PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 8, 2026 – 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 Chairperson closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels 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 Chairperson 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 Vice Chairman Elias Longoria, Jr., from the December 11, 2025, regular meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the December 11, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, Being 22.44 Acres, More or Less, Being the Residue of "Original" Lot 11, Block 48 of "Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2", Located at 500 W. Ingle Road, as Requested by Nustar Logistics, L.P.

B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Lot 13, of Merrill Subdivision, a Subdivision in Hidalgo County, According to the Map or Plat Thereof Recorded in Volume 16, Page 2 of the Map Records of Hidalgo County, Texas, Save and Except the North 179.00 Feet of Lot 13 as Being Further Described in the Eulogio Diaz Subdivision, According to the Map or Plat Thereof Recorded in Volume 36, Page 129, Map Records of Hidalgo County, Texas, Save and Except a 0.098 Acre Tract of Land as Set Forth in a Deed Conveyed to State of Texas, in Document Number 1308177, Official Public Records, Hidalgo County Texas, as Located at 2921 E. Monte Cristo Road, as Requested by Countryside Realty Investments LLC.

C. Consider the Rezoning Request from Residential, Suburban (RS) District to Agriculture & Open Space (AO) District, Being Four Tracts of Land, Being All of Lot 12, Monte Cristo Heights, Located at 1008 Monte Cristo Heights Road, as Requested by Erica Nava.

D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 12, Villa Del Sol Subdivision, Located at 1021 Sundance Drive, as Requested by Daniel Ramos.

E. Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Primary (RP) District, Being a Tract of Land Containing 21.575 Acres Out of Lots 21 and 25 East Retama Subdivision, Located at 4220 N Seminary Road, as Requested by Melden & Hunt Inc.

F. Special Use Permit for On-Premise Consumption for Alcoholic Beverages for Late Hours, Being Lots 1 and 2, Edinburg Original Townsite, Block 251, Located at 300 E. University Drive, Suite 3, as Requested by Hugo A. Olvera.

9. **SUBDIVISION VARIANCES**

A. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Minimum Lot Area and Lot Width, for King's Landing Subdivision, Being a 17.274-Acre Tract of Land Out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Hidalgo County, Texas, and According to Special Warranty Deed Recorded Under County Clerk's Document Number 3555596, Official Hidalgo County Map Records, Located at 2700 W. Wisconsin Road, as Requested by Quintanilla, Headley & Associates, Inc.

B. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102 Lot and Design Standards, Table 3.102-1, Single-Family Detached Lot and Building Standards, Rear Yard Setbacks and Article 5, Subdivision Standards, Sec. 5.206. Blocks, Block Length, for Sapphire at La Sienna Phase III, Being a 12.364 Acres Tract of Land, Out of Lots 51 and 52, Santa Cruz Ranch Subdivision, Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.

C. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3, Single-Family Detached Lots and Building Standard for Rear Yard Setback and Article 5, Section 5.206 Blocks, for Sapphire at La Sienna Phase II Subdivision, Being a Subdivision of 16.701-Acres Out of Lots 50, 51, and 52 , Santa Cruz Ranch Subdivision, According to the Plat or Map Thereof Recorded in Volume Z, Page 161 Hidalgo County Map of Records Located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.

D. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots and Building Standards, for Minimum Lot Area, Lot Width, Side Yard Setbacks, and Table Note to Table 3.102-1 (RM3), Article 5, Section 5.203-A. Table 5.203-1, Right-of-Way Widths and Article 4, Section 4.204-A. Table 4.204-1 Development Standards for Bufferyard Requirement for the Elms Subdivision, Being a 5.818-Acre Tract of Land, Out of Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County Map of Records Located at 1000 W. Alberta Road, as Requested by Melden & Hunt, Inc.

10. **SUBDIVISION CONSENT**

A. Consider the Preliminary Plat Approval of the Elms Subdivision, Being a 5.818 Acre Tract of Land Out of the Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County, Located at 1000 W. Alberta Road, as Requested by Melden & Hunt, Inc.

B. Consider the Preliminary Plat Approval of Cristo Crossing Subdivision, Being a 12.05 Acre Tract of Land Out of Lots 3 and 4, Section 239, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, and According to Warranty Deed with Vendor's Lien Recorded Under County Clerk's Document Number 1108016, Official Records, Hidalgo County, Texas Located at 1898 W. Monte Cristo, as Requested by Quintanilla, Headley, & Associates, Inc.

C. Consider the Final Plat Approval of Las Fuentes Heights at Rincon Subdivision, Being a 3.152 Acre Tract of Land Out of Lot 3 Block 1, A.J. & McColl Subdivision as Per Map or Plat Recorded in Volume 21, Page 598, Located at 2400 W. Canton Rd, as Requested by SDI Engineering.

D. Consider the Final Plat Approval of Ali Estates Subdivision Being a 29 Lot Private Subdivision Containing 9.32 Acres, Being All of Tract I, Tract II, Tract III, Conveyed to Lana Sue Heina, as Recorded in Document Number 3089459, Official Records, Hidalgo County, Texas, Out of Lot 71, Kelly Pharr Subdivision, Hidalgo County, Texas, as Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records of Hidalgo County, Texas, Located at 5502 S. Sugar Road, as Requested by Sames, Inc.

11. **DIRECTOR'S REPORT**

A. City Council Actions

B. Attendance Roster

12. **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 5:00 P.M. on this 30th day of December, 2025.

Erika Monreal

Erika Monreal, 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
DECEMBER 11, 2025 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

MINUTES

PRESENT:
JORGE SOTELO – CHAIRMAN
BOARD MEMBERS:
RODOLFO "RUDY" RAMIREZ
RUBY CASAS
JORGE GONZALEZ
RENE OLIVAREZ
VICTOR DANIEC

ABSENT:
ELIAS LONGORIA, JR. – VICE CHAIRMAN

1. Call Meeting to Order, Establish Quorum

   A. Prayer

   B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

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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 Chairperson closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels 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 Chairperson 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 Chairman Jorge Sotelo from the November 20, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE EXCUSING THE ABSENCE OF CHAIRMAN JORGE SOTELO FROM THE NOVEMBER 20, 2025, REGULAR MEETING. CHAIRMAN JORGE SOTELO ABSTAINED. MOTION CARRIED WITH A 5-0 VOTE.

B. Consider excusing the absence of Board Member Ruby Casas from the November 20, 2025 regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RUBY CASAS FROM THE NOVEMBER 20, 2025, REGULAR MEETING. BOARD MEMBER RUDY CASAS ABSTAINED. MOTION CARRIED WITH A 5-0 VOTE.

