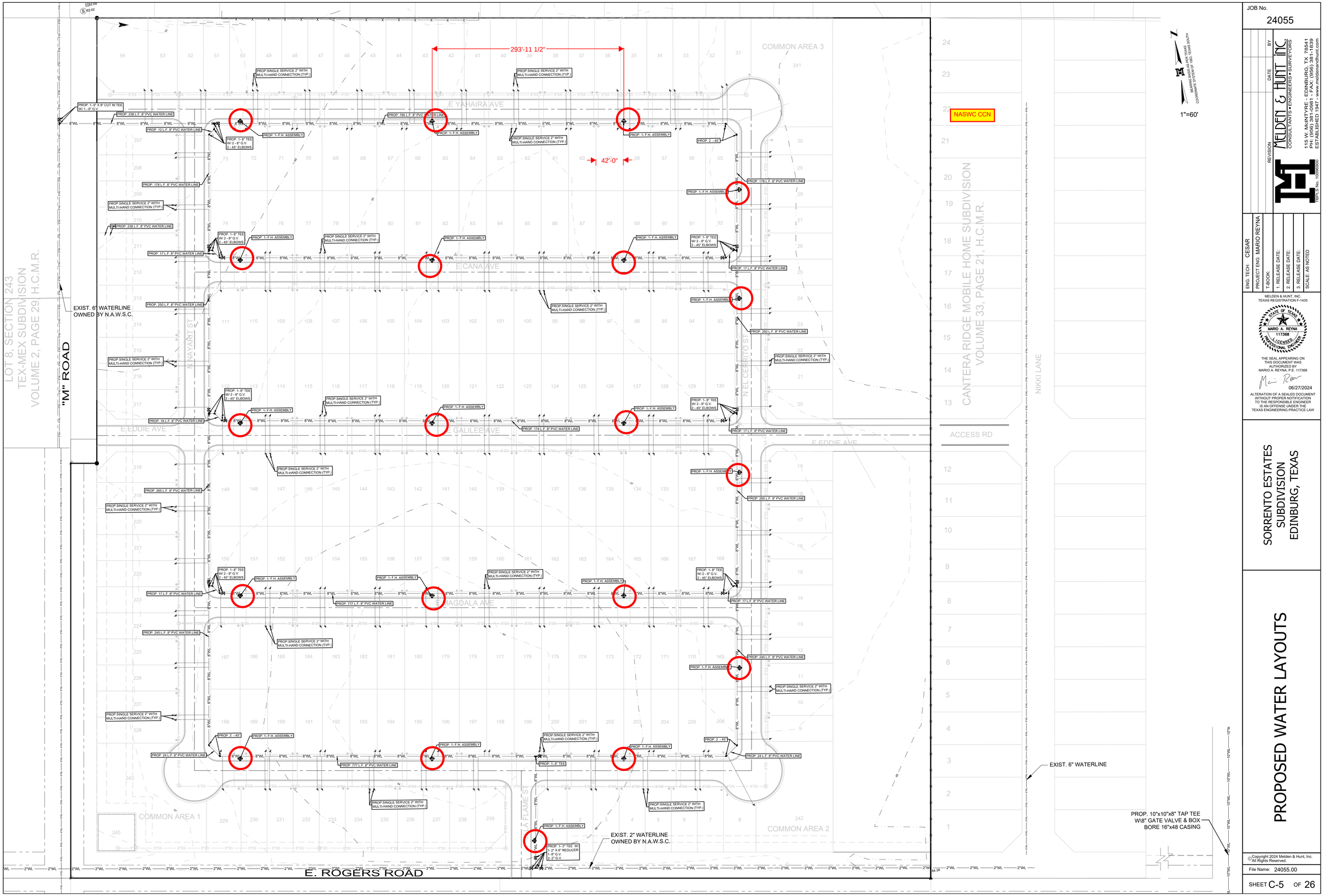
File Name: 24055.00

SHEET 7 OF 28



JOB No.
24055

REVISION	DATE	BY

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
TBPELS No. 10096800

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, (TCSS), SOUTH ZONE

1"=60'

ENG. TECH: CESAR
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

06/27/2024

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SORRENTO ESTATES
SUBDIVISION
EDINBURG, TEXAS

PROPOSED WATER LAYOUTS

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File Name: 24055.00

SHEET C-5 OF 26

LOT 8, SECTION 243
TEX-MEX SUBDIVISION
VOLUME 2, PAGE 29, H.C.M.R.

"M" ROAD

THE CITY OF EDINBURG
W.D. DOC. NO. 917575, H.C.O.R.

COMMON AREA 3

N.E. COR.
LOT 5
SECT. 248

ENTERA RIDGE MOBILE HOME SUBDIVISION
VOLUME 33, PAGE 21, H.C.M.R.

ACCESS MAINTENANCE ROAD

ACCESS RAMP
1 TO 6 SLOPE

PROP. DISCHARGE STRUCTURE FL:76.50

PROP. 48" x 204 L.F. RCP
STORM LINE AT 0.101%

Center Drain Line

PROP. TYPE "A" INLET
TOP: 85.20
FL: 76.97

PROP. 30" x 133 L.F. RCP
STORM LINE AT 0.140%

PROP. STORM SEWER MH #1
TOP: 84.65
FL: 76.71

PROP. 42" x 207 L.F. RCP
STORM LINE AT 0.101%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 76.89

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.180%

PROP. 24" x 504L.F. RCP
STORM LINE AT 0.190%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 77.85

PROP. 24" x 48 L.F. RCP
STORM LINE AT 0.180%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 77.94

40.0' B-B

11.5'
23.6'
44.0' E-B

PROP. 24" x 46 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.06
FL: 78.06

PROP. 24" x 21.5 L.F. RCP
STORM LINE AT 0.174%

PROP. 24" x 174 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.06
FL: 78.14

PROP. STORM SEWER MH #1
TOP: 84.50
FL: 78.02

PROP. TYPE "A" INLET
TOP: 85.20
FL: 77.72

PROP. 30" x 504 L.F. RCP
STORM LINE AT 0.120%

PROP. STORM SEWER MH #1
TOP: 84.63
FL: 76.92

PROP. TYPE "A" INLET
TOP: 85.20
FL: 77.11

PROP. 36" x 133 L.F. RCP
STORM LINE AT 0.140%

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.180%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 77.80

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.180%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 77.19

PROP. 24" x 81.5 L.F. RCP
STORM LINE AT 0.190%

PROP. TYPE "A" INLET
TOP: 85.00
FL: 77.07

PROP. TYPE "A" INLET
TOP: 85.00
FL: 77.15

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.190%

PROP. STORM SEWER MH #1
TOP: 84.60
FL: 78.03

Provide a valley gutter or a concrete entrance on all to subdivision

Ensure MH is not interfering with fence

How large of an equalizer channel is being provided?

PROP. TYPE "A" INLET
TOP: 85.00
FL: 78.88

PROP. 30" x 504 L.F. RCP
STORM LINE AT 0.130%

PROP. TYPE "A" INLET
TOP: 85.06
FL: 78.22

PROP. 30" x 133 L.F. RCP
STORM LINE AT 0.140%

PROP.42" x 156.5 L.F. RCP
STORM LINE AT 0.172

PROP. STORM SEWER MH #1
TOP:
FL: 77.76

PROP. 42" x 118.5 L.F. RCP
STORM LINE AT 0.172

Provide Metal Beam Guard Fences

ACCESS RD

Provide sidewalks upfront along the ditch ROW and street instersecting areas

23.0' B-B

PROP. 24" x 53 L.F. RCP
STORM LINE AT 0.180

PROP. TYPE "A" INLET
TOP: 85.00
FL: 78.98

PROP. 24" x 53 L.F. RCP
STORM LINE AT 0.180%

PROP. TYPE "A" INLET
TOP: 85.06
FL: 78.32

All valley gutter must be 6LF in width

Provide ADA Ramps at intersections

PROP. DISCHARGE STRUCTURE FL:77.56

PROP. 36" x 283 L.F. RCP
STORM LINE AT 0.150%

PROP. 24" x 45 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.06
FL: 79.59

PROP. 24" x 21.5 L.F. RCP
STORM LINE AT 0.174%

PROP. 24" x 175 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.06
FL: 79.67

PROP. STORM SEWER MH #1
TOP: 84.50
FL: 79.55

PROP. TYPE "A" INLET
TOP: 85.15
FL: 79.25

PROP. 30" x 504 L.F. RCP
STORM LINE AT 0.130%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 78.59

PROP. 36" x 133 L.F. RCP
STORM LINE AT 0.130%

PROP. STORM SEWER MH #1
TOP: 84.60
FL: 78.42

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.180

PROP. TYPE "A" INLET
TOP: 85.15
FL: 79.33

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.180%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 78.67

PROP. TYPE "A" INLET
TOP: 85.00
FL: 78.69

PROP. TYPE "A" INLET
TOP: 85.00
FL: 78.76

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.174%

PROP. 24" x 183 L.F. RCP
STORM LINE AT 0.174%

Center drain line

PROP. TYPE "A" INLET
TOP: 85.15
FL: 79.41

PROP.24" x 504 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 78.54

PROP. 30" x 116.5 L.F. RCP
STORM LINE AT 0.152%

PROP. 36" x 219 L.F. RCP
STORM LINE AT 0.180%

PROP. DISCHARGE STRUCTURE FL:77.98

PROP. STORM SEWER MH #1
TOP: 85.10
FL: 78.37

ACCESS RAMP
1 TO 6 SLOPE

PROP. 24" x 43 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.15
FL: 79.48

PROP.24" x 43 L.F. RCP
STORM LINE AT 0.174%

PROP. TYPE "A" INLET
TOP: 85.20
FL: 78.61

COMMON AREA 1

COMMON AREA 2

Provide a plan on how the storm waters will be released

E. ROGERS ROAD

Show where re-graded swales are going to be located at

1"=60'

JOB No.
20151.00

BY	DATE	REVISION

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

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

ENG. TECH: GABRIEL F.
PROJECT ENG: MARIO REYNA
T-BOOK: T-1010, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

SORRENTO ESTATES
SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED DRAINAGE LAYOUT

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File Name: M ROAD ESTATES

SHEET 11 OF 28

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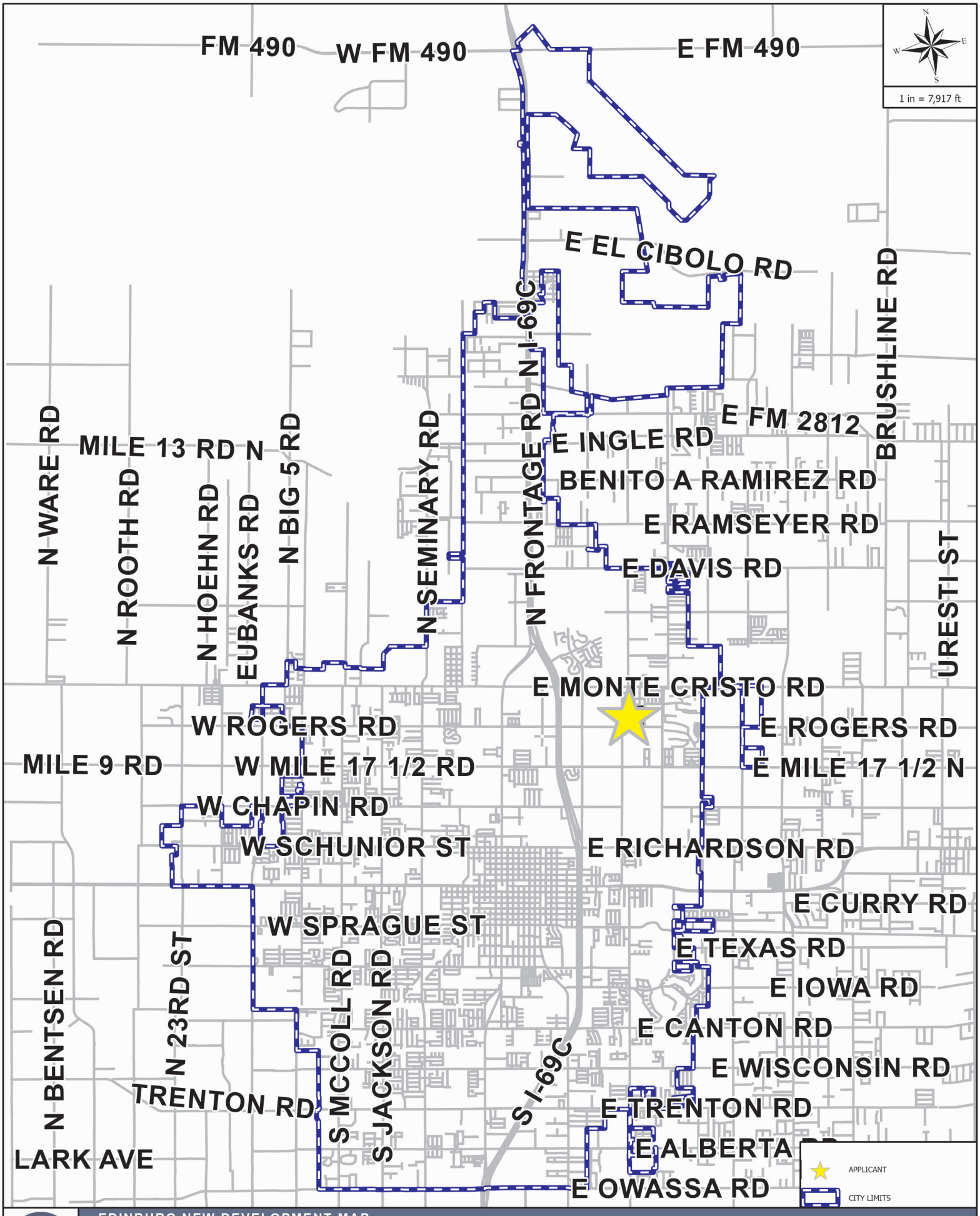
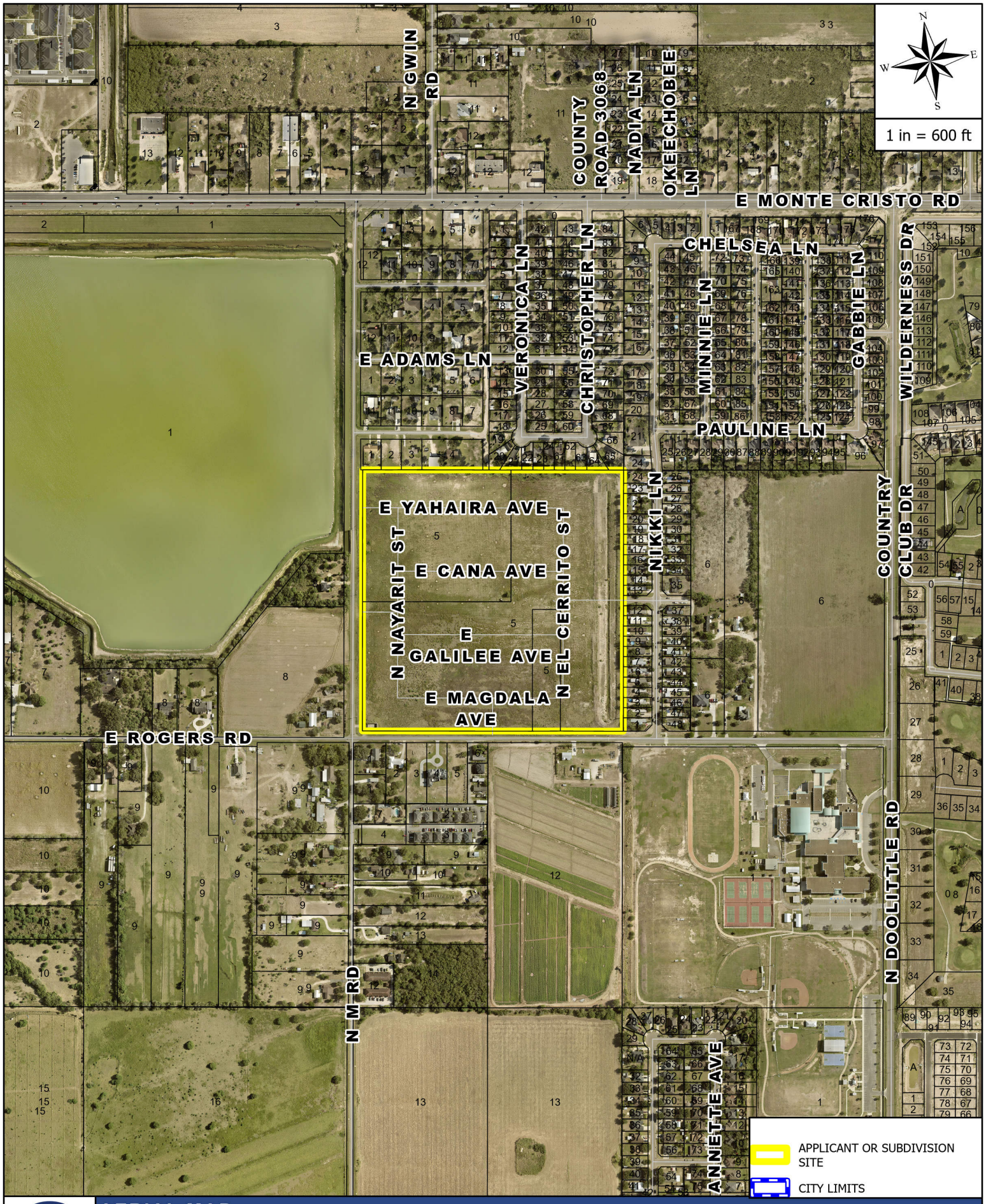


EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

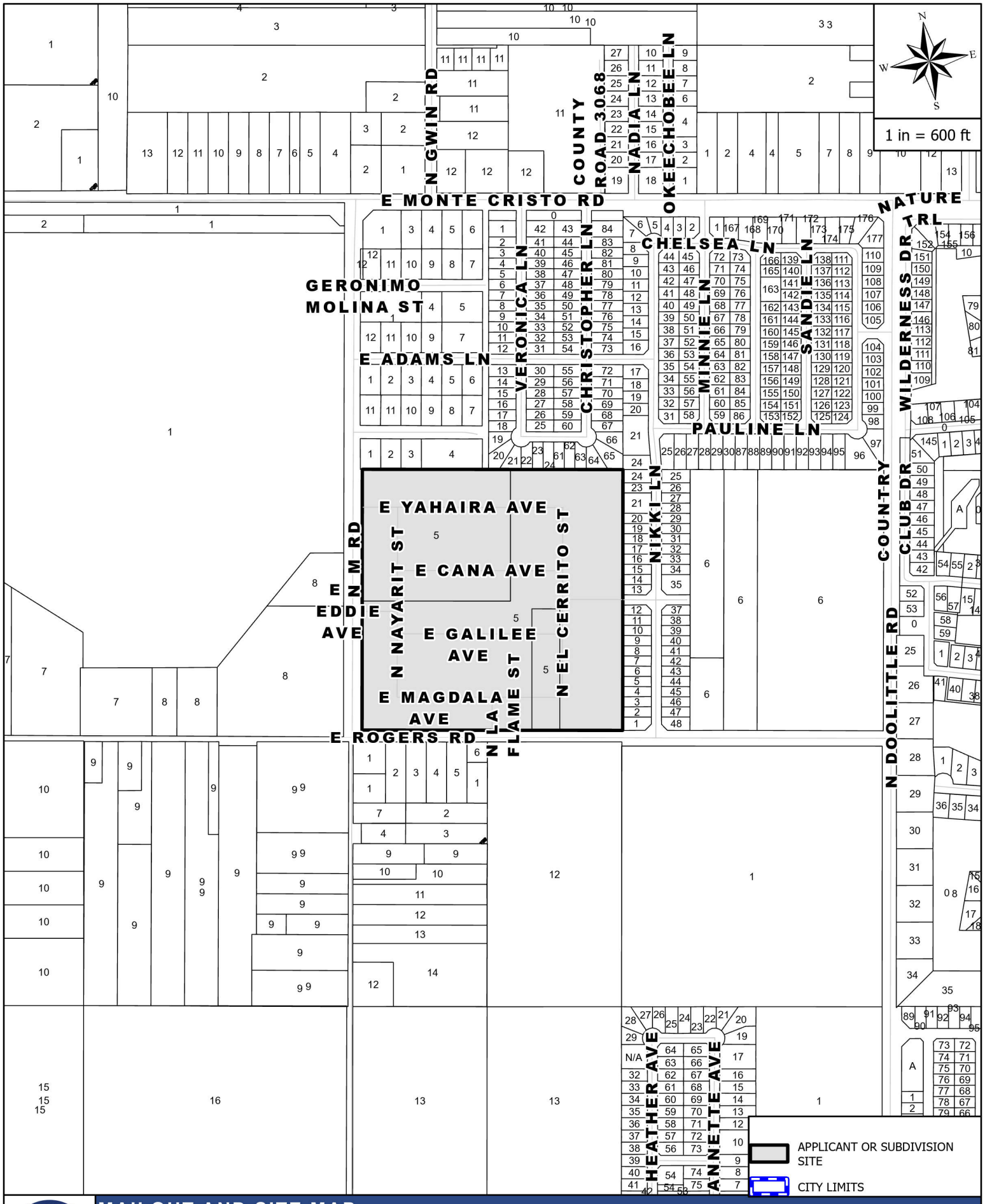
SORRENTO ESTATES SUBDIVISION



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

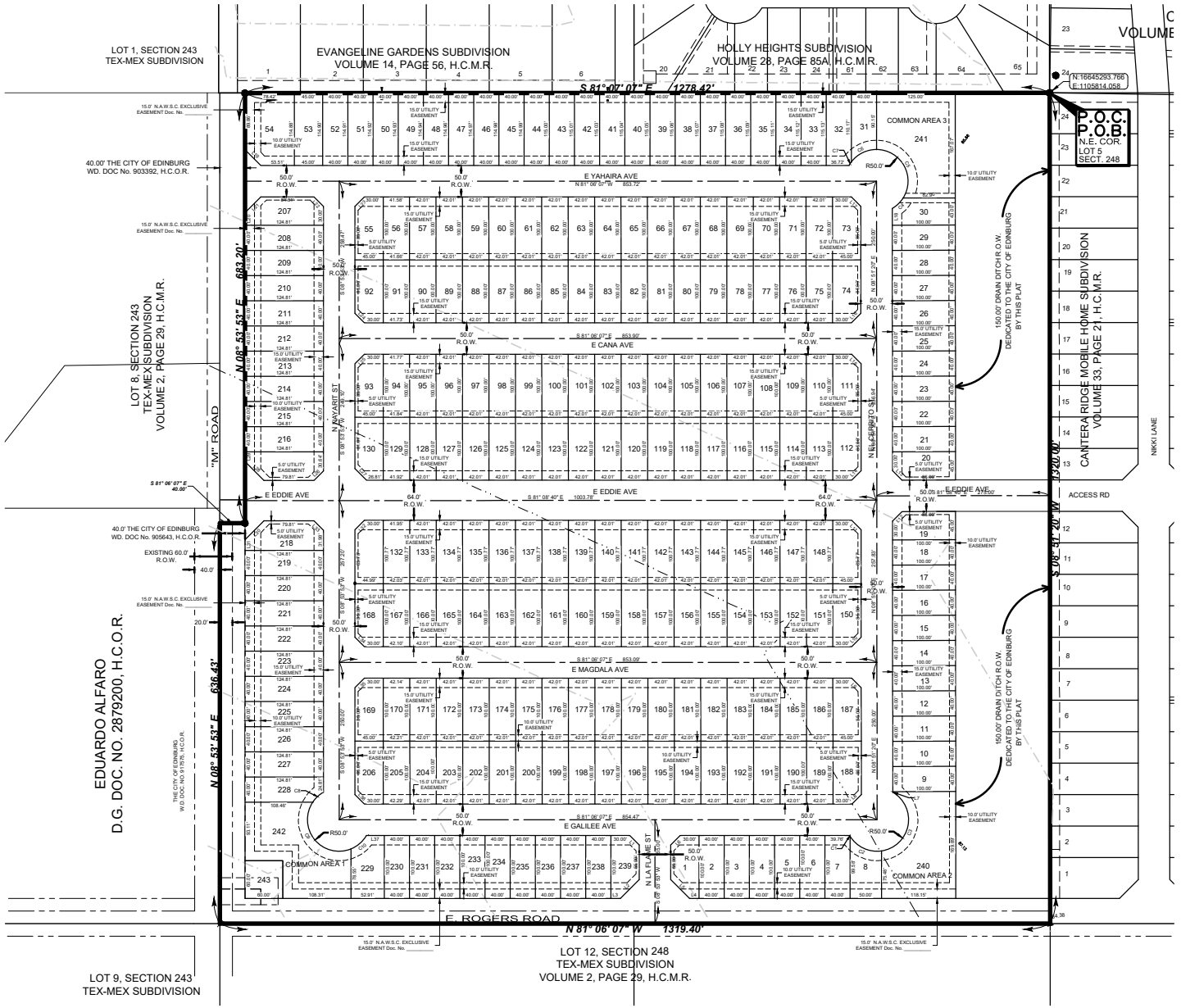
SORRENTO ESTATES SUBDIVISION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

SORRENTO ESTATES SUBDIVISION



SUBDIVISION MAP OF
SORRENTO ESTATES SUBDIVISION

BEING 39.334 ACRES
OUT OF LOT 5, SECTION 248
TEX-MEX SUBDIVISION
VOLUME 2, PAGE 29, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Ango Holding)\Autocad files\24055_1.dwg, 7/2/2024 8:20:37 AM, DWG To PDF.pc3

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Subdivision Application

ENERGOV CASE # PLAT-2024-0277

Date: April 1, 2024 Request Type: Preliminary Plat Final Plat

1. Exact Name of Subdivision: Sorrento Estates

2. Property Owner: Creative Hotel Group, LLC 3. Developer: Ango Holdings Inc.

4. Owner Phone: (956) 381-0981 5. Owner Email: mario@meldenandhunt.com

6. Owner Address: 2210 E. 1st St. #18 Mission, TX 78572

7. Current Zoning: RM - Residential, Multifamily & Urban 8. Required Zoning RU-Residential, Urban, & Townhome

9. Legal Description: 39.334 acres out of Lot 5, Section 248 Texas-Mexican Railway Company's Survey

10. Property ID: 2968008

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: Melden and Hunt, Inc. Inc 13. Phone: (956) 381-0981

14. Consulting Firm Address: 115 W. McIntyre St Edinburg, TX 78541

15. Consulting Firm Email(s): mario@meldenandhunt.com/lydia@meldenandhunt.com

16. Desired Land Use Option: Multi-family

17. Number of Lots: Single Family 1 lot for Lift Station Multi-Family 239 1-detention pond Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✓ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op

20. Irrigation District: Hidalgo County No. 1 Potable-water Retailer: North Alamo Water Supply Corp.

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type)	Mailing Address & Zip Code
Creative Hotel Group, LLC	5807 N. 3rd LN
Phone Number	Email
(956) 381-0981	mario@meldenandhunt.com

RECEIVED JUL 02 2024 By

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✓ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ **Date** June 5, 2024

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: REPLAT OF LOT 5- BLOCK 1 TRENTON TOWN CENTER

Date Prepared: August 1, 2024
Planning and Zoning Meeting: August 13, 2024

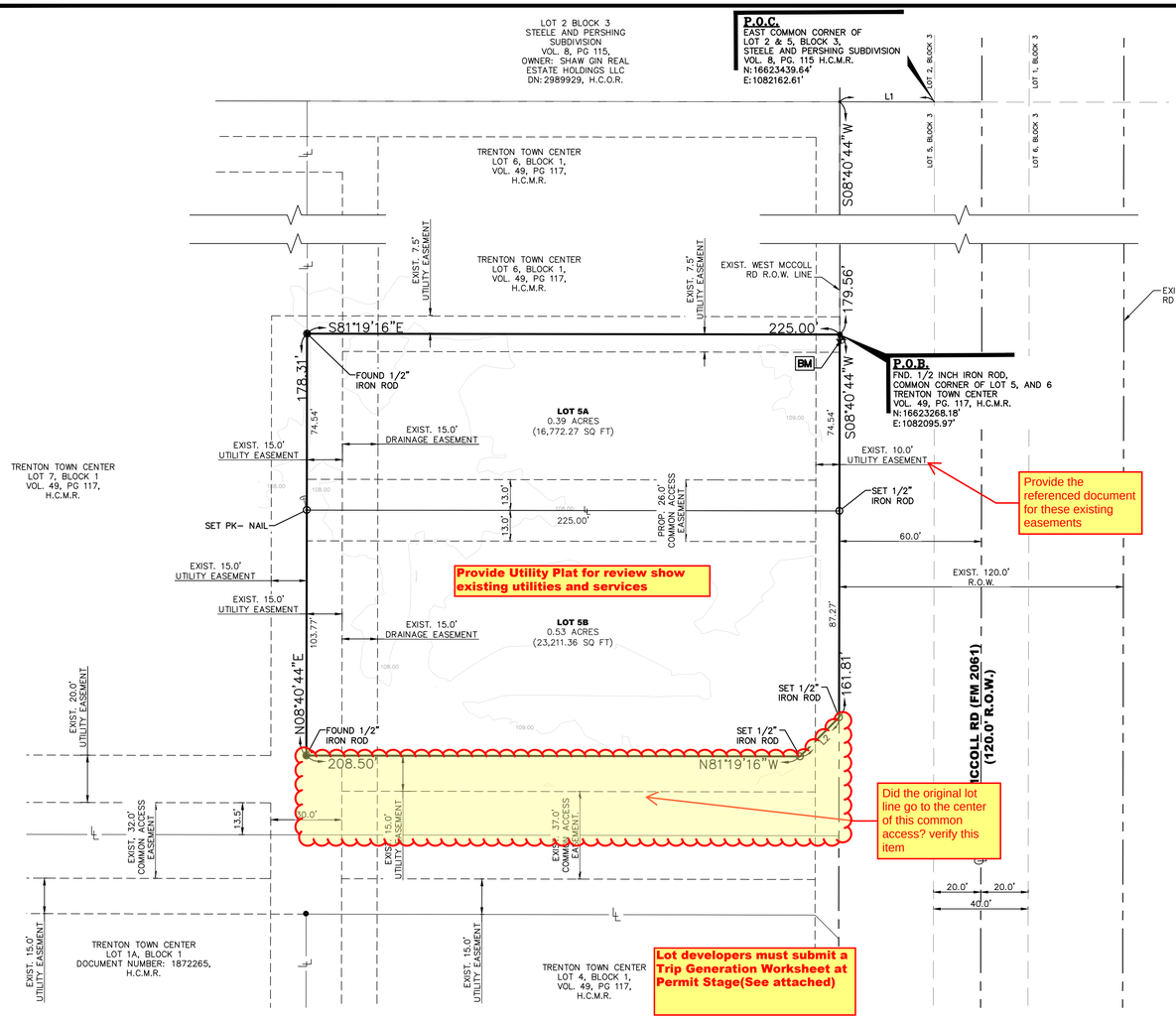
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of the Replat of Lot 5- Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road, As Requested By SAMES.
Location:	The property is located on the west side of South McColl Road and approximately 970 feet north of West Trenton Road, and is within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Commercial, General (CG) District.
Setbacks:	UDC Setbacks for Commercial, General (CG) District, Front 25-ft., Side 10-ft., and Rear 10-ft.
Analysis:	The Preliminary Plat development consists of 2 Commercial lots averaging approximately 20,000 square feet.
Utilities:	Water Distribution and Sanitary Sewer collection system will be provided by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.