C. Consider excusing the absence of Board Member Rene Olivarez from the November 20, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RENE OLIVAREZ FROM THE NOVEMBER 20, 2025, REGULAR MEETING. BOARD MEMBER RENE OLIVAREZ ABSTAINED. MOTION CARRIED WITH A 5-0 VOTE.

7. **MINUTES**

A. Consider Approval of the Minutes for the November 20, 2025, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER JORGE GONZALEZ AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE MINUTES FOR THE NOVEMBER 20, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, being a 1.17 Acre Tract of Land More or Less Out of Lot 1, Section 269, Texas-Mexican Railway Company Survey, Located at 2038 E. Richardson Road, as Requested by Michael Gaitan.

ODETTE CASTILLO, A NEIGHBORING PROPERTY OWNER, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE REZONING REQUEST AS IT PERTAINS TO HER PROPERTY.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District, being a Tract I: a Tract of Land Containing 0.52 Acre Out of the South 8.12 Acres of Lot No. Six (6) in Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey and Tract II: a Tract of Land in Lot Six (6), in Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey, Located at 2901 W Chapin Road, as Requested by RJC Development Group LLC.

FERN MCCLAUGHERTY, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

DONALDO RODRIGUEZ AND ABRAHAM JAIME, REPRESENTATIVES FOR RJC DEVELOPMENT GROUP, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

C. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being All of Lot 2B Replat of Lewis Subdivision, and a 0.3969-Acre (17,889 Sq. Ft.) Tract of Land, Being a Portion of Lot 2A, Block C, in the Lewis Subdivision, Located at 1319 and 1313 N. I-69C, as Requested by Bowman.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, being Tract I: A 0.5 Acres of Land, More or Less, being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Kelly Pharr Subdivision Tract II: a 2.50 Acre Tract of Land, More or Less, Out of the West 99.0 Feet of Lot 59, Kelly Pharr Subdivision, Tract III: a 3.0 Acre Tract of Land Out of Lot 59, Kelly Pharr Subdivision, Located at 1000 W. Alberta Road, as Requested by Melden and Hunt Inc.

MARLON GARZA AND RUBEN DE JESUS, REPRESENTATIVES FOR MELDEN AND HUNT, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RENE OLIVAREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST. MOTION CARRIED WITH A 5-1 VOTE. CHAIRMAN JORGE SOTELO OPPOSED THE MOTION. – ITEM APPROVED

E. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, being Lots 11 and 12, Block 115, Original Townsite of Edinburg, Located at 701 E. Lovett, as Requested by Firm Foundation Construction, LLC.

JESUS GARCIA AND ALONSO CHAVEZ, REPRESENTATIVES FOR FIRM FOUNDATION CONSTRUCTION, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER RUBY CASAS TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 5-1 VOTE. BOARD MEMBER VICTOR DANIEC OPPOSED THE MOTION. – ITEM DENIED

9. **SIGN VARIANCES**

A. Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.300 Signs, 4.303, Permanent Signs, this is to Allow More Than 50% of Sign Area as Allowed by Code, Being Lot 19, El Seco Subdivision, Located at 3703 Nadia Lane, as Requested by Complete Signs LLC.

LORENA HIGAREDA, A REPRESENTATIVE FOR COMPLETE SIGNS, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE SIGN VARIANCE REQUEST.

A MOTION WAS MADE BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO APPROVE THE SIGN VARIANCE REQUEST. MOTION CARRIED WITH A 3-3 VOTE. CHAIRMAN JORGE SOTELO, BOARD MEMBERS RUBY CASAS AND RODOLFO "RUDY" RAMIREZ, OPPOSED THE MOTION. – MOTION DENIED

10. **SUBDIVISION VARIANCES**

A. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single Family Detached Lots and Building Standards for Residential, Primary, and Article 5, Section 5.206 Blocks, for Sapphire at La Sienna Phase 2 Subdivision, Being a Subdivision of 16.701- Acres Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, According to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, as Requested by Melden & Hunt, Inc.

MELDEN AND HUNT, THE APPLICANTS, REQUESTED FOR THE VARIANCE REQUEST TO BE PULLED FROM THE DECEMBER 11, 2025, REGULAR MEETING. – ITEM PULLED

11. **SUBDIVISION CONSENT**

A. Consider the Preliminary Plat Approval of Sapphire at La Sienna Phase II Subdivision, Being a Subdivision of 16.701-Acres Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivison, According to the Plat or Map Thereof Recorded in Volume Z, Page 161 Hidalgo County Map of Records, located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.

B. Consider the Final Plat Approval of Sunset Groves Subdivision, Being a 9.14 Acres Being 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.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE SUBDIVISION CONSENT ITEMS. – ITEMS APPROVED

12. **DIRECTOR'S REPORT**

A. City Council Actions

B. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE DECEMBER 2, 2025, CITY COUNCIL REGULAR MEETING. REZONING REQUESTS AT 4020 W. SPRAGUE ST, 2014 W. WISCONSIN RD, 3603 W. MONTE CRISTO, AND 1919 WAYNE DR, WERE APPROVED BY CITY COUNCIL. A SPECIAL USE PERMIT WAS APPROVED FOR 123 E. MARK S. PENA DR. A VARIANCE REQUEST FOR 1802 N. JACKSON RD WAS APPROVED WHILE VARIANCE REQUESTS FOR 1901 W. ROGERS RD AND 2800 N. MCCOLL RD. WERE TABLED AND WILL BE HEARD AT THE DECEMBER 22, 2025, CITY COUNCIL SPECIAL MEETING.

13. **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 5:00 P.M. on this 5th day of December, 2025.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO ADJOURN THE DECEMBER 11, 2025, REGULAR MEETING AT 6:33 P.M. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

Erika Monreal

Erika Monreal, 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.

City of Edinburg
PLANNING & ZONING COMMISSION
January 8, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, Being 22.44 Acres, more or less, Being the residue of "Original" Lot 11, Block 48 of "Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2", Located at 500 W. Ingle Road, As Requested By Nustar Logistics, L.P.

DESCRIPTION / SCOPE:
This property is located on the southside on W. Ingle Road approximately 1,500 feet west of North Frontage Road. The property is currently zoned Suburban, Residential (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Industrial, General (IG) District. This is the primary heavy industrial district, 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. This property has a total frontage of 1,471 feet along Ingle Road a lot depth of 664 feet for a total area of 22.44 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for the placement of additional storage tanks allowing the continuation of the use of the property located to the east.