SCALE: 1" = 30'

Parcel Line Table		
Line #	Length	Direction
L1	40.00'	N81°20'30"W
L2	23.33'	S53°40'44"W

LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ⊕ – SET PK–NAIL
- ◆ – ON–SITE BENCHMARK
- △ – SET CONCRETE MONUMENTS
- ℄ – CENTER LINE
- H.C.M.R. – HIDALGO COUNTY MAP RECORDS
- H.C.D.R. – HIDALGO COUNTY DEED RECORDS
- P.U.E. – PUBLIC UTILITY EASEMENT
- P.O.B. – POINT OF BEGINNING
- MON. – MONUMENT
- PROP. – PROPOSED
- ELEV. – ELEVATION
- R.O.W. – RIGHT OF WAY
- FND. – FOUND
- VOL. – VOLUME
- PG. – PAGE

SURVEY NOTES:

1. BASIS OF BEARING THE WEST LINE OF LOT 5, BLOCK 1, TRENTON TOWN CENTER SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES 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. FLOOD ZONE CLASSIFICATION: "ZONE X"
   COMMUNITY–PANEL NUMBER: 480338 0030 E
   MAP REVISED: JUNE 6, 2000
2. BENCHMARK: CENTER OF A SQUARE WITH AN X MARK ON TOP OF AN EXISTING DRAINAGE CURB INLET, HAVING A GRID COORDINATE OF N:16636082.3900, E:1088679.3110 AND AN ELEVATION OF 95.207'
3. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0'
   SIDE: 10.0'
   REAR: 10.0'
   OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
4. THIS SUBDIVISION IS A COMMERCIAL GENERAL (CG) SUBDIVISION DEVELOPMENT.
5. 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.
6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. DRAINAGE AND DETENTION REQUIREMENTS WILL MEET THOSE SET FORTH IN THE DRAINAGE STATEMENT SUBMITTED TO AND APPROVED BY THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE DISTRICT No. 1.
8. 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.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, TESORO SERVICES, LLC THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 5– BLOCK 1 TRENTON TOWN CENTER TO THE CITY OF EDINBURG, TEXAS, AND THOSE NAMES ARE 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 CONSIDERATIONS THEREIN EXPRESSED.

TESORO SRVICES, LLC
RON EICHORST, MANAGING MEMBER
5201 TESORO PLZ
LAREDO, TX 78041–5752

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, _____. 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

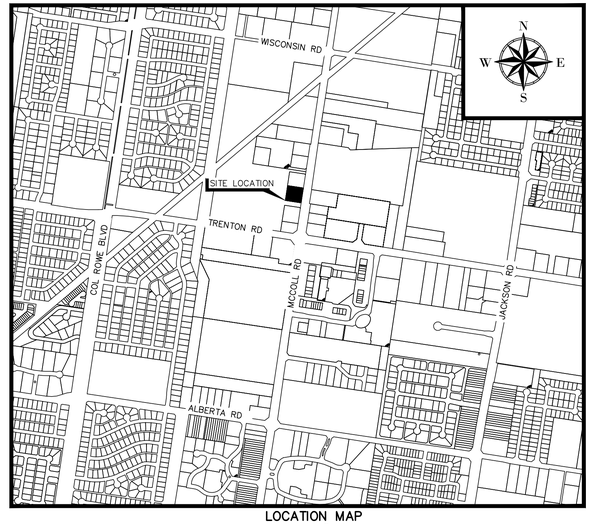
COUNTY COURT • CLERK OF HIDALGO COUNTY, TEXAS

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.



LOCATION MAP
SCALE: 1"=1000

REPLAT OF
LOT 5–BLOCK 1
TRENTON TOWN CENTER

A 0.918 OF AN ACRE (39,983.63 SQUARE FEET.) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 0.918 OF AN ACRE (39,983.63 SQUARE FEET) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO SUNNYBROOK COLORADO, INC, RECORDED IN DOCUMENT NUMBER 2176485, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, SAID 0.918 OF AN ACRE (39,983.63 SQUARE FEET) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING; AT THE COMMON CORNER OF LOT 2 AND 5, BLOCK 3, STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS, HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16623439.64', E=1082162.61'. THENCE; NORTH 81°20'30" WEST, A DISTANCE OF 40.00 FEET, TO A POINT BEING ON THE WEST RIGHT–OF–WAY LINE OF MCCOLL ROAD (FM 2061) (HAVING A 120.0 RIGHT–OF–WAY), AND THE COMMON CORNER OF A 2.5 ACRE TRACT OF LAND CONVEYED TO SHAW GIN REAL ESTATE HOLDINGS LLC, AS PER DOCUMENT NUMBER 2989929, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 2, BLOCK 3, SAID STEELE AND PERSHING SUBDIVISION AND OF LOT 6, BLOCK 1, SAID TRENTON TOWN CENTER. THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID MCCOLL ROAD AND SAID LOT 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 179.56 FEET, TO A FOUND 1/2 INCH IRON ROD BEING ON THE COMMON CORNER OF LOT 5 AND 6, BLOCK 1 SAID TRENTON TOWN CENTER BEING THE WEST RIGHT–OF–WAY LINE OF SAID MCCOLL ROAD, FOR AN EXTERIOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16623268.18', E=1082095.97';

THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5, BLOCK 1, TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, A DISTANCE OF 161.81 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; BEING ON THE COMMON CORNER OF LOT 5 AND 7, BLOCK 1, SAID TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 53°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 23.33 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", BEING ON A COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°19'16" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 208.50 FEET, TO A FOUND 1/2 INCH IRON ROD BEING THE COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°40'44" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 178.31 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MELDEN AND HUNT" BEING THE COMMON CORNER OF SAID LOT 5, 6 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°19'16" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 225.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.918 OF AN ACRE (39,983.63 SQUARE FEET) TRACT OF LAND, MORE OR LESS.

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 4/12/2024 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

PLANNING & ZONING ADMINISTRATOR CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS REPLAT OF LOT 5– BLOCK 1 TRENTON TOWN CENTER SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS

BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20_____WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR

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 E. SESIN, P.E. DATE
GENERAL MANAGER

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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.

ATTEST: _____

MAYOR, CITY OF EDINBURG DATE CITY SECRETARY DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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 THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT–OF–WAYS OR EASEMENTS.

PRESIDENT SECRETARY

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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF MARIO A GARCIA, PE 137503 ON 4/15/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

MARIO ALBERTO GARCIA, P.E. NO.137503 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF LEO RODRIGUEZ JR.,RPLS # 2448 ON 4/15/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

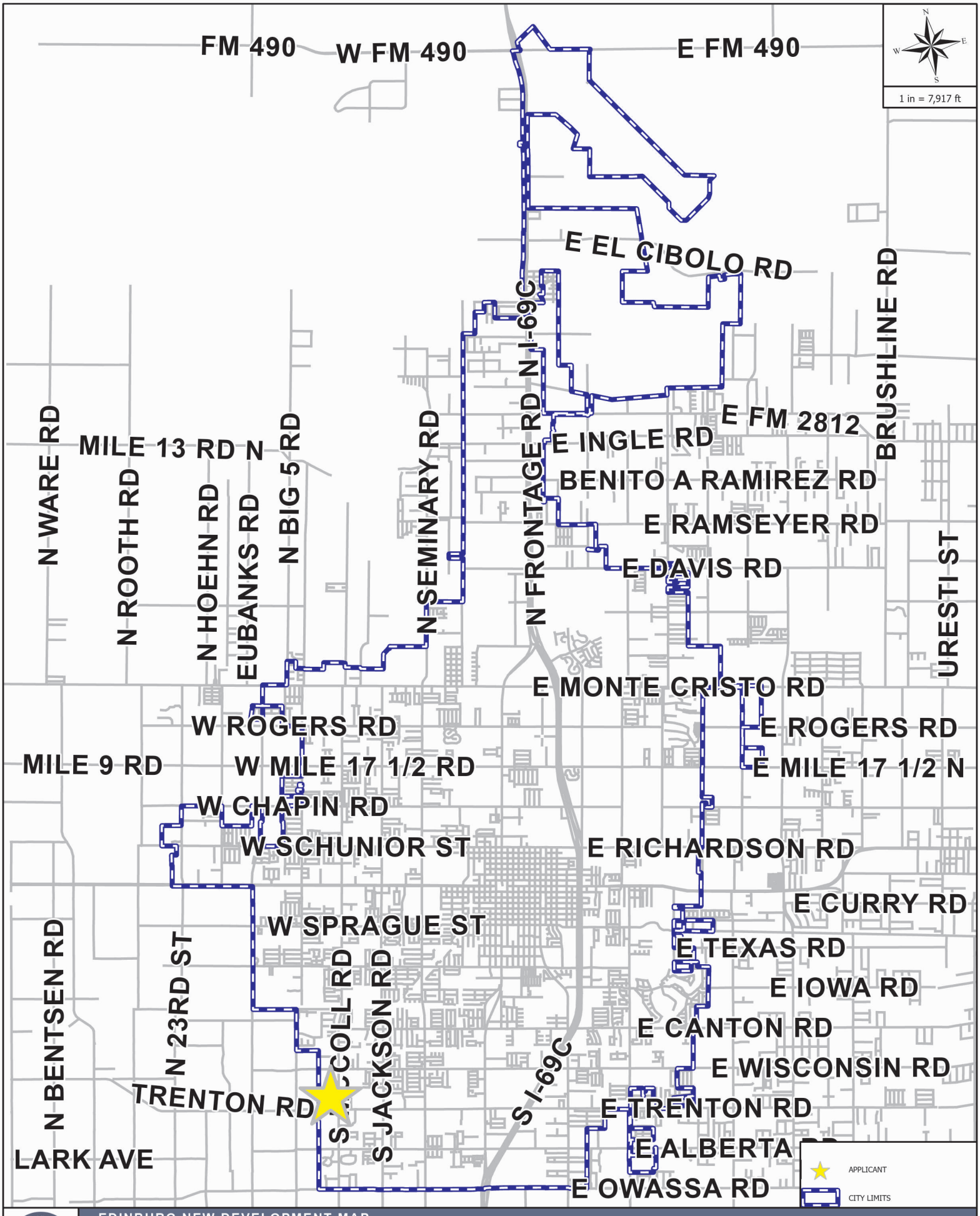
LEO L. RODRIGUEZ JR., R.P.L.S. NO. 2448 DATE

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TESORO SERVICES, LLC	5201 TESORO PLZ	LAREDO TX, 78041–5752	(956) 722–8921	
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

DATE OF PREPARATION: APRIL 2024 SHEET 1 OF 1

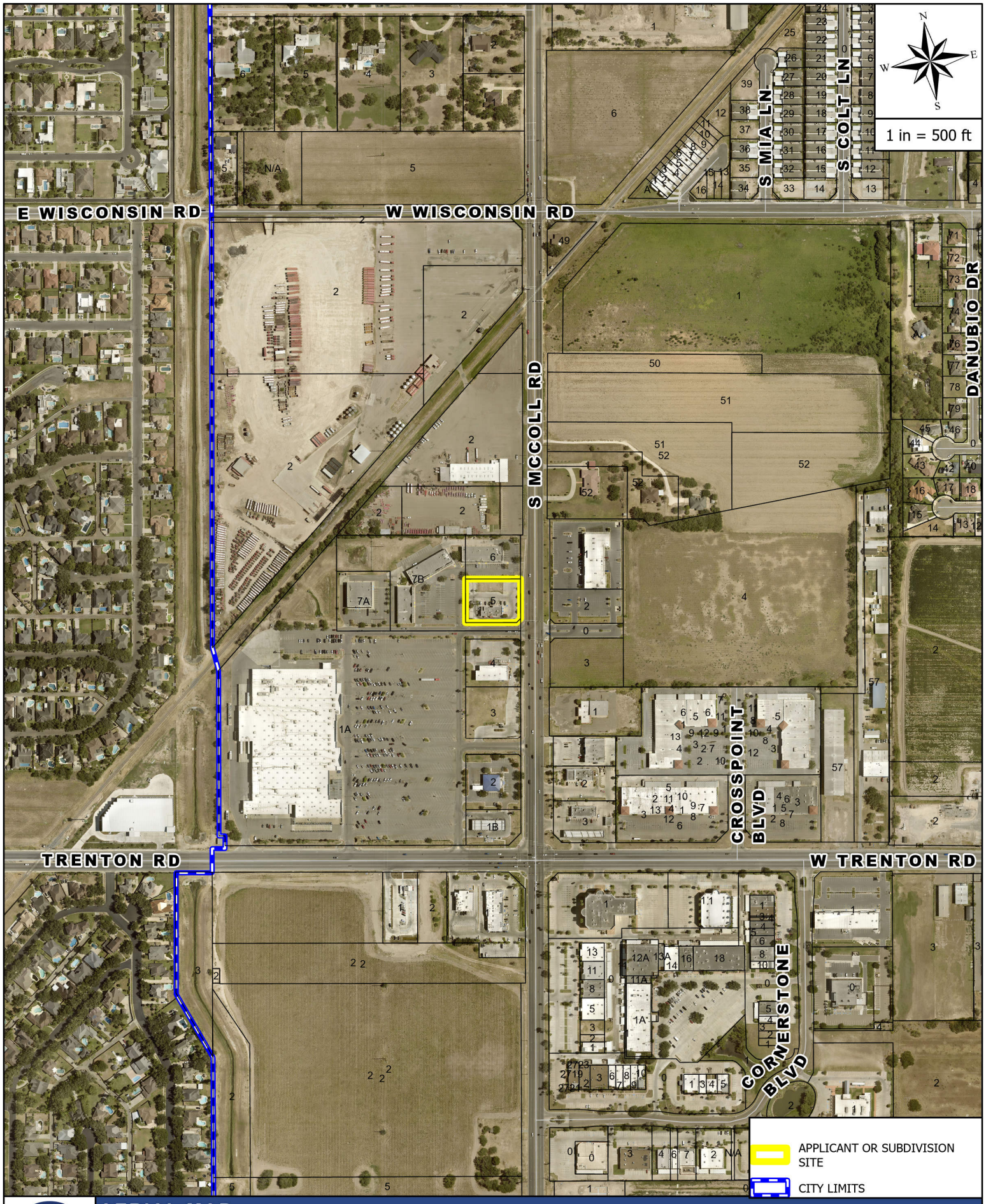
SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702–8880
McALLEN, TEXAS 78501 FAX: (956) 702–8883
TEX. REG. ENGINEERING FIRM F–10602
TEX. REG. SURVEYING FIRM No. 101416–00



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

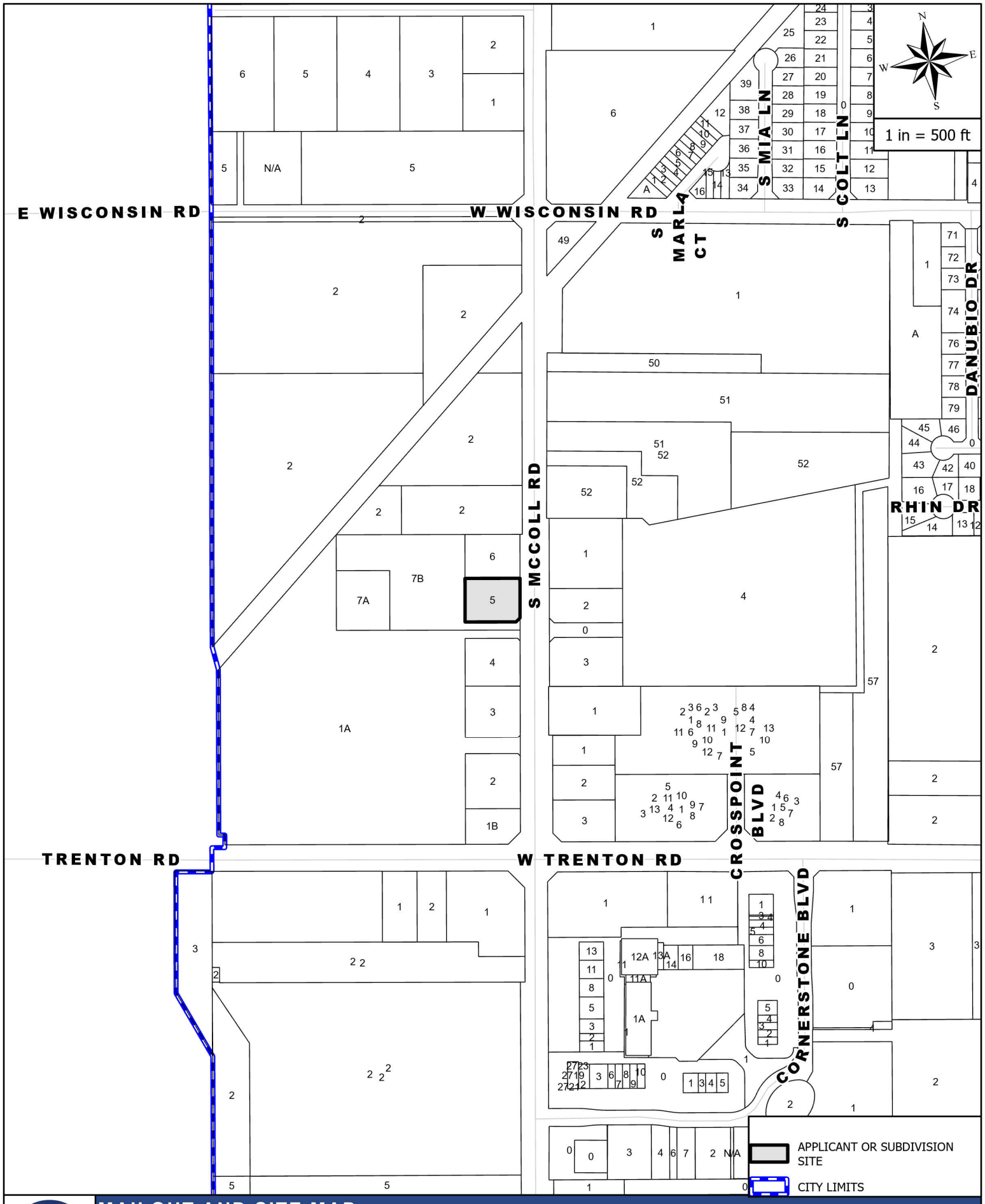
TRENTON TOWN CENTER LOT 5 BLK 1



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

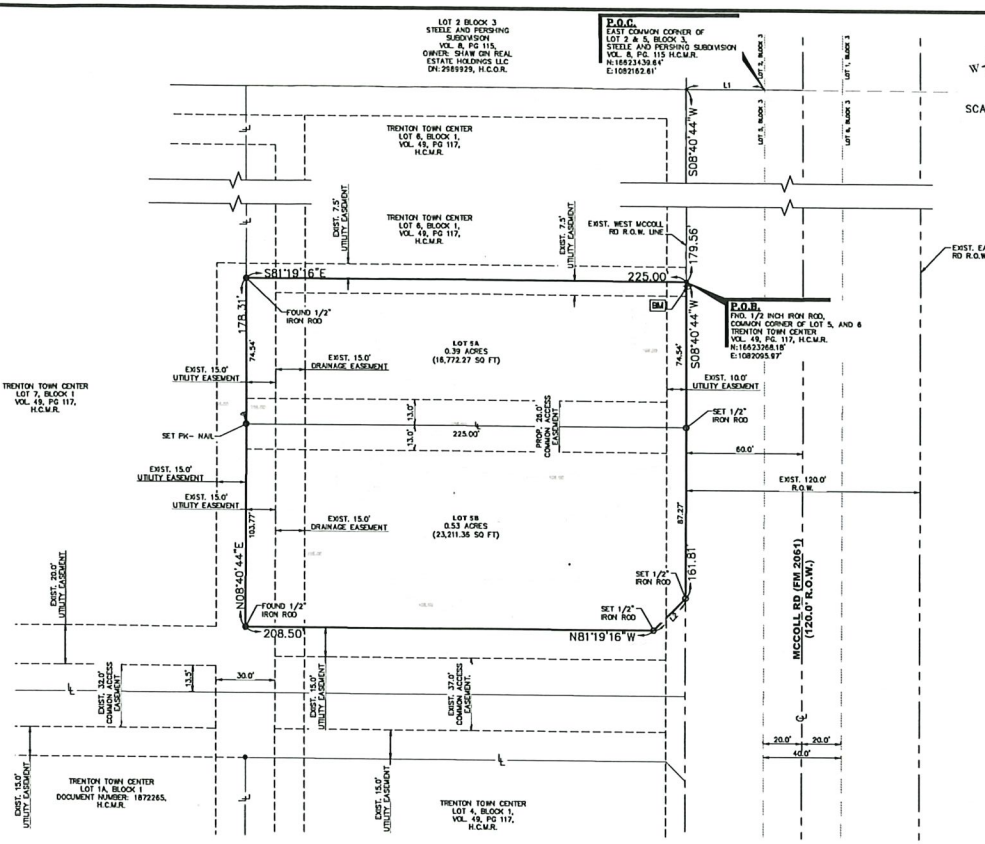
TRENTON TOWN CENTER LOT 5 BLK 1



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

TRENTON TOWN CENTER LOT 5 BLK 1

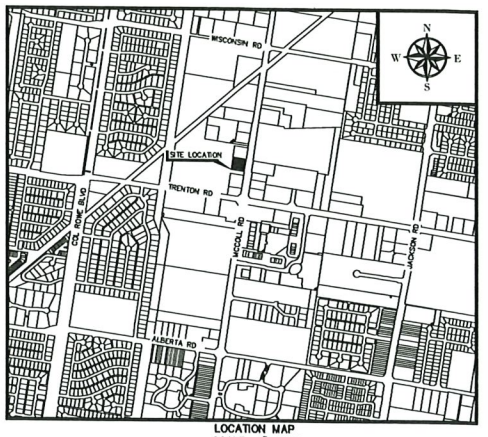


SCALE: 1" = 30'

Parcel Line Table		
Line #	Length	Direction
L1	40.00'	N81°20'30"W
L2	23.33'	S53°40'44"W

LEGEND

- ● – FND. 1/2" IRON ROD
- O – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ℄ – SET PK-NAIL
- ◆ – ON-SITE BENCHMARK
- △ – SET CONCRETE MONUMENTS
- ℄ – CENTER LINE
- H.C.M.R. – HIDALGO COUNTY MAP RECORDS
- H.C.D.R. – HIDALGO COUNTY DEED RECORDS
- P.U.E. – PUBLIC UTILITY EASEMENT
- P.O.B. – POINT OF BEGINNING
- MON. – MONUMENT
- PROP. – PROPOSED
- ELEV. – ELEVATION
- R.O.W. – RIGHT OF WAY
- FND. – FOUND
- VOL. – VOLUME
- PG. – PAGE



LOCATION MAP
SCALE: 1"=1000

SURVEY NOTES:

1. BASIS OF BEARING THE WEST LINE OF LOT 5, BLOCK 1, TRENTON TOWN CENTER SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES 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. FLOOD ZONE CLASSIFICATION: "ZONE X"
   COMMUNITY-PANEL NUMBER: 480338 0030 E
   MAP REVISED: JUNE 6, 2000
2. BENCHMARK: CENTER OF A SQUARE WITH AN X MARK ON TOP OF AN EXISTING DRAINAGE CURB INLET, HAVING A GRID COORDINATE OF N:16836052.3905, E:1086678.3110 AND AN ELEVATION OF 93.207'
3. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0'
   SIDE: 10.0'
   REAR: 10.0'
   OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
4. THIS SUBDIVISION IS A COMMERCIAL GENERAL (CG) SUBDIVISION DEVELOPMENT.
5. 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.
6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. DRAINAGE AND DETENTION REQUIREMENTS WILL MEET THOSE SET FORTH IN THE DRAINAGE STATEMENT SUBMITTED TO AND APPROVED BY THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE DISTRICT No. 1.
8. 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.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, TESORO SERVICES, LLC THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 5– BLOCK 1 TRENTON TOWN CENTER TO THE CITY OF EDINBURG, TEXAS, AND THOSE NAMES ARE 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 CONSIDERATIONS THEREIN EXPRESSED.

TESORO SRVICES, LLC
RON ECHORST, MANAGING MEMBER
5201 TESORO PLZ
LAREDO, TX 78041–5752

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, _____, 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

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.

REPLAT OF
LOT 5–BLOCK 1
TRENTON TOWN CENTER

A 0.918 OF AN ACRE (39,983.83 SQUARE FEET,) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 0.918 OF AN ACRE (39,983.83 SQUARE FEET) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO SUNNYBROOK COLORADO, INC, RECORDED IN DOCUMENT NUMBER 2178485, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, SAID 0.918 OF AN ACRE (39,983.83 SQUARE FEET) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS,

COMMENCING; AT THE COMMON CORNER OF LOT 2 AND 5, BLOCK 3, STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS, HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16823439.64', E=1082162.61'. THENCE; NORTH 81°20'30" WEST, A DISTANCE OF 40.00 FEET, TO A POINT BEING ON THE WEST RIGHT–OF–WAY LINE OF MCCOLL ROAD (FM 2061) (HAVING A 120.0 RIGHT–OF–WAY), AND THE COMMON CORNER OF A 2.5 ACRE TRACT OF LAND CONVEYED TO SHAW GIN REAL ESTATE HOLDINGS LLC, AS PER DOCUMENT NUMBER 2989929, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 2, BLOCK 3, SAID STEELE AND PERSHING SUBDIVISION AND OF LOT 6, BLOCK 1, SAID TRENTON TOWN CENTER. THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID MCCOLL ROAD AND SAID LOT 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 179.56 FEET, TO A FOUND 1/2 INCH IRON ROD BEING ON THE COMMON CORNER OF LOT 5 AND 6, BLOCK 1 SAID TRENTON TOWN CENTER BEING THE WEST RIGHT–OF–WAY LINE OF SAID MCCOLL ROAD, FOR AN EXTERIOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16823268.18', E=1082095.97';

THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5, BLOCK 1, TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, A DISTANCE OF 161.81 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; BEING ON THE COMMON CORNER OF LOT 5 AND 7, BLOCK 1, SAID TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 53°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 23.33 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; BEING ON A COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°19'16" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 208.50 FEET, TO A FOUND 1/2 INCH IRON ROD BEING THE COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°40'44" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 178.31 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WELDON AND HUNT" BEING THE COMMON CORNER OF SAID LOT 5, 6 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°19'16" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 225.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.918 OF AN ACRE (39,983.83 SQUARE FEET) TRACT OF LAND, MORE OR LESS.

PLANNING & ZONING
ADMINISTRATOR CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS REPLAT OF LOT 5– BLOCK 1 TRENTON TOWN CENTER SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORING ON THIS THE _____ DAY OF _____, 20____WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISON 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 E. SESN, P.E. — DATE
GENERAL MANAGER

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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.

ATTEST: _____

MAYOR, CITY OF EDINBURG — DATE — CITY SECRETARY — DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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 THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT–OF–WAYS OR EASEMENTS.

PRESIDENT — SECRETARY

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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF MARIO A. GARCIA, P.E. 137503 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

MARIO ALBERTO GARCIA, P.E. — NO.137503 — 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 SUPERVISON.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF LEO RENE GARCIA RPLS 6448 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

LEO L. RODRIGUEZ JR., R.P.L.S. — NO. 2448 — DATE

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TESORO SERVICES, LLC	5201 TESORO PLZ	LAREDO TX, 78041–5752	(956) 722–8921	
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 4/12/2024 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

DATE OF PREPARATION: APRIL 2024

SHEET 1 OF 1

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

Planning & Zoning
415 West University Drive
Edinburg, Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Subdivision Application

ENERGOV CASE # PLAT-2024-0260

Date: **April 17, 2024** Request Type: **Re-Plat**

1. Exact Name of Subdivision: **Replat of Trenton Town Center Lot 5- Block 1**

2. Property Owner: **Sunnybrook Colorado** 3. Developer:

4. Owner Phone: **(956) 722-8921** 5. Owner Email: **reichorst@tesoroservices.com**

6. Owner Address: **5201 Tesoro Plaza Laredo, TX 78041**

7. Current Zoning: **CG - Commercial, General** 8. Required Zoning **CG - Commercial, General**

9. Legal Description: **TRENTON TOWN CENTER LOT 5 BLK 1**

10. Property ID: **696942**

11. Inside City Limits? **Yes** If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: **SAMES, Inc.** 13. Phone: **(956) 702-8880**

14. Consulting Firm Address: **200 S 10th St St 1500, McAllen TX 78501**

15. Consulting Firm Email(s): **iposadas@samengineering-surveying.com**

16. Desired Land Use Option: **Commercial**

RECEIVED
APR 17 2024
By

17. Number of Lots: Single Family _____ Multi-Family _____ Commercial **2** Industrial _____

18. Proposed Wastewater Treatment: ✔ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: **AEP (Central Power & Light)**

20. Irrigation District: **Hidalgo County No. 2** Potable-water Retailer: **City of Edinburg**

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type)	Mailing Address & Zip Code
Ron Eichorst	**5201 Tesoro Plaza Laredo, TX 78041**
Phone Number	Email
(956) 722-8921	**reichorst@tesoroservices.com**

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature Isael Posadas Jr. **Date** 4/17/24

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: CRESTWOOD ESTATES SUBDIVISION

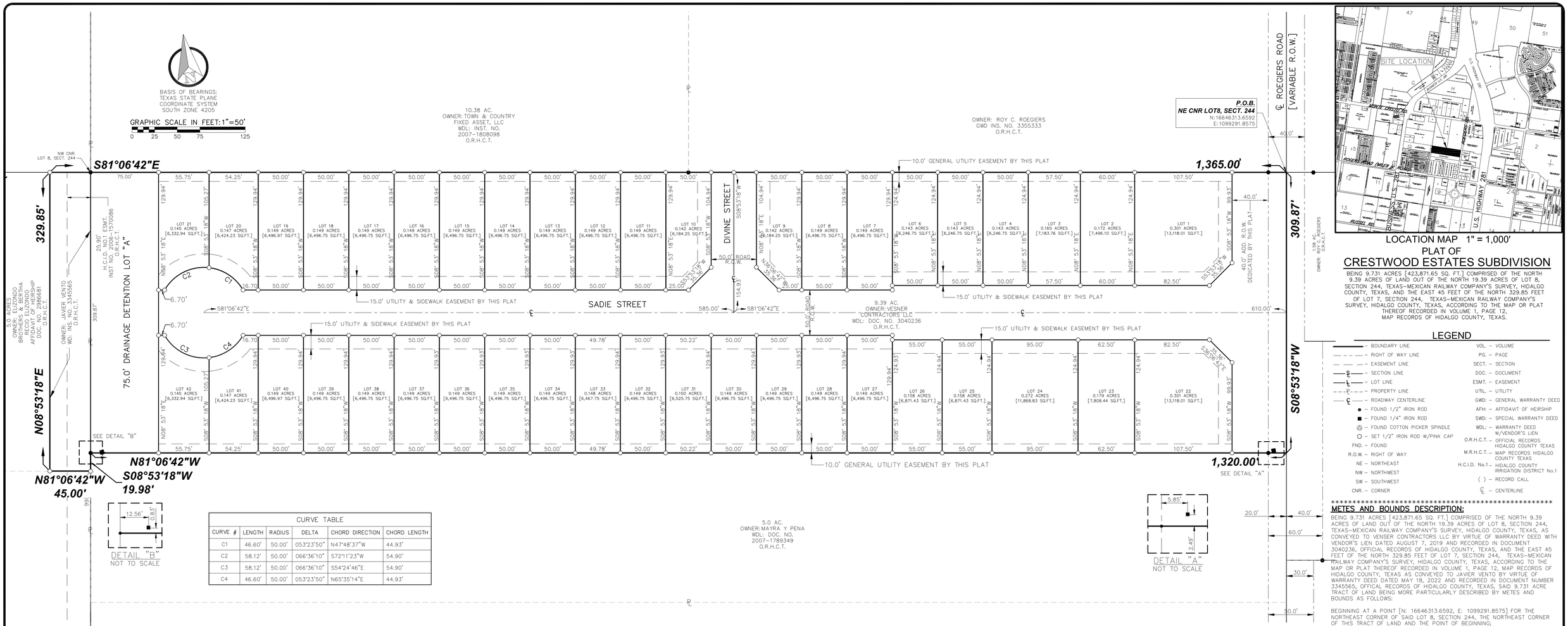
Date Prepared: August 6, 2024
Planning and Zoning Meeting: August 13, 2024
Final Plat Approval