Adjacent zoning is Residential, Primary (RP) District to the south, Industrial, General (IG) District to the east, Residential, Suburban (RS) District to the west, and a Hidalgo County Drainage Ditch is located to the north. Surrounding land uses consists of single-family residential homes, industrial uses 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 30 neighboring property owners on Friday, December 26, 2025, 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 January 14, 2026.

On December 22, 2025, 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 Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, based on the 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:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 01/08/2026
CITY COUNCIL – 02/03/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District

APPLICANT: Nustar Logistics, L.P.

AGENT: Not Applicable

LEGAL: Being 22.44 Acres, more or less, Being the residue of "Original" Lot 11, Block 48 of "Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2"

LOCATION: Located at 500 W. Ingle Road

LOT/TRACT SIZE: 22.44 Acres

CURRENT USE: Vacant

PROPOSED USE: Industrial, General (IG) District

EXISTING ZONING: Suburban, Residential (RS) District

ADJACENT ZONING:
North – Hidalgo County Drainage Ditch
South – Residential, Primary (RP) District
East – Industrial, General (IG) District
West – Residential, Suburban (RS) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
NUSTAR LOGISTICS, L.P.

EVALUATION

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

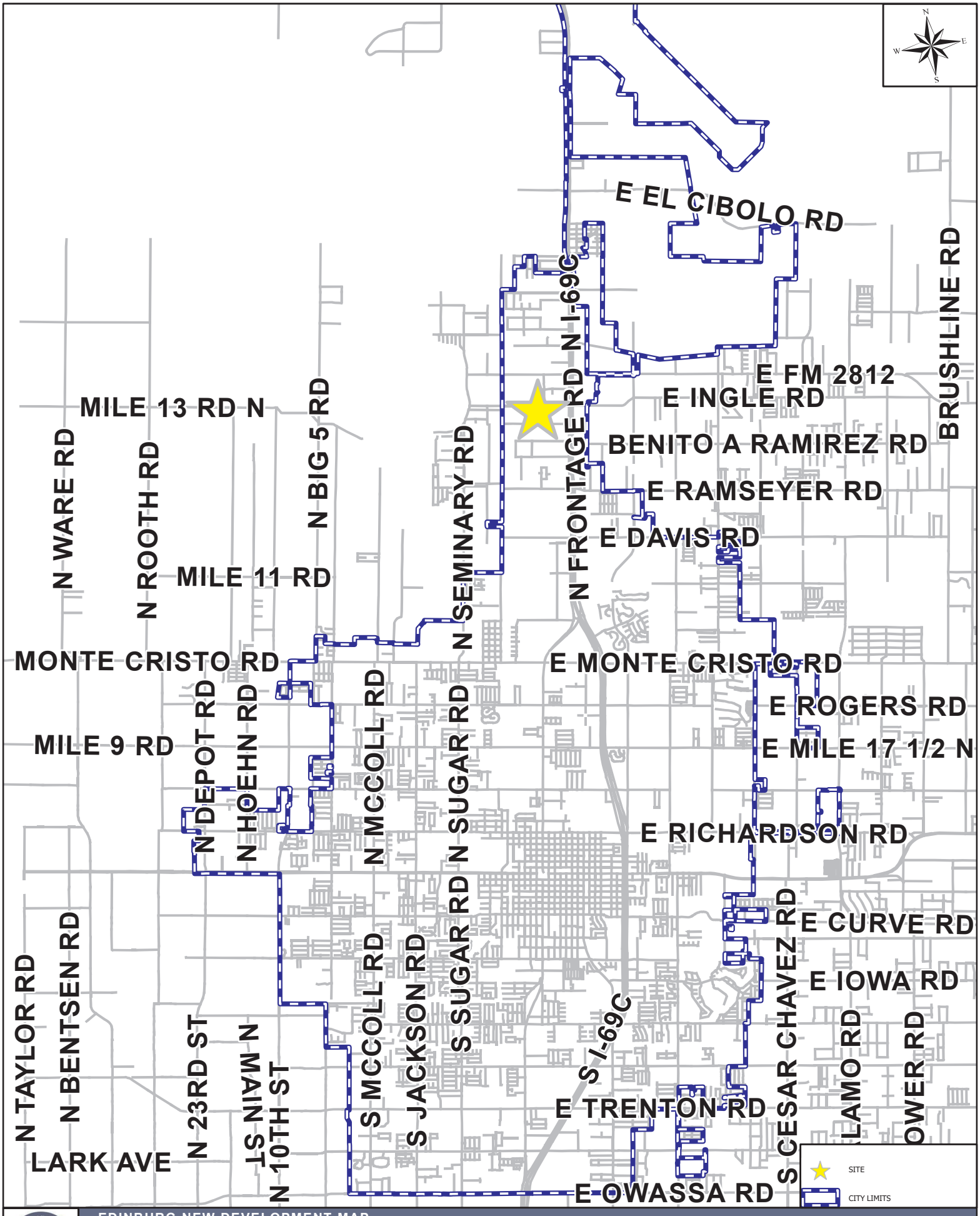
1. The applicant is wanting to utilize the property for the placement of additional storage tanks allowing the continuation of the use of the property located to the east.