Subject:	Consider the Final Plat approval of Crestwood Estates Subdivision, being the north 9.39 acres of land out of the north 19.39 acres of Lot 8, Section 244, Texas-Mexican Railway Company's Survey, located at 3201 North Roegiers Road, As Requested By MDC Engineering, PLLC.
Location:	The property is located on the west side of North Roegiers Road, approximately 1,000 ft. north of East Rogers Road and is within City of Edinburg city limits.
Zoning:	This property is currently zoned Residential, Primary (RP) District for a single-family residential development.
Setbacks:	UDC Setbacks for Residential, Primary (RP) District, Front 20-ft, Side 6-ft, Street Side Yard 10-ft, and Rear 20-ft.
Analysis:	The Final Plat development consists of Forty-Two(42) Single-Family Residential lots averaging approximatley 6,500 sq. ft. per lot.
Utilities:	Water Distribution and Sanitary Sewer collection system is serviced by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department

Staff recommends the approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detetion, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	46.60'	50.00'	053°23'50"	N47°48'37"W	44.93'
C2	58.12'	50.00'	066°36'10"	S72°11'23"W	54.90'
C3	58.12'	50.00'	066°36'10"	S54°24'46"E	54.90'
C4	46.60'	50.00'	053°23'50"	N65°35'14"E	44.93'

LOCATION MAP 1" = 1,000'

PLAT OF CRESTWOOD ESTATES SUBDIVISION

BEING 9.731 ACRES [423,871.65 SQ. FT.] COMPRISED OF THE NORTH 9.39 ACRES OF LAND OUT OF THE NORTH 19.39 ACRES OF LOT 8, SECTION 244, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND THE EAST 45 FEET OF THE NORTH 329.85 FEET OF LOT 7, SECTION 244, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

— BOUNDARY LINE	VOL. – VOLUME
— RIGHT OF WAY LINE	PG. – PAGE
— EASEMENT LINE	SECT. – SECTION
—℄— SECTION LINE	DOC. – DOCUMENT
—℄— LOT LINE	ESMT. – EASEMENT
— PROPERTY LINE	UTIL. – UTILITY
—℄— ROADWAY CENTERLINE	GWD: – GENERAL WARRANTY DEED
● – FOUND 1/2" IRON ROD	AFH: – AFFIDAVIT OF HEIRSHIP
■ – FOUND 1/4" IRON ROD	SWD: – SPECIAL WARRANTY DEED
⚙ – FOUND COTTON PICKER SPINDLE	WDL: – WARRANTY DEED W/VENDOR'S LIEN
○ – SET 1/2" IRON ROD W/PINK CAP	O.R.H.C.T. – OFFICIAL RECORDS HIDALGO COUNTY TEXAS
FND. – FOUND	M.R.H.C.T. – MAP RECORDS HIDALGO COUNTY TEXAS
R.O.W. – RIGHT OF WAY	H.C.I.D. No.1 – HIDALGO COUNTY IRRIGATION DISTRICT No.1
NE – NORTHEAST	( ) – RECORD CALL
NW – NORTHWEST	℄ – CENTERLINE
SW – SOUTHWEST	
CNR. – CORNER	

METES AND BOUNDS DESCRIPTION:

BEING 9.731 ACRES [423,871.65 SQ. FT.] COMPRISED OF THE NORTH 9.39 ACRES OF LAND OUT OF THE NORTH 19.39 ACRES OF LOT 8, SECTION 244, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS CONVEYED TO VENSER CONTRACTORS LLC BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 7, 2019 AND RECORDED IN DOCUMENT 3040236, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND THE EAST 45 FEET OF THE NORTH 329.85 FEET OF LOT 7, SECTION 244, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS AS CONVEYED TO JAVIER VENTO BY VIRTUE OF WARRANTY DEED DATED MAY 18, 2022 AND RECORDED IN DOCUMENT NUMBER 3345565, OFFICAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 9.731 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT [N: 16646313.6592, E: 1099291.8575] FOR THE NORTHEAST CORNER OF SAID LOT 8, SECTION 244, THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 53 MINUTES 18 SECONDS WEST (RECORD ~ S 09° 05' 00" W), WITH THE EAST LINE OF SAID LOT 8, SECTION 244, A DISTANCE OF 309.87 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 06 MINUTES 42 SECONDS WEST (RECORD ~ N 80° 55' 00" W), PARALLEL TO THE NORTH LINE OF SAID LOT 8, SECTION 244, AT A DISTANCE OF 20.00 FEET PASS A HALF–INCH IRON ROD WITH A PINK CAP SET AT THE WEST RIGHT–OF–WAY LINE OF SAID ROEGIERS ROAD, CONTINUING A TOTAL DISTANCE OF A 1,320.00 FEET TO A HALF–INCH IRON ROD WITH A PINK CAP SET ON THE WEST LINE OF SAID LOT 8, SECTION 244 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 53 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 19.98 FEET TO A HALF–INCH IRON ROD WITH PINK CAP SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 06 MINUTES 42 SECONDS WEST ACROSS SAID LOT 7 A DISTANCE OF 45.00 FEET TO A HALF–INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 53 MINUTES 18 SECONDS EAST ACROSS SAID LOT 7, SECTION 244, A DISTANCE OF 329.85 FEET TO A HALF–INCH IRON ROD WITH A PINK CAP SET AT THE NORTH LINE OF SAID LOT 7 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 06 MINUTES 42 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 7 AND LOT 8, SECTION 244, AT A DISTANCE OF 1,345.00 FEET PASS A HALF–INCH IRON ROD WITH A PINK CAP SET AT THE WEST RIGHT–OF–WAY LINE OF SAID ROEGIERS ROAD, CONTINUING A TOTAL DISTANCE OF A 1,365.00 FEET TO THE POINT OF BEGINNING CONTAINING 9.731 ACRES [423,871.65 SQ. FT.] OF LAND MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X" SHADED DESCRIBED AS "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: 480338 0020 E; MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR–F CASE NUMBER 01–06–1095P, DATED MAY 14, 2001

2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON PROPOSED LOTS.

3. MINIMUM FINISH FLOOR NOTE: 18" ABOVE THE CENTERLINE OF THE STREET OR TOP OF CURB WHICHEVER IS HIGHER

4. LEGEND o – DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED

5. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
FRONT 35.00'
SIDE 7.00'
REAR 8.00'

7. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

8. DRAINAGE DETENTION FOR THIS SUBDIVISION IS: 58,093 C.F. (1.33 ACRE–FEET)

9. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENTS, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES.

10. BENCH MARK NOTE:
84.57 TOP OF MANHOLE LOCATED AT THE S.W. CORNER OF MILE 17 1/2 NORTH RD & KENYON RD.
S–4.5', AND W–6.5'

11. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN DRAINAGE SWALE EASEMENT AND LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SWALE.

12. EACH LOT HAS A 15' WIDE PUBLIC UTILITY AND 40' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT THE REAR OF THE LOT IS DESIGNED AS THAT PORTION FARTHEST FROM PROPOSED STREET OR EXISTING STREET.

13. ALL LOTS FOR THE CRESTWOOD SUBDIVISION ARE RESIDENTIAL.

14. A 5' CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG N. ROEGIERS RD.

15. 5' SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE FOR ALL LOTS.

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:	JAVIER VENTO	3400 N. MCOLL, #26	MCALLEN, TX 78501	956.239.7624
ENGINEER:	MDC ENGINEERING, PLLC; MARK D. CORBITT, PE	3400 N. MCOLL, #26	MCALLEN, TX 78501	956.650.6034
SURVEYOR:	CARRIZALES LAND SURVEYING, LLC; MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	956.567.2167

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
MANUEL CARRIZALES, R.P.L.S. # 6388 DATE

DATE SURVEYED:
SURVEYING JOB No. 19110

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, MARK D. CORBITT, 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_____.

MARK D. CORBITT, PROFESSIONAL ENGINEER No. 101980
STATE OF TEXAS

DATE PREPARED: 03/31/2022

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
CITY OF EDINBURG
ADMINISTRATION

I, _____, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS REPLAT OF L & M SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS,
THE____DAY OF _____, 20_____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 20___.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT–OF–WAYS AND/OR EASEMENTS.

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

_____ _____
PRESIDENT SECRETARY

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CRESTWOOD SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE STREETS STREETLIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN: SURFACE USE OF THE STREET IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND THE STREETS STREETLIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, US POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF THE LOT SERVED BY THE PRIVATE STREETS ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENT ENTITY FOR DAMAGES TO THE PRIVATE STREETS ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBLE OF THE CITY OF EDINBURG.

_____ _____
JAVIER VENTO DATE
3400 N. MCOLL, #26
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

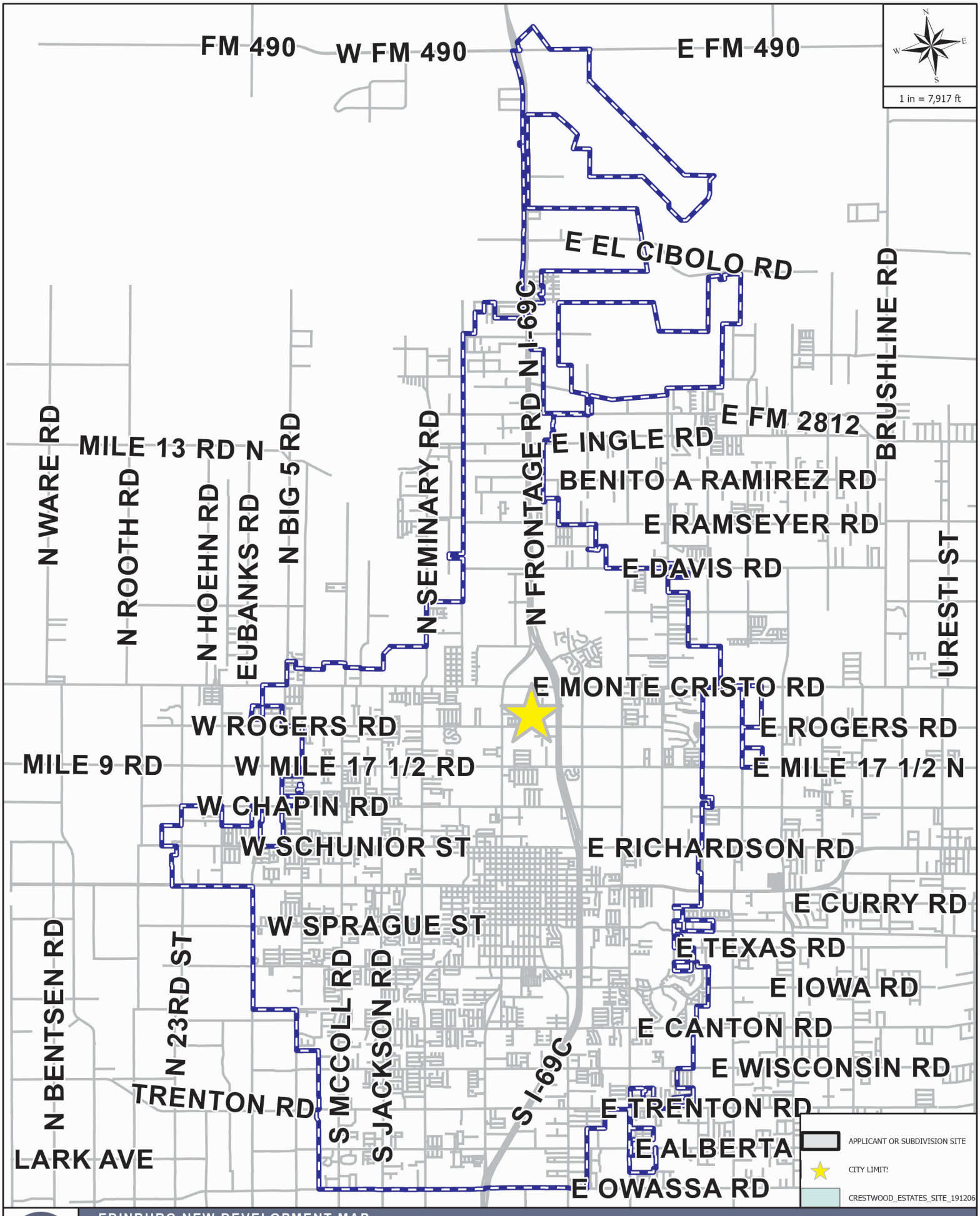
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER VENTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No:10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land
JOB 19110

MD ENGINEERING, PLLC
TBPELS F–21922
3400 N. MCCOLL RD.; SUITE 26
MCALLEN, TX 78501 956–650–6034



EDINBURG NEW DEVELOPMENT MAP

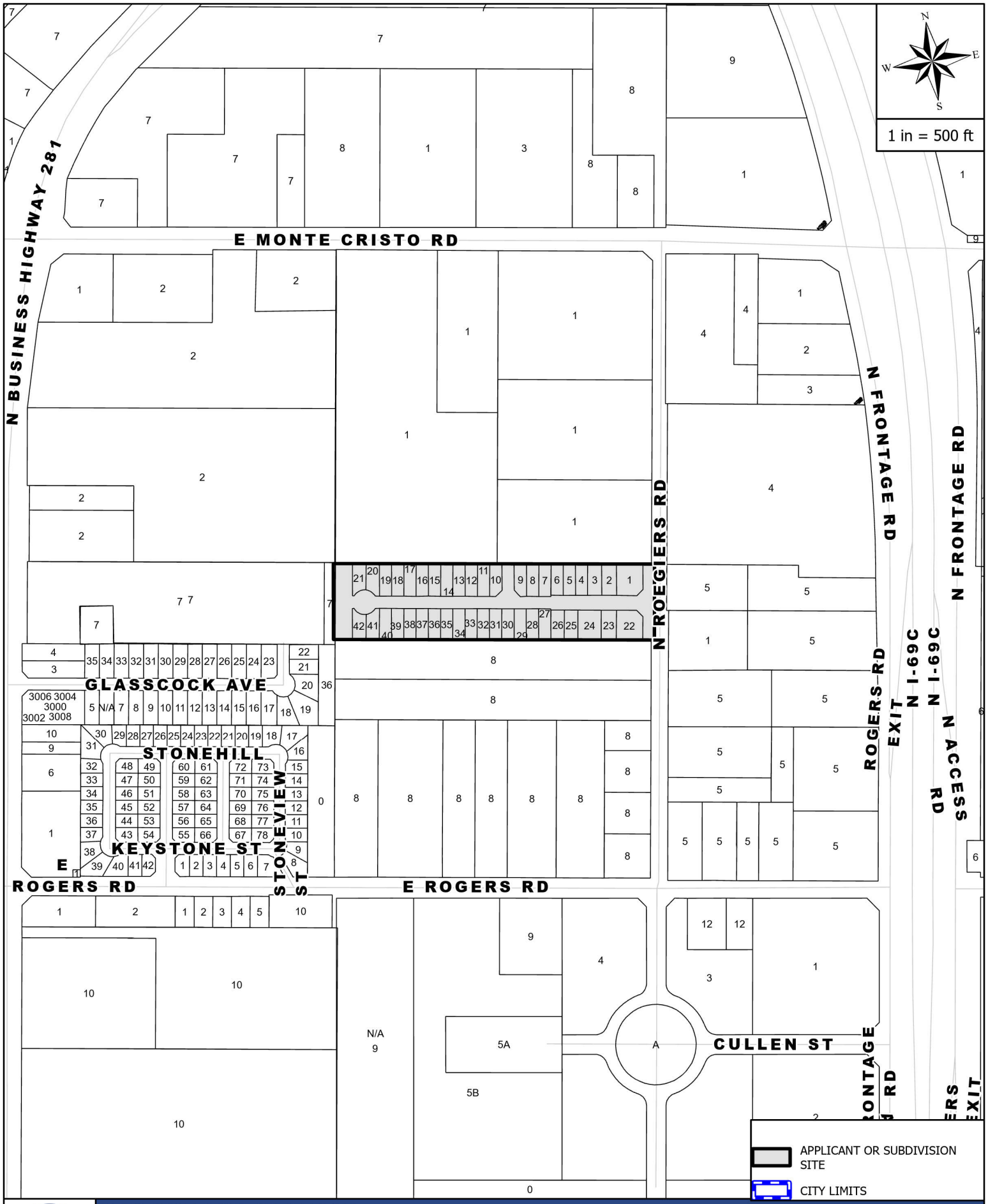
APPLICANT AND/OR SUBDIVISION:

CRESTWOOD ESTATES

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

CRESTWOOD ESTATES



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

CRESTWOOD ESTATES

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: PROVENCE RIDGE SUBDIVISION

Date Prepared: August 08, 2024
Planning and Zoning Meeting: August 13, 2024

Final Plat Approval

Subject:	Consider the Final Plat approval of Provence Ridge Subdivision, being a 16.74 acres tract of land, more or less out of Lot 5, Block 1, John Closner, Et All Subdivision, located at 3301 South Raul Longoria Road, As Requested By Michael Cantu.
Location:	The property is located on the west side of South Raul Longoria road approximately 140 feet north of East Wisconsin road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Multi-Family (RM) District.
Setbacks:	UDC Setbacks for Residential, Multi-Family (RM) District, Front 10-ft., Side 5-ft., Street side 10-ft, and Rear 10-ft.
Analysis:	The Final Plat development consists of 53 Multi-Family Residential lots averaging approximately 10,500.00 square feet.
Utilities:	Water Distribution System and Sanitary Sewer Collection System will be provided by North Alamo Water Supply Corporation. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

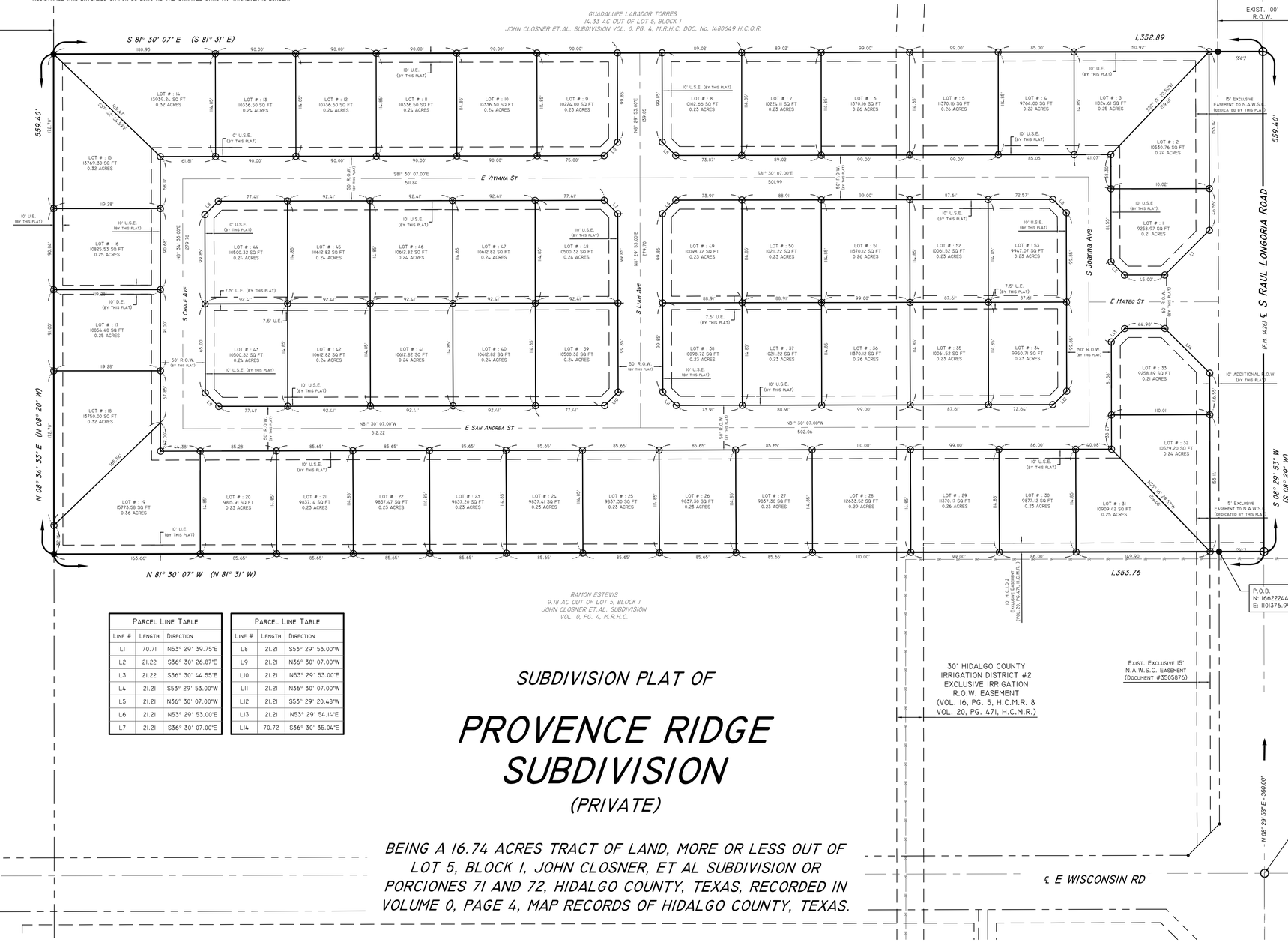
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS , ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE'S, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GENERAL NOTES:

1. BENCHMARK: ⅀" FIR LOCATED SOUTHEAST CORNER OF SUBDIVISION. ELEVATION 96.50 (NAVD 88).
2. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS 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.
3. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
4. BUILDING SETBACKS LINES SHALL BE AS PER CITY OF EDINBURG ZONE "RESIDENTIAL MULTIFAMILY"
   - FRONT : 10 FT OR EASEMENT, WHICHEVER IS GREATER
   - FRONT CUL-DE-SAC: 10 FT OR EASEMENT, WHICHEVER IS GREATER
   - REAR : 10 FT OR EASEMENT, WHICHEVER IS GREATER
   - SIDE : 6 FT OR EASEMENT, WHICHEVER IS GREATER
   - CORNER SIDE: 10 FEET OR EASEMENT, WHICHEVER IS GREATER
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 103,505 CU.FT. OR 2.37 AC.FT. OF STORM WATER RUNOFF.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. A 5 FOOT CONCRETE SIDEWALK WITH A.D.A. RAMPS IS REQUIRED ALONG S RAUL LONGORIA ROAD DURING SUBDIVISION STAGE.
8. A 5 FOOT A.D.A. COMPLIANCE SIDEWALK AND A.D.A. RAMPS AT INTERSECTION IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
10. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINE THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
11. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
12. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT No.2.
13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
14. RESIDENTIAL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE FRONT OF THE LOT AT A MINIMUM SLOPE OF 1%.
15. 50% PARK FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE. ($300.00)
16. A PERPETUAL EASEMENT IS HEREBY GRANTED TO N.A.W.S.C. FOR THE RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES TO LOCATE, PLACE, RELOCATE, CONSTRUCT, OPERATE, ENLARGE, MAINTAIN, ALTER, REPAIR, REBUILD, REMOVE, AND PATROL UTILITIES AND ASSOCIATED FACILITIES. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, ACCESS FACILITIES, APPURTENANCES, AND ANY NECESSARY ACCESSORIES (COLLECTIVELY REFERRED TO AS THE "FACILITIES").



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.71	N53° 29' 39.75"E
L2	21.22	S36° 30' 26.87"E
L3	21.22	S36° 30' 44.55"E
L4	21.21	S53° 29' 53.00"W
L5	21.21	N36° 30' 07.00"W
L6	21.21	N53° 29' 53.00"E
L7	21.21	S36° 30' 07.00"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	21.21	S53° 29' 53.00"W
L9	21.21	N36° 30' 07.00"W
L10	21.21	N53° 29' 53.00"E
L11	21.21	N36° 30' 07.00"W
L12	21.21	S53° 29' 20.48"W
L13	21.21	N53° 29' 54.14"E
L14	70.72	S36° 30' 35.04"E

LOCATION MAP
SCALE: 1" = 1000'

BASIS OF BEARING
TEXAS STATE PLAIN COORDINATES
TEXAS SOUTH (4205)
(NAD 83)

0 60 120 Feet

LEGEND

- ● ⅀" FIR - 1/2-INCH FOUND IRON ROD
- ⊙ ⅀" SIR - 1/2-INCH SET IRON ROD W/CAP - WITH CAP STAMPED "4353"
- ○ DENOTES NO MONUMENT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
- H.C.I.D.2 - HIDALGO COUNTY IRRIGATION DISTRICT No.2
- VOL. - VOLUME
- PG. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- T.B.M. - TEMPORARY BENCHMARK
- ℄ - CENTERLINE
- ℄ - PROPERTY LINE
- Δ - BENCHMARK
- DE - DRAINAGE EASEMENT
- U.S.E. - UTILITY & SIDEWALK EASEMENT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION

SUBDIVISION PLAT OF

PROVENCE RIDGE SUBDIVISION

(PRIVATE)

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK I, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: TEXAS DELTA I, LLC	1106 GOODRICH DR EDINBURG, TEXAS 78539	(956) 207-0149
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 205-3845
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 821-7026

I.N. CIVIL DESIGNS, LLC
CIVIL DESIGNS - CIVIL DRAFTING
LAND SURVEYING - LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3845
EMAIL: ISIDRO@INCIVILDESIGNS.COM
www.incivildesigns.com

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG 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 LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE **PROVENCE RIDGE SUBDIVISION** WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
WILLIAM A. MANGUM, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 4353

STATE OF TEXAS
COUNTY OF HIDALGO

I, RICARDO HINOJOSA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
RICARDO HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65228

METES AND BOUNDS

BEING A 16.74 ACRES TRACT OF LAND, MORE OF LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET.AL. SUBDIVISION OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 16.74 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 20.00 ACRES TRACT DESCRIBED IN A GIFT WARRANTY DEED CONVEYED TO DAVID ESTEVIS, DATED APRIL 27, 2018, RECORDED IN DOCUMENT #2018-2931938, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND SAID 16.74 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT THE SOUTHEAST CORNER OF THE SAID LOT 5, BLOCK 1, SAME POINT BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 1, AND SAME POINT BEING THE INTERSECTION BETWEEN THE CENTERLINES OF WISCONSIN ROAD AND RAUL LONGORIA ROAD (F.M. 1426);

THENCE, N 8 DEGREES 29 MINUTES 53 SECONDS E. ALONG THE EAST LINE OF SAID LOT 5, BLOCK 1, SAME BEING ALONG THE CENTERLINE OF RAUL LONGORIA ROAD (F.M. 1426), TO THE NORTHEAST CORNER OF A CALLED 12.87 ACRES TRACT CONVEYED TO RAMON ESTEVIS, RECORDED IN VOLUME 1529, PAGE 837, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS A DISTANCE OF 360.00 FEET TO A CALCULATED POINT;

THENCE, N 81 DEGREES 30 MINUTES 07 SECONDS W, ALONG THE NORTH LINE OF THE SAID 12.87 ACRES RAMON ESTEVIS TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF RAUL LONGORIA ROAD (F.M. 1426) (100 FOOT EXISTING RIGHT-OF-WAY AS PER VOLUME 992, PAGE 436, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND **THE POINT OF BEGINNING;**

THENCE, N 81 DEGREES 30 MINUTES 07 SECONDS W, ALONG THE NORTH LINE OF THE SAID 12.87 ACRES RAMON ESTEVIS TRACT, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A CALLED HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAIN DITCH RIGHT-OF-WAY EASEMENT (200-FOOT WIDE AS PER VOLUME 2414, PAGE 842, OFFICIAL RECORDS OF HIDALGO COUNTY, A DISTANCE OF 1,303.79 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8 DEGREES 34 MINUTES 33 SECONDS E, ALONG THE EAST RIGHT-OF-WAY OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY EASEMENT, TO A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 14.33 ACRES TRACT CONVEYED TO GUADALUPE LABRADOR TORRES, RECORDED IN DOCUMENT #1480664, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 559.40 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81 DEGREES 30 MINUTES 07 SECONDS E, ACROSS THE SAID LOT 5, BLOCK 1, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 14.33 ACRES GUADALUPE LABRADOR TORRES TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426) (100 FOOT EXISTING RIGHT-OF-WAY AS PER VOLUME 992, PAGE 436, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,303.76 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8 DEGREES 29 MINUTES 53 SECONDS W, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426) (100 FOOT EXISTING RIGHT-OF-WAY AS PER VOLUME 992, PAGE 436, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 559.40 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 16.74 ACRES OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: TEXAS DELTA I, LLC	1106 GOODRICH DR EDINBURG, TEXAS 78539	(956) 207-0149
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 205-3845
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 821-7026

MAYOR, CITY OF EDINBURG
CERTIFICATE OF APPROVAL

I, UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG DATE

ATTEST: _____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49 211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE HAS NOT REVIEWED AND 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

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.

_____ ATTEST: _____
PRESIDENT SECRETARY

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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATE, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **PROVENCE RIDGE SUBDIVISION,** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.
THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

_____
TEXAS DELTA I, LLC
MICHAEL A. CANTU, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MICHAEL A. 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 THE DAY _____
OF _____ , 20 _____ .

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

SUBDIVISION PLAT OF

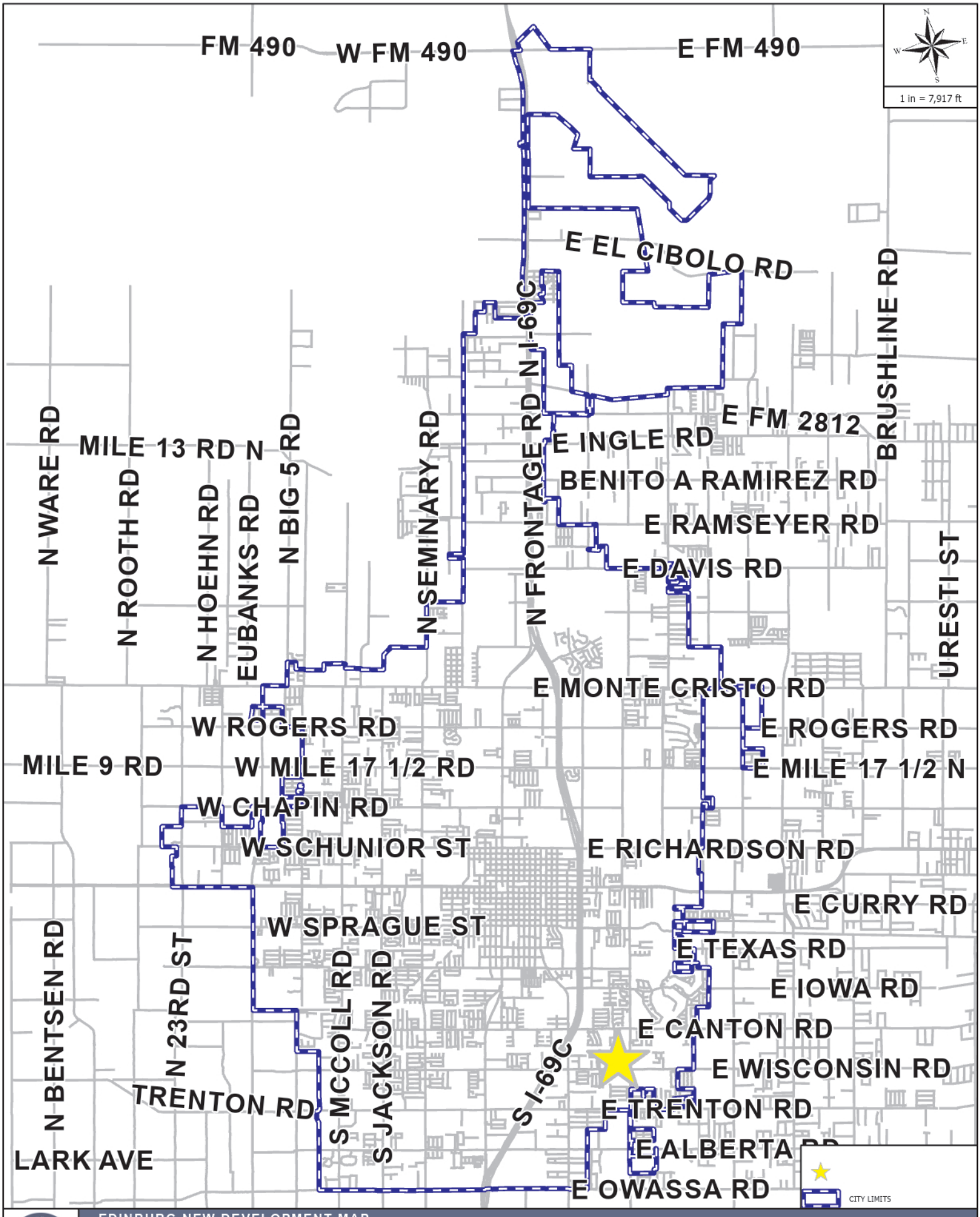
PROVENCE RIDGE SUBDIVISION

(PRIVATE)