2. Surrounding land consists of single-family residential uses, industrial uses and vacant land.

3. The proposed zoning is not consistent with the Future Land Use Plan.

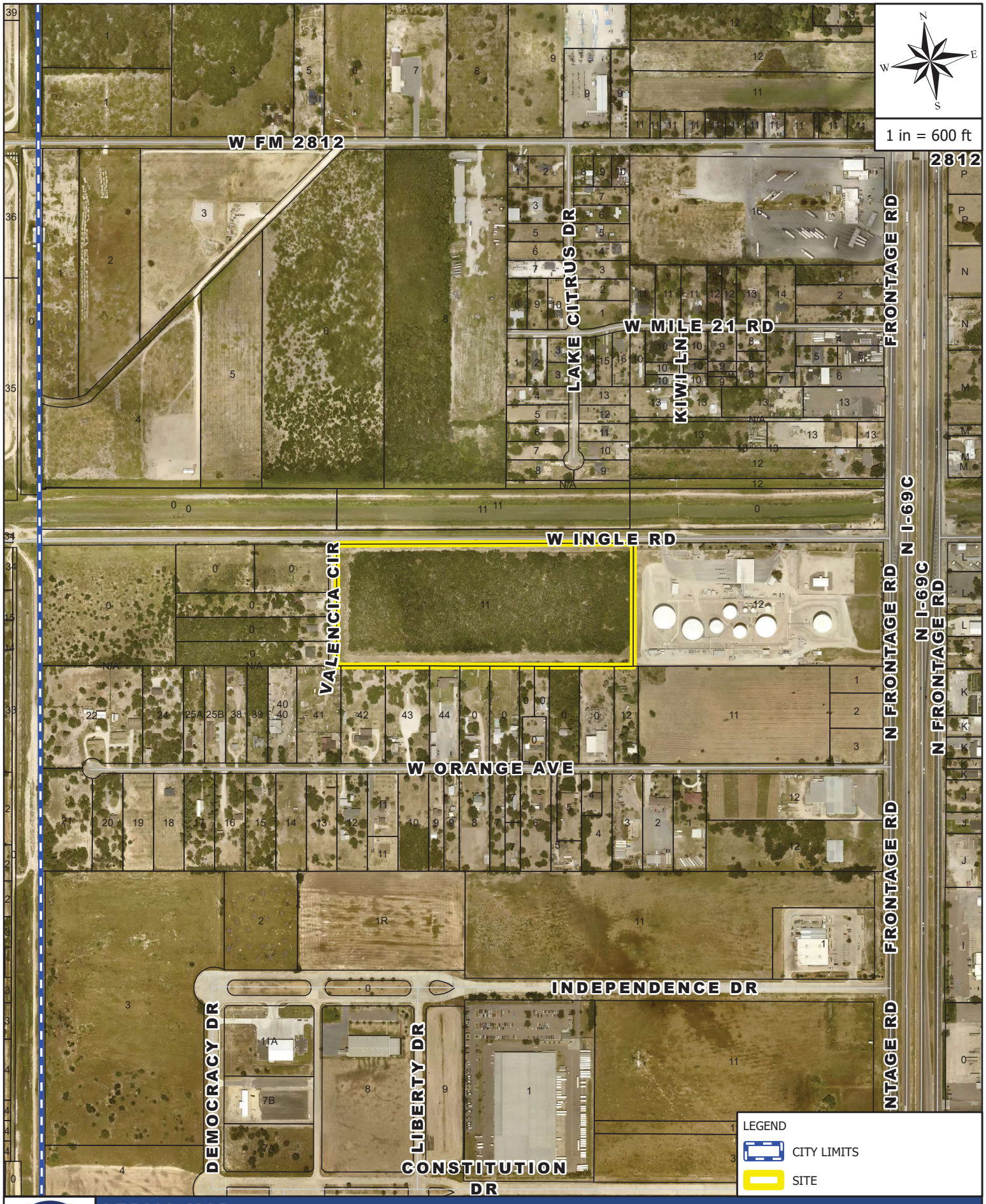
Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, based on the surrounding land uses. If approved, the applicant will need to comply with 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 30 neighboring property owners on Friday, December 26, 2025, 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 January 14, 2026.