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

I.N. CIVIL DESIGNS, LLC
CIVIL DESIGNS · CIVIL DRAFTING
LAND SURVEYING · LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3845
EMAIL: ISIDRO@INCIVILDESIGNS.COM
www.incivildesigns.com

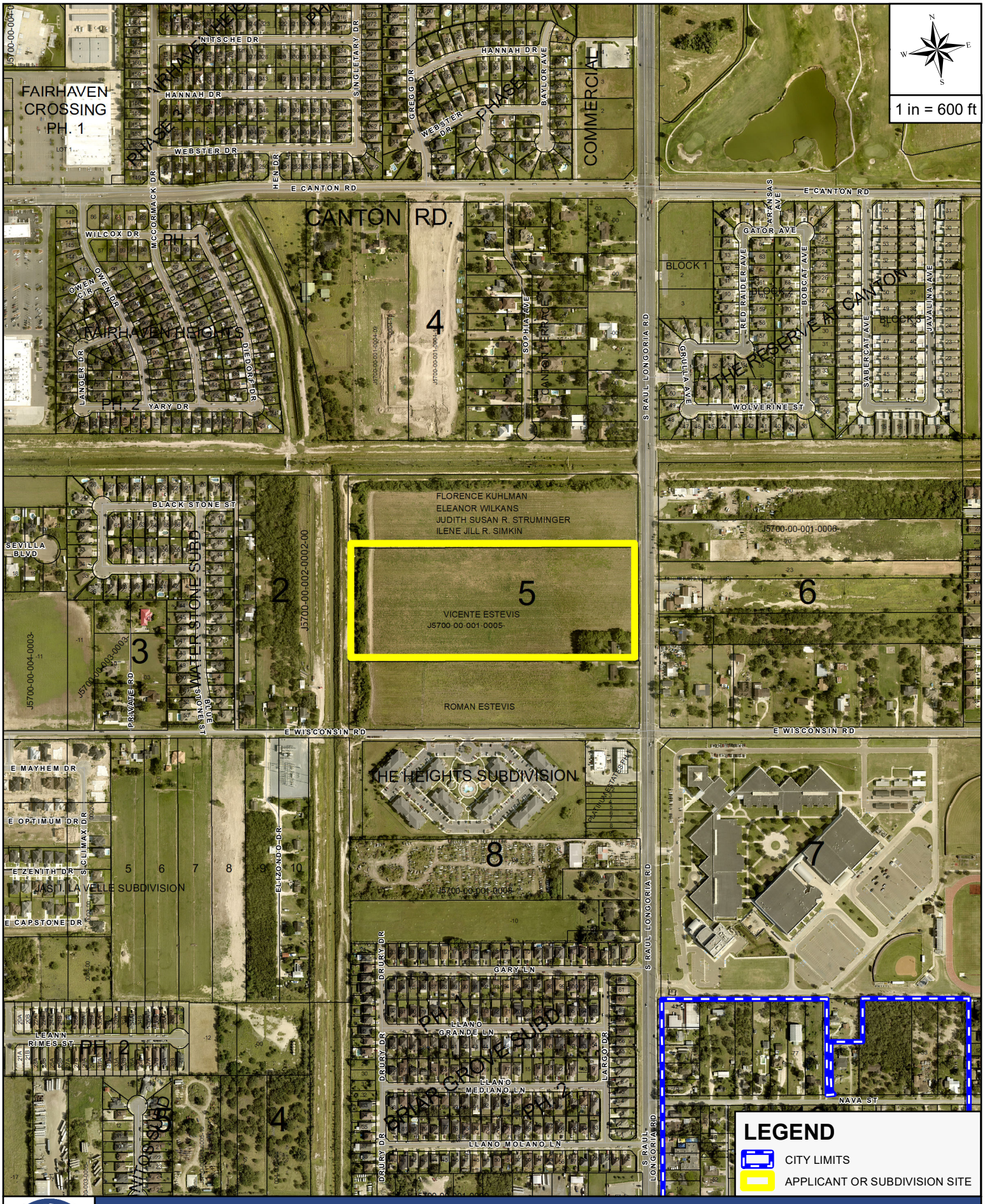
I.N. CIVIL DESIGNS, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF I.N. CIVIL DESIGNS, LLC



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

PROVENCE RIDGE SUBDIVISION

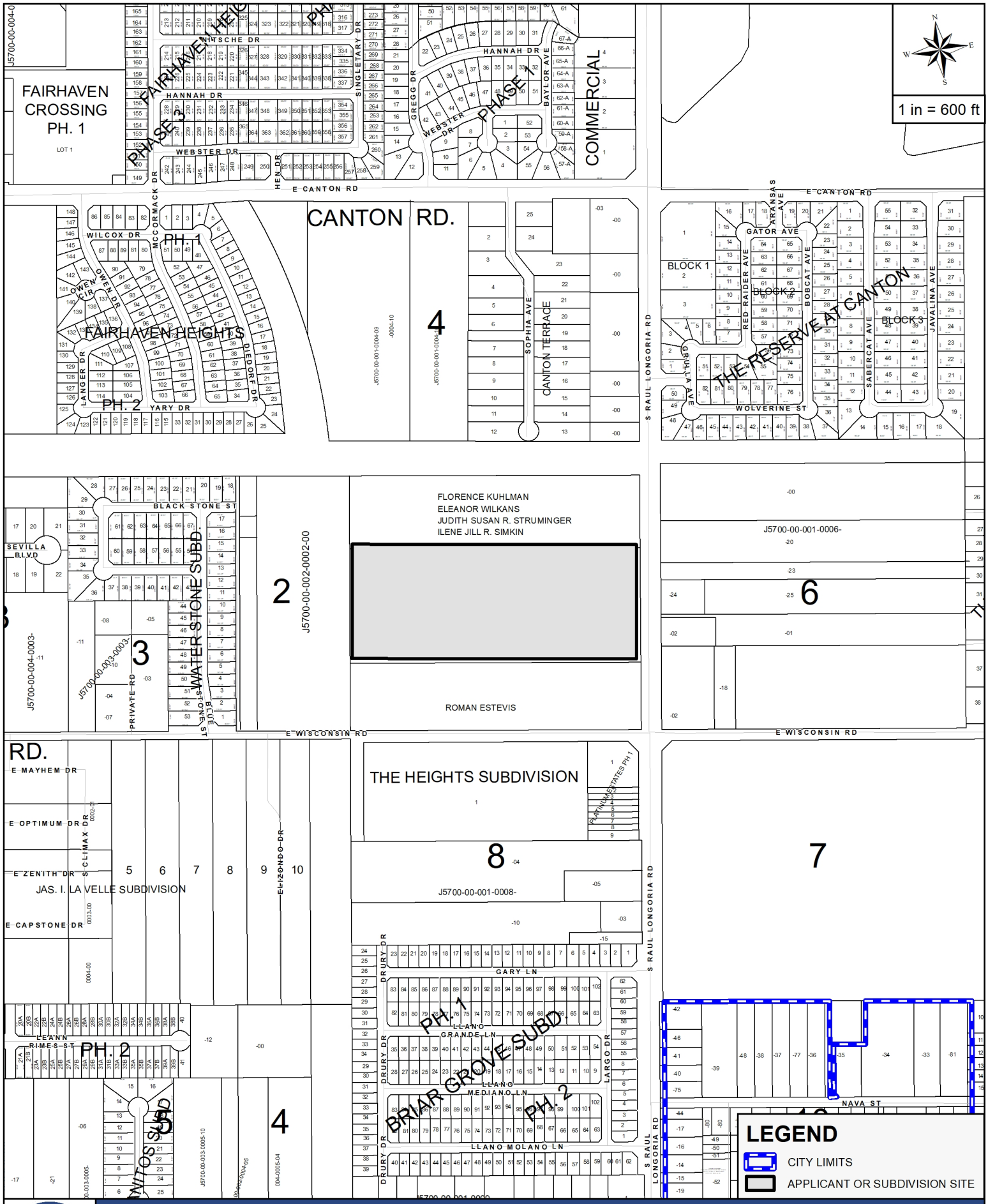


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

I.N. CIVIL DESIGNS, LLC. / PROVENCE RIDGE



THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

I.N. CIVIL DESIGNS, LLC. / PROVENCE RIDGE

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE EMBERS II SUBDIVISION

Date Prepared: August 09, 2023
Planning and Zoning Meeting: August 13, 2023

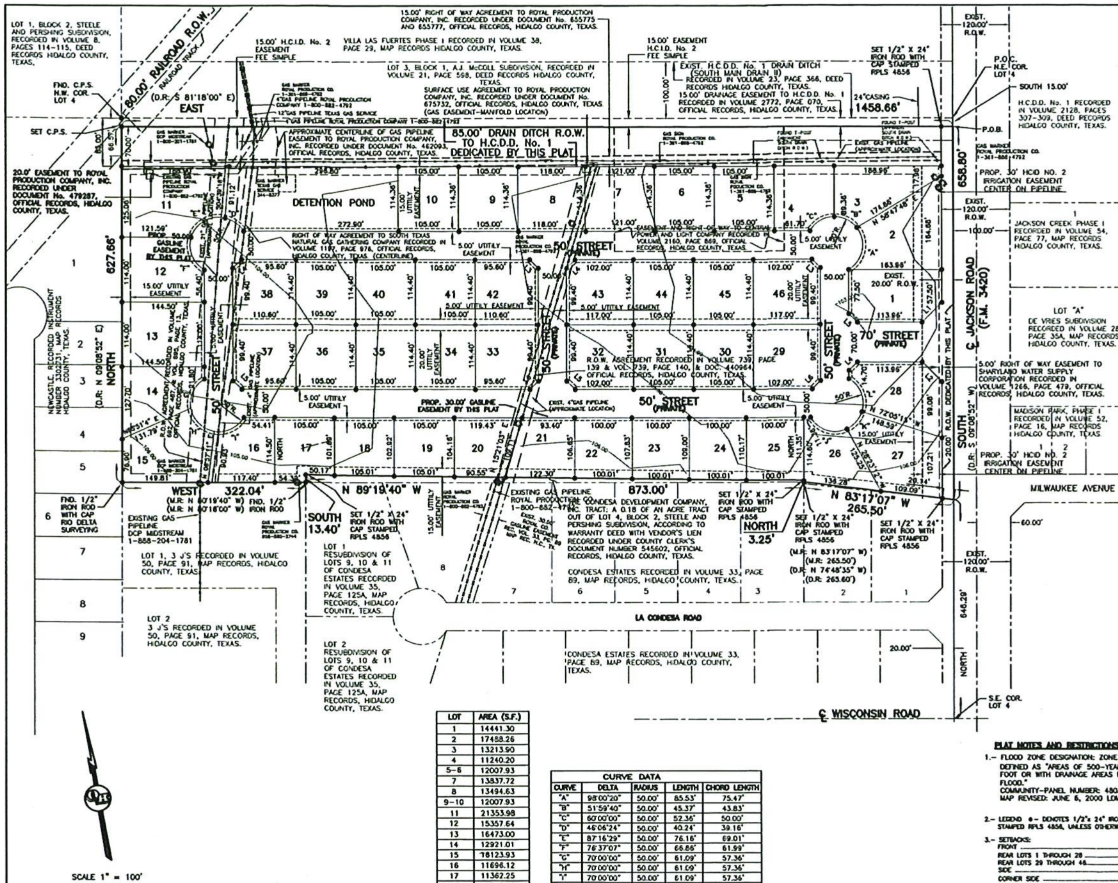
Final Plat Approval

Subject:	Consider the Final Plat approval of The Embers II Subdivision, being a 20.95 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, located at 3207 South Jackson Road, As requested by Quintanilla, Headley & Associates, Inc.
Location:	The property is located on the west side of South Jackson Road, approximately 670 feet north of West Wisconsin Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Primary (RP) District.
Setbacks:	Building Setbacks for The Embers II are, Front 20-ft., Rear Lots 3-27 & 29-46: 10-ft., Rear Lots 1, 2 & 28: 20.0-ft., Side 6-ft., Street Side 10-ft, and Garage 18-ft. Variance for Rear setbacks were approved by City Council on October 3, 2023.
Analysis:	The Final Plat development consists of 46 single-family Residential lots averaging approximately 16,450.00 square feet.
Utilities:	Water Distribution System will be provided by City of Edinburg Water Distribution System. Development will comply with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

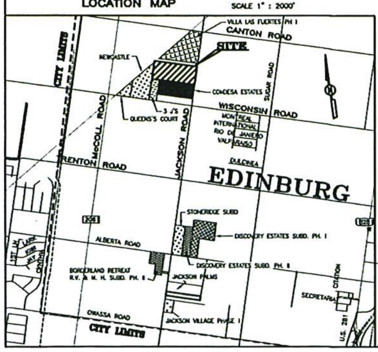


LOT	AREA (S.F.)
1	14441.30
2	17488.26
3	13213.90
4	11240.20
5-6	12007.93
7	13837.72
8	13494.63
9-10	12007.93
11	21353.98
12	15357.64
13	16473.00
14	12921.01
15	18123.93
16	11696.12
17	11362.25
18	10742.40
19	10871.76
20	10998.38
21	11435.10
20	10724.04
21	11435.10
22	10724.04
23	10841.37
24	10958.70
25	11072.68
26	10830.12
27	17199.57
28	15856.03
29	13272.30
30-31	12012.00
32	13272.30
33	12540.14
34-36	12012.00
37-38	12540.14
39-41	12012.00
42	12540.14
43	13272.30
44-45	12012.00
46	13272.30
POND	33978.85

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	98°00'20"	50.00'	85.53'	75.47'
"B"	51°59'40"	50.00'	45.37'	43.83'
"C"	60°00'00"	50.00'	52.36'	50.00'
"D"	46°06'24"	50.00'	40.24'	39.16'
"E"	87°16'29"	50.00'	76.16'	69.01'
"F"	76°37'07"	50.00'	66.86'	61.99'
"G"	70°00'00"	50.00'	61.09'	57.36'
"H"	70°00'00"	50.00'	61.09'	57.36'
"I"	70°00'00"	50.00'	61.09'	57.36'
"J"	84°55'52"	50.00'	74.12'	67.51'
"K"	47°09'23"	50.00'	41.15'	40.00'
"L"	77°54'45"	50.00'	67.99'	62.87'

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 45°00' W	49.50'
L2	S 45°00' E	49.50'
L3	S 45°00' E	21.21'
L4	N 45°00' E	21.21'
L5	N 45°00' W	21.21'
L6	S 45°00' W	21.21'

LOCATION MAP SCALE 1" : 2000'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

THE EMBERS II

A 20.95 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204505, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 20.95 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204505, 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 POINT ON THE EAST LINE OF LOT 4 AND WITHIN THE RIGHT OF WAY OF JACKSON ROAD (F.M. 3420) FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS SOUTH, 15.00 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE; SOUTH, ALONG THE EAST LINE OF LOT 4 AND WITHIN THE RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 3420), A DISTANCE OF 658.80 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE CONDESA DEVELOPMENT COMPANY, INC. TRACT (A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, A.J. McCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 545602, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 83°17'07" W, ALONG THE NORTH LINE OF THE CONDESA DEVELOPMENT COMPANY, INC. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.14 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 3420), A TOTAL DISTANCE OF 265.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE NORTH LINE OF THE CONDESA DEVELOPMENT COMPANY, INC. TRACT, A DISTANCE OF 3.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 89°19'40" W, ALONG THE NORTH LINE OF THE CONDESA DEVELOPMENT COMPANY, INC. TRACT, A DISTANCE OF 873.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE NORTH LINE OF THE CONDESA DEVELOPMENT COMPANY, INC. TRACT, A DISTANCE OF 13.40 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF CONDESA ESTATES (RECORDED IN VOLUME 33, PAGE 89, MAP RECORDS, HIDALGO COUNTY, TEXAS), THE NORTHEAST CORNER OF 3 J'S SUBDIVISION (RECORDED IN VOLUME 50, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF 3 J'S SUBDIVISION, A DISTANCE OF 322.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND ON THE WEST LINE OF LOT 4 FOR THE NORTHWEST CORNER OF 3 J'S SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 4, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 357.86 FEET FOR THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 SOUTH MAIN DRAIN, PASSING AT 578.08 FEET THE SOUTH LINE OF AN 80.00 FOOT RAILROAD RIGHT OF WAY, A TOTAL DISTANCE OF 627.66 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,438.66 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 3420), A TOTAL DISTANCE OF 1,458.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.95 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CONDESA ESTATES RECORDED IN VOLUME 33, PAGE 89, 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
R.P.L.S. No. 4856

FEBRUARY 23, 2023
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.