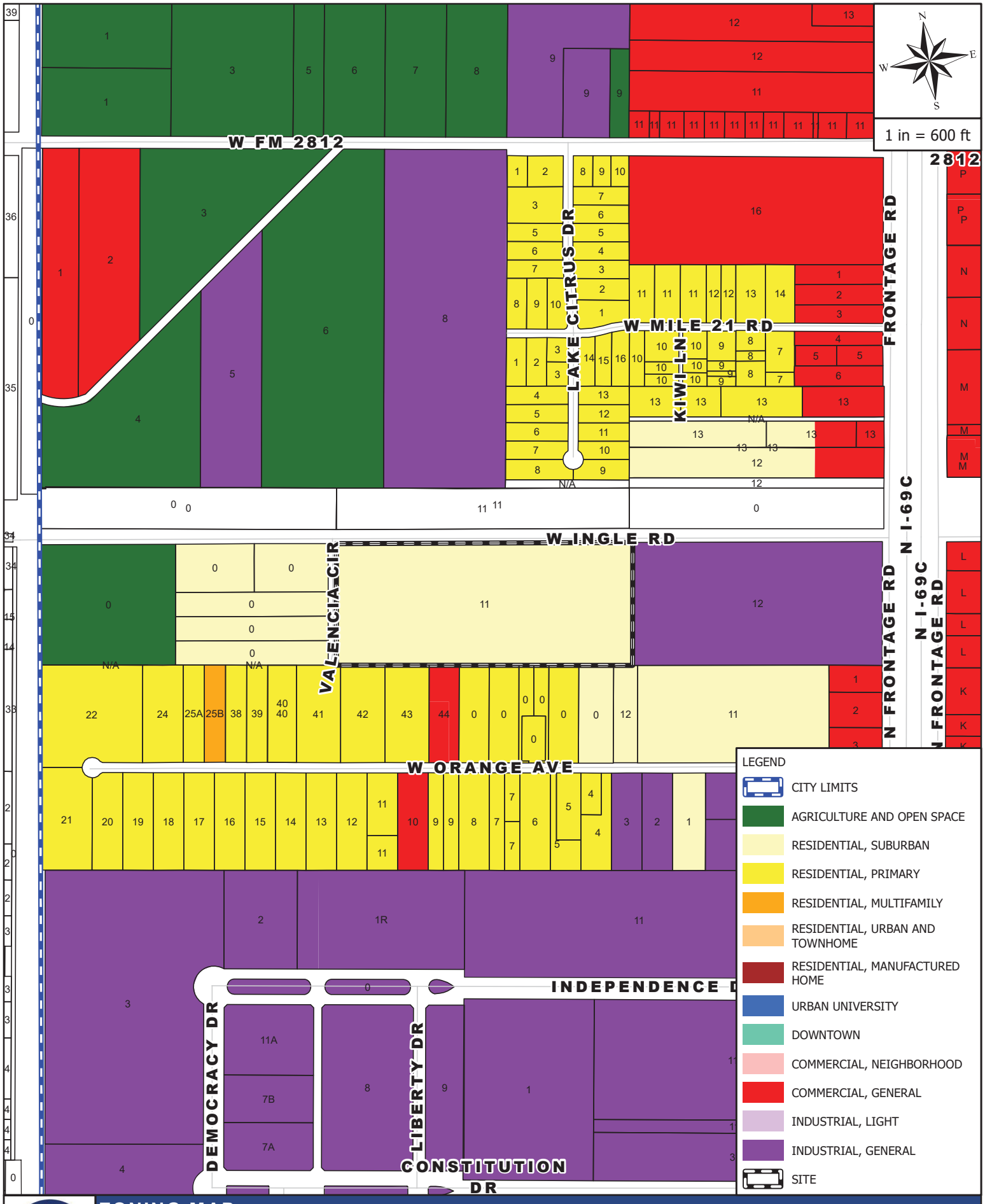
EDINBURG NEW DEVELOPMENT MAP

500 W INGLE RD



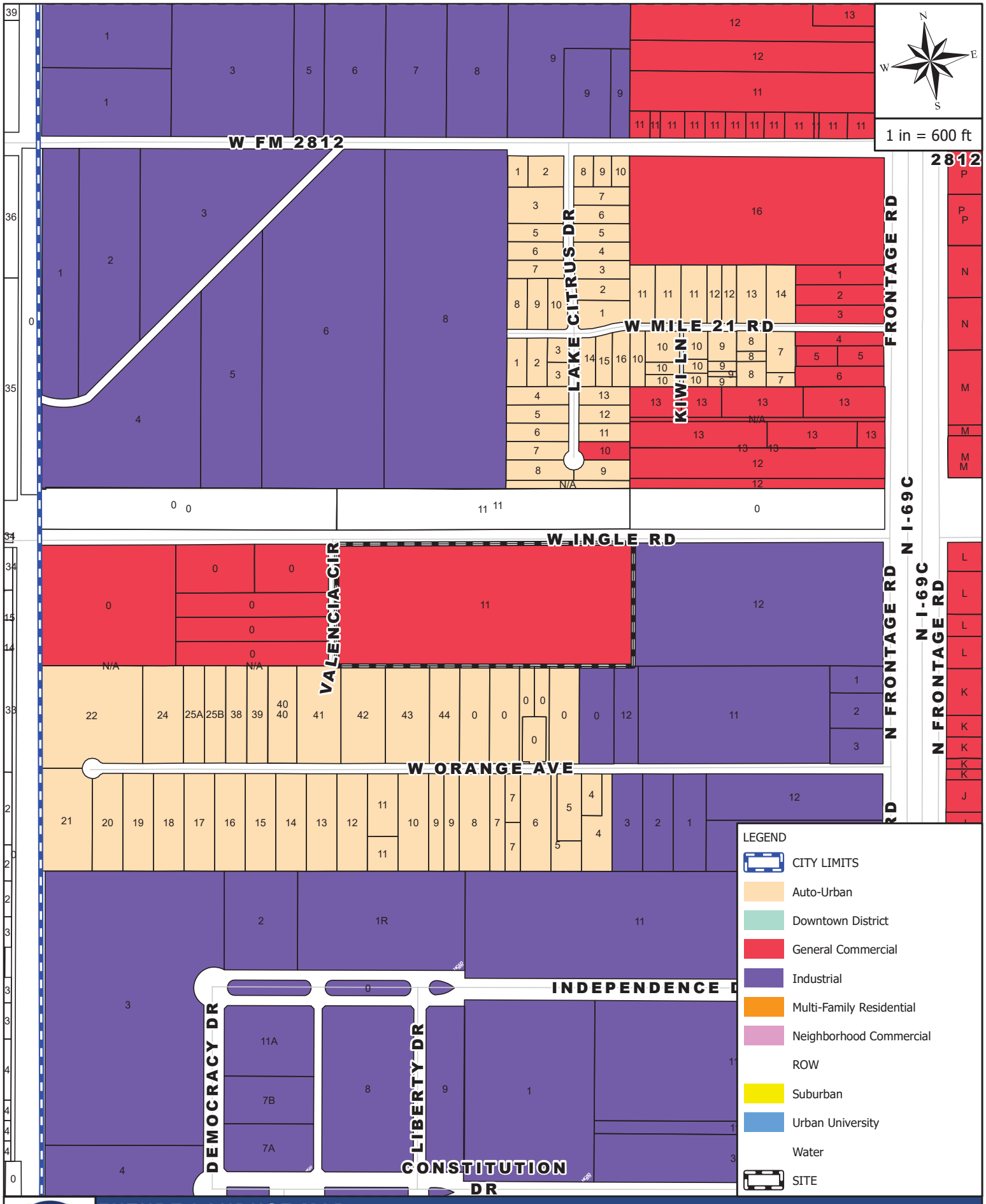
AERIAL MAP

500 W INGLE RD



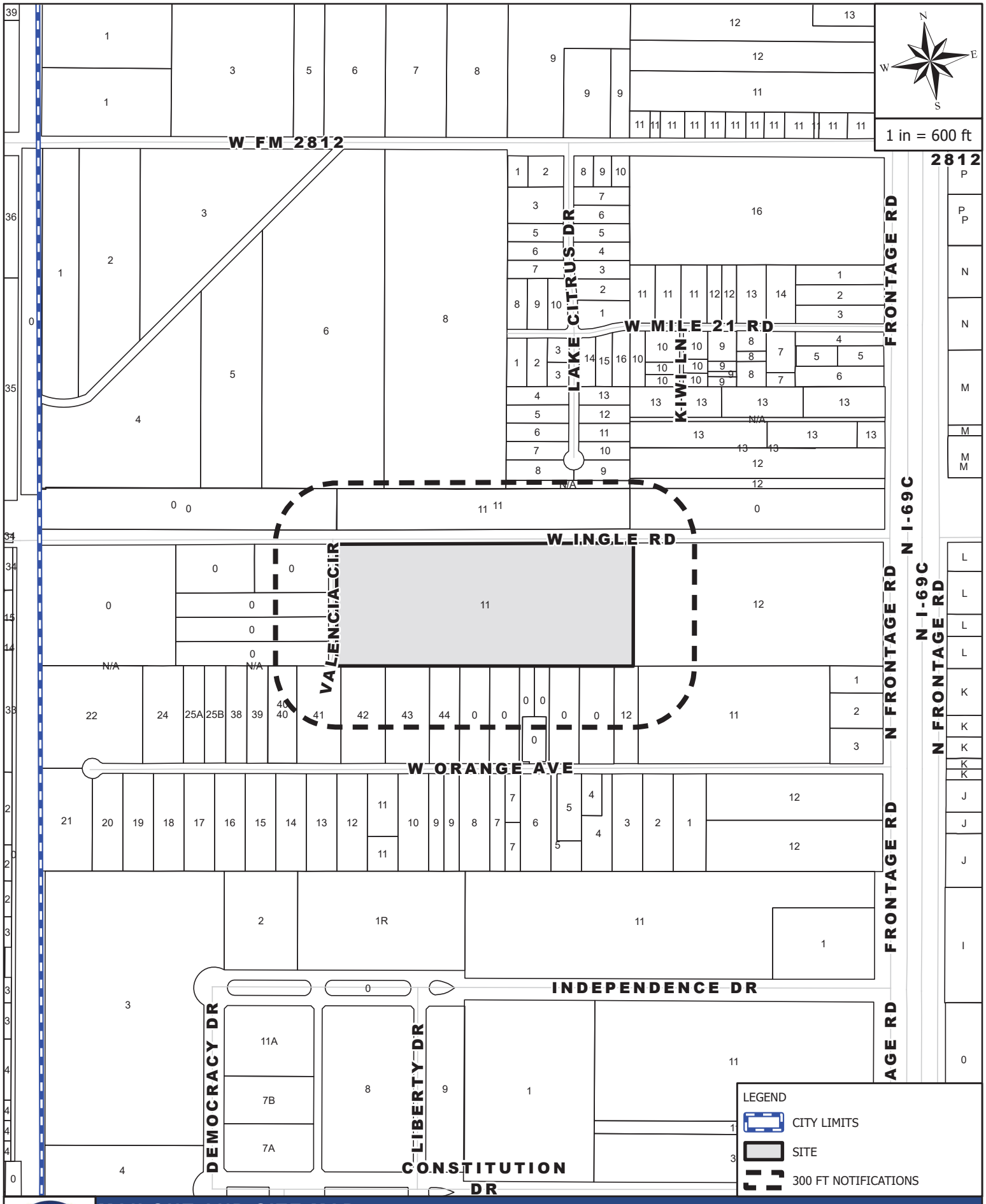
ZONING MAP

500 W INGLE RD



FUTURE LANDUSE MAP

500 W INGLE RD



MAILOUT AND SITE MAP

500 W INGLE RD

Rezoning Request Site Photo

Nustar Logistics , L.P.
500 W Ingle Rd

EXHIBIT "A"
PLAT OF SURVEY
HIDALGO COUNTY, TEXAS

General Notes:

1. This plat represents a survey made on the ground on November 15, 2018. This survey is certified to and for the exclusive use of NuStar Logistics, LP, First American Title Insurance Company, & Land Services Title of Texas. Title information shown hereon is based on a Commitment for Title Insurance T-7 issued by First American Title Insurance Company, GF No. 18-641-TX, effective date October 18, 2018, issue date October 23, 2018.

2. Document 2011-2208867 of the Official Records of Hidalgo County, Texas, a gift deed to The Armando and Ieleane G. Puente Living Trust Dated May 13, 2008, describes the subject tract as, "the North 22.50 acres of Lot Eleven (11), Santa Cruz Ranch", which is recorded in Volume Z, Page 161 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.). The metes of Lot 11, as depicted on the map of Santa Cruz Ranch are illegible. Lot 11 is also depicted as Lot 11, Block 48 of "Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2" recorded in Volume 8, Pages 28 & 29, M.R.H.C.T. The metes of Lot 11, as depicted on said amended map, are legible and were accepted as the record metes for Lot 11. All of Lot 11, with the exception of the subject tract, has been subsequently replatted into other subdivisions. As a result, the original evidence of the lines of Lot 11 appears to be lost and it remains unclear if the monumented east and west lines of this tract are the original lines of Lot 11. This survey retraces the monumented east and west lines of the subject tract, as described in the record descriptions of the adjoiners shown hereon. Because the subject tract, as described in Document No. 2011-2208867, is controlled by the original lines of Lot 11 and an exact acreage, the south deed line of the North 22.50 acres of Lot 11 appears as though