STATE OF TEXAS ALFONSO QUINTANILLA 95534 LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA P.E.
P.E. No. 95534

4-17-23
DATE

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
DEFINED AS "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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
COMMUNITY-PANEL NUMBER: 480338 0030 E
MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001

2.- LEGEND ●- DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

3.- SETBACKS:
FRONT ______ 25.00 FEET
REAR LOTS 1 THROUGH 28 ______ 15.00 FEET
REAR LOTS 29 THROUGH 46 ______ 10.00 FEET
SIDE ______ 6.00 FEET
CORNER SIDE ______ 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

4.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER

5.- BENCHMARK NOTE: B.M. ELEV.= 105.00 TOP OF STORM MAN HOLE LOCATED 15.5 FEET WEST AND 24 FEET SOUTH FROM THE SOUTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.- TOTAL DRAINAGE DETENTION IS: ______ C.F.

7.- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS

8.- 50% OF PARK LAND FEE ($300.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.

9.- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

10.- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. ADA RAMPS WITHIN THE SUBDIVISION ARE TO BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION STAGE.

11.- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.

12.- NO ACCESS TO JACKSON ROAD FROM LOTS 1, 2 3, 27 AND 28

13.-U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT

14.- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG JACKSON ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

15.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS

16.- U.E. DENOTES UTILITY EASEMENT

17.- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.
THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.

18.- A 6' BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WILL BE REQUIRED BETWEEN RESIDENTIAL AND MULTI-FAMILY LOTS.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE EMBERS II DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

______ MAVERICK VALLEY BUILDERS LLC ______ DATE
Po. Box 204
La Blanca, TX 78558

______ MDG Investments LLC ______ DATE
4801 N. 10th St Suite C
McAllen, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
MAVERICK VALLEY BUILDERS LLC
MDG Investments LLC
proved to me through his (theirs) Texas Department of Public Safety Driver License to be the person(s) 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 executed the same for the purposed and consideration thereby expressed. Given under my hand and seal of office this______day of , 20___.

(Notary stamp: CLARISSA QUINTANILLA, Notary ID # 129815255, My Commission Expires November 04, 2023)

______ CLARISSA QUINTANILLA- NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as THE EMBERS II conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ______ day of ______, 20___."

______ CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

______ MAYOR-CITY OF EDINBURG ______ DATE

______ ATTEST: CITY SECRETARY ______ DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATION

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF 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. ______ DATE
GENERAL MANAGER

COUNTY COURT COUNTY OF HIDALGO TEXAS

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

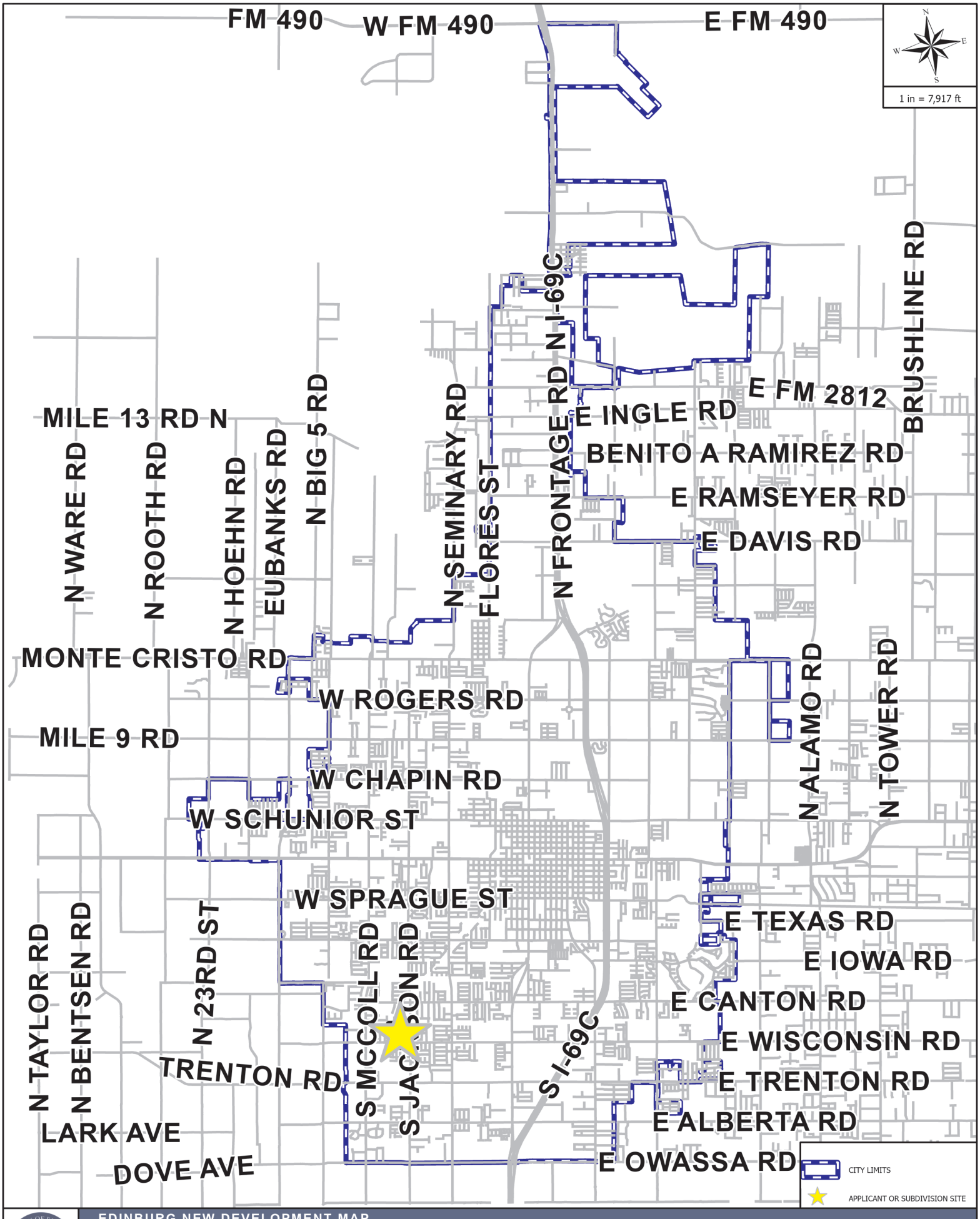
ON: ______ AT ______ AM/PM
INSTRUMENT NUMBER ______
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ______ DEPUTY

FILENAME : F:\DATA\SUBDIVS\EDINBURG\THE EMBER II			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5-13-2021	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
3-22-23	JULIE CVES		

DATE OF PREPERATION: MAY 13, 2021

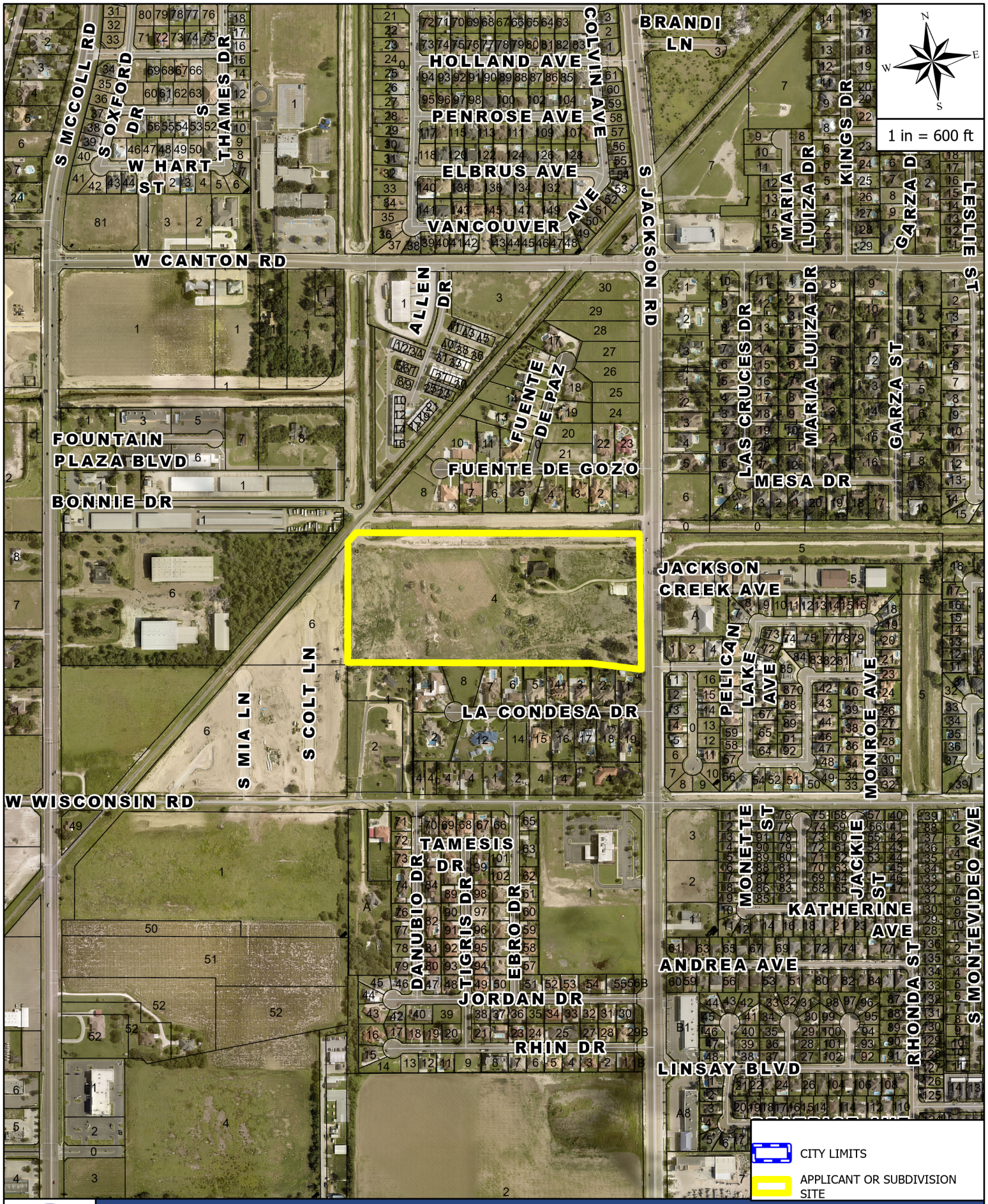
RECEIVED
APR 18 2023
By:______



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

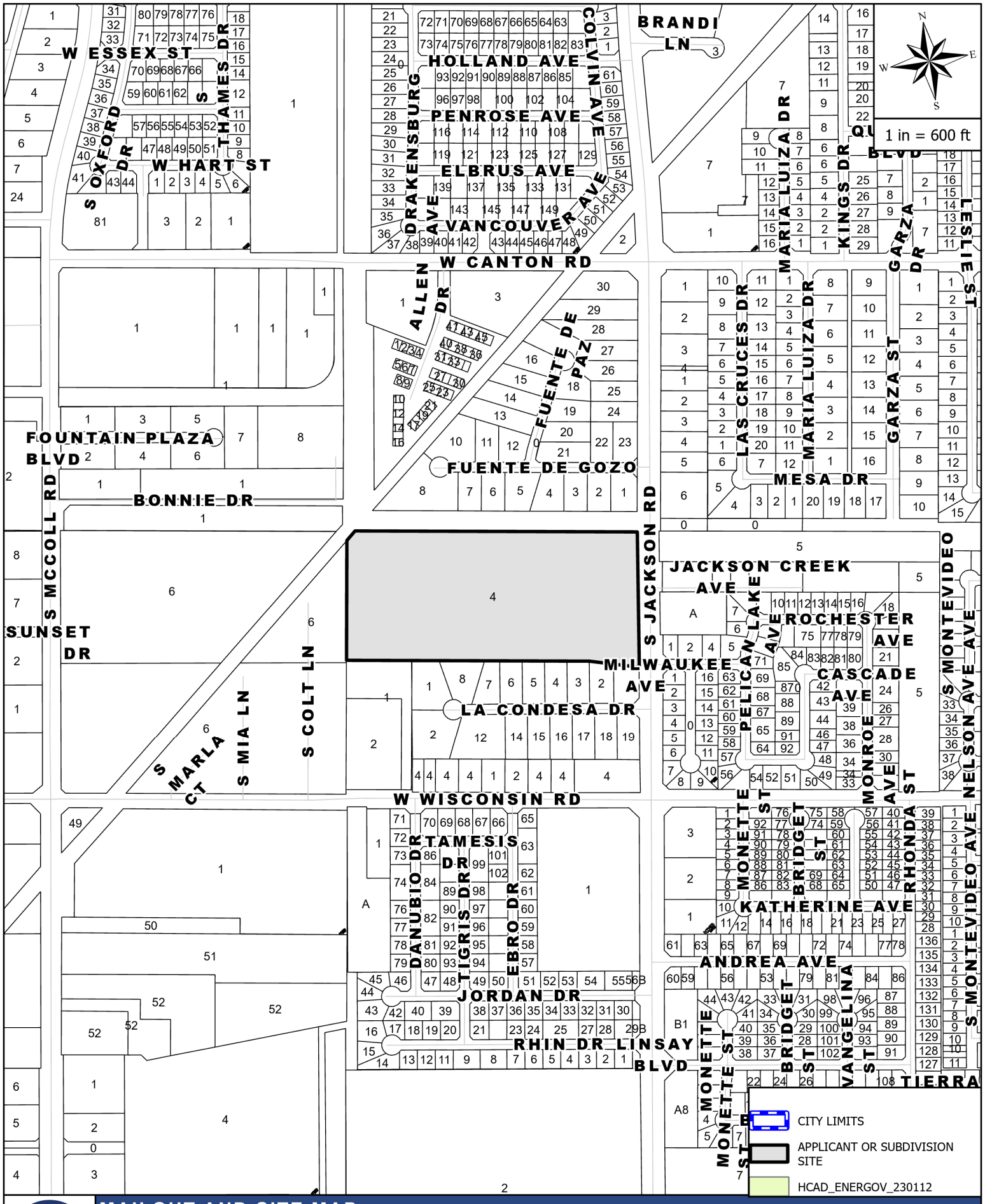
THE EMBERS II



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

THE EMBERS II



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

THE EMBERS II

Planning and Zoning Commission

Attendance - 2024

			2024											
First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Jorge	Sotelo	Chairperson	P	P	P	P	P	P	P					
Elias	Longoria, Jr.	Vice-Chair	P	P	P	P	P	P	P					
Ruby	Casas	Commissioner	P	P	P	P	P	P	A					
Jorge	Gonzalez	Commissioner	P	P	P	P	P	P	P					
Victor	Daniec	Commissioner	P	E	P	P	P	P	P					
Rene	Olivarez	Commissioner	P	P	E	P	P	P	P					
Rodolfo "Rudy"	Ramirez	Commissioner	E	P	E	P	P	E	P					