it would overlap into and be in conflict with the north line of "281 Estates", as depicted Volume 23, Page 4, M.R.H.C.T., with the monumented south line of a called 2.11 Acre tract to Mario Cantu Caballero in Volume 2383, Page 549, D.R.H.C.T., and also with the monumented south line of a called 18.70 acre tract to Coastal Liquid Partners, L.P. in Doc. No. 863056, O.R.H.C.T. The south line of the subject tract, as shown hereon, is a line that runs from a 1/2" iron rod found the southeast deed corner of said Caballero tract to a 1/2" iron rod found for the southwest corner of said 18.70 acre tract. This line continues along the same bearing to a 1/2" iron rod found and a capped 1/2" iron rod both found on the south line of said 18.70 acre tract, as shown hereon. As such, the south line of subject tract appears to be in conflict with the ostensible north line of "281 Estates." The north line of "281 Estates" was constructed to be parallel to and a record distance of 503.55 feet northerly of the monumented centerline of Orange Avenue, as shown hereon.

3. The basis of bearing of this survey is the North American Datum of 1983 (2011), Texas South Zone, U.S. Survey Feet, and was established from GPS observations processed through the National Geodetic Survey Online Positioning User Service (OPUS). All coordinates shown hereon are grid coordinates, are approximate, and are for reference purposes only. All distances and areas shown hereon are surface and were calculated by applying a combined scale factor of 0.99995281.

4. The subject tract appears to lie within Zone "AE" Floodway, according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 480338 0005 E, map revision date June 6, 2000. Floodplain lines were not field verified and no determination was made as to whether or not any portion of the subject tract lies above base flood elevation.

5. Visible above ground utilities are shown hereon. Other utilities may exist that are not shown hereon.

Title Commitment Schedule B Notes:

10(b). "Right-of-Way Easement granted by Eckard Otto Kanold to County of Hidalgo, by instrument dated January 11, 1985, recorded in Volume 2085, Page 546, Official Records of Hidalgo County Texas" is shown hereon.

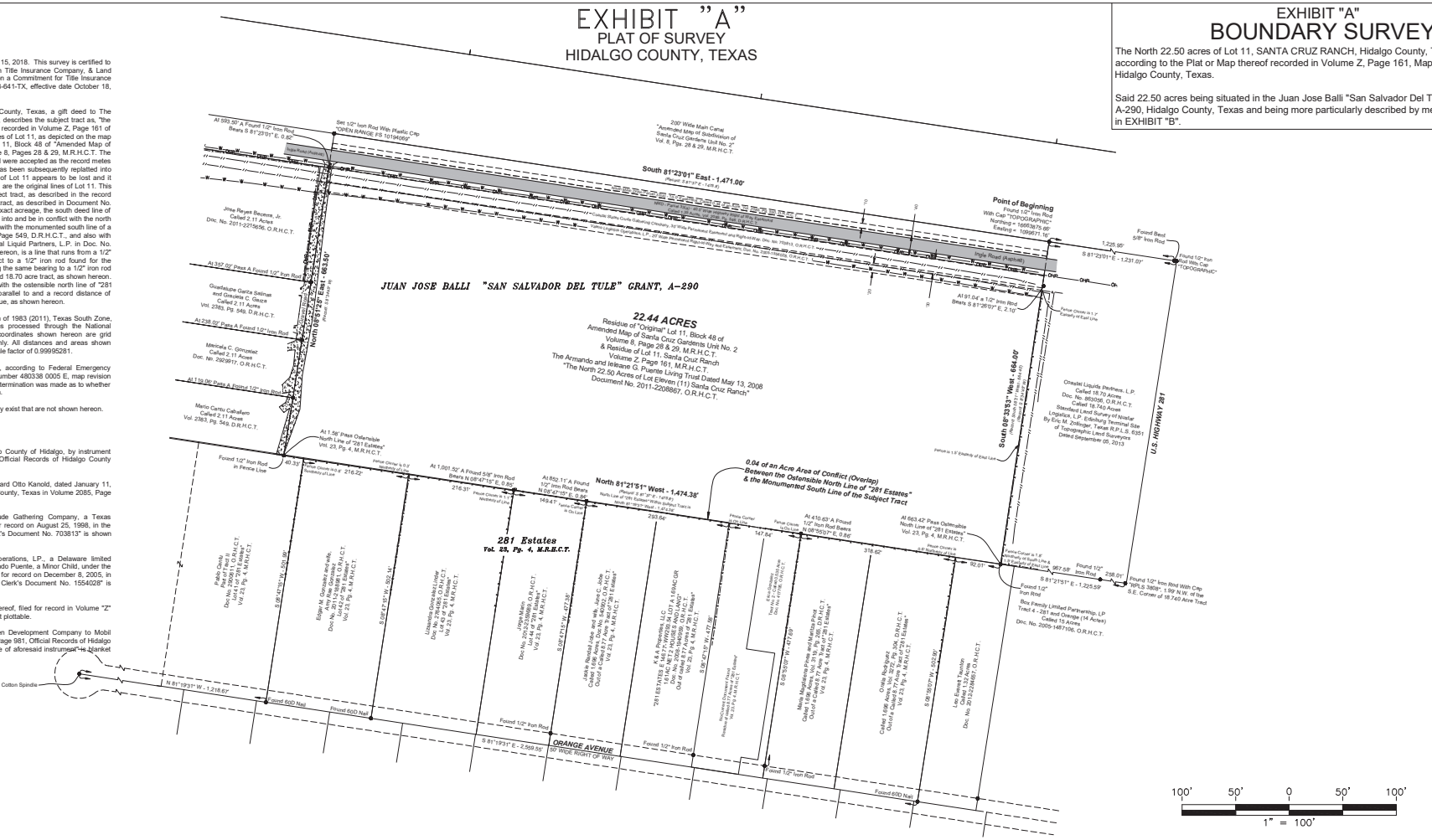
10(c). "Right of way easement granted to Hidalgo County, by Eckard Otto Kanold, dated January 11, 1985, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2085, Page 550, Official Records Hidalgo County, Texas" is shown hereon.

10(d). "Right of way easement granted to Coastal States Crude Gathering Company, a Texas corporation, by Raul Flores, Trustee, dated July 11, 1998, filed for record on August 25, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 703813" is shown hereon.

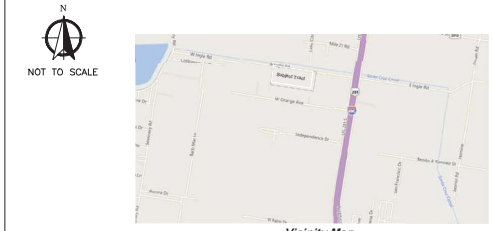
10(e). "Right of way easement granted to Valero Logistics Operations, LP., a Delaware limited partnership, by Armando Puente, as Custodian for Alejandro Armando Puente, a Minor Child, under the Texas Uniform Gift to Minor's Act, dated November 16, 2005, filed for record on December 8, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1554028" is shown hereon.

10(f). "Easement and Conditions as shown on the Map or Plat thereof, filed for record in Volume "Z" Page 161, Map Records Hidalgo County, Texas" are blanket and not plottable.

10(i). "Oil and Gas Lease dated January 13, 1989, from Bentsen Development Company to Mobil Producing Texas and New Mexico Inc., recorded in Volume 2883, Page 981, Official Records of Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforesaid instrument" is blanket and not plottable.



LOCATION MAP



LEGEND

Subject Tract	Set Monument
Adjacent Tract Line	Fence Corner
Easement line	TPED Telephone Pedestal
Existing Pipeline	D.R.H.C.T. Deed Records of Hidalgo County, Texas
Fence	O.R.H.C.T. Official Records of Hidalgo County, Texas
OHR Overhead Powerline OHR	M.R.H.C.T. Map Records of Hidalgo County, Texas
Water line	
Found Monument	

REV. NO.	DESCRIPTION	BY	DATE	APP.
1	REVISION TO NOTE NO. 1	JDB	02/19/19	WAM

CERTIFICATION

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

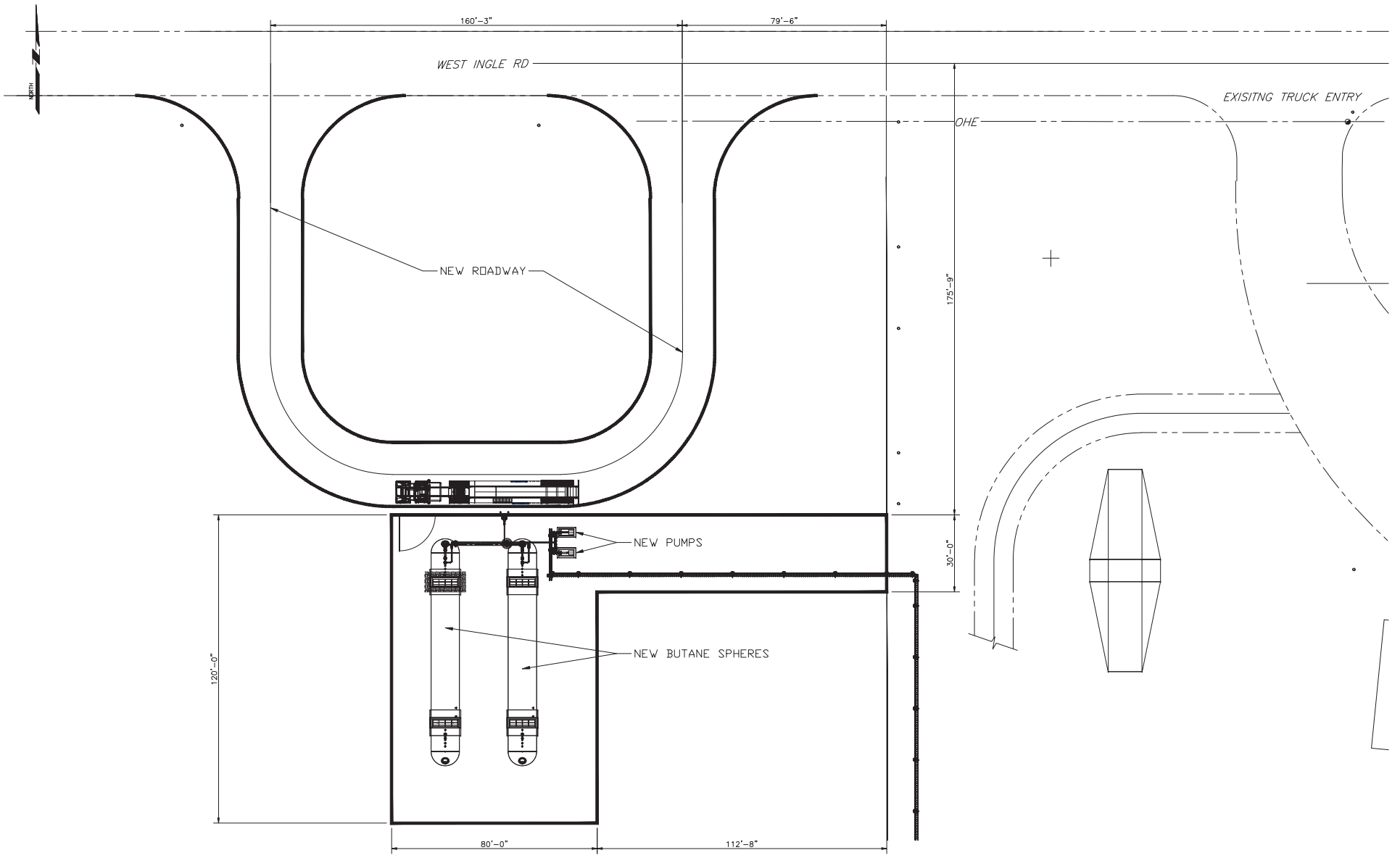
02/19/2019

W. ANDREW McLAUGHLIN, RPLS. No. 6473 DATE
SURVEYED ON THE GROUND:NOVEMBER 15, 2018
PROJECT NO.: ORFS-7000-50
PAGE: 1 OF 1

STATE OF TEXAS
W. ANDREW McLAUGHLIN
6473
REGISTERED
LAND SURVEYOR

OPEN RANGE

600 W. FRANCIS AVE. PAMPA, TX 79065
TBPLS No.: 10193994
39350 IH-10 WEST, BOERNE, TX 78006
TBPLS No.: 10194069



NOTES:
1) CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION AND INSTALLATION.

REFERENCE DRAWINGS:

NO.	REVISION	BY	DATE	APR
A	ISSUED FOR REVIEW	BF	12/01/25	BP

SUNOCO LP
19003 IH-10 WEST
San Antonio, Texas 78257
Tel: (210) 918-2000

PROJECT LOCATION:	HIDALGO COUNTY, TX	
DRAWN BY: BF	DATE: 12/01/25	
CHECKED:	DATE:	
APPROVED:	DATE:	
SCALE: NONE		

EDINBURG PRODUCTS TERMINAL
PROJECT PLOT PLAN
PROPOSED BUTANE SPHERES

ORIGINAL PROJECT NO. C-25218-EN-72400005

DRAWING NO. VYPL-EDNT-21-008 REV. A

City of Edinburg
PLANNING & ZONING COMMISSION
January 8, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Lot 13, of Merrill Subdivision, a Subdivision in Hidalgo County, According to the Map or Plat Thereof Recorded in Volume 16, Page 2 of the Map Records of Hidalgo County, Texas, Save and Except the North 179.00 Feet of Lot 13 as being further Described in the Eulogio Diaz Subdivision, According to the Map or Plat thereof recorded in Volume 36, Page 129, Map Records of Hidalgo County, Texas, Save and Except a 0.098 Acre Tract of Land as set forth in a Deed Conveyed to State Of Texas, in Document Number 1308177, Official Public Records, Hidalgo County Texas, Located at 2921 E. Monte Cristo Road, As Requested By Countryside Realty Investments LLC.

DESCRIPTION / SCOPE:
This property is located at the northeast corner of E. Monte Cristo Road and N. Doolittle Road. The property is currently zoned Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. The requested zoning is Commercial, General (CG) District. This 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. This property has a total frontage of 100 feet along E. Monte Cristo Road and a lot depth of approximately 148.42 for a total area of approximately 0.413 of an acre. Currently a single-family residential home sits on the parcel. The applicant is wanting to construct an office at said location.

Adjacent zoning is Residential, Primary (RP) District to the south, Commercial, General (CG) District to the east, and Commercial, Neighborhood (CN) District to the north and west. Surrounding land uses consists of commercial uses and vacant land. The future land use designation for this property is for Neighborhood Commercial Uses.

Staff mailed a notice of the public hearing to 20 neighboring property owners on Friday, December 26, 2025, 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 January 14, 2026.

On December 22, 2025, 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 Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, based on the 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:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 01/08/2026
CITY COUNCIL – 02/03/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District

APPLICANT: Countryside Realty Investments LLC.

AGENT: Not Applicable

LEGAL: Lot 13, of Merrill Subdivision, a Subdivision in Hidalgo County, According to the Map or Plat Thereof Recorded in Volume 16, Page 2 of the Map Records of Hidalgo County, Texas, Save and Except the North 179.00 Feet of Lot 13 as being further Described in the Eulogio Diaz Subdivision, According to the Map or Plat thereof recorded in Volume 36, Page 129, Map Records of Hidalgo County, Texas, Save and Except a 0.098 Acre Tract of Land as set forth in a Deed Conveyed to State Of Texas, in Document Number 1308177, Official Public Records, Hidalgo County Texas

LOCATION: Located at 2921 E. Monte Cristo Road

LOT/TRACT SIZE: 0.413 of an acre

CURRENT USE: Single Family Residential

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: Neighborhood Commercial Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
COUNTRYSIDE REALTY INVESTMENTS LLC.

EVALUATION

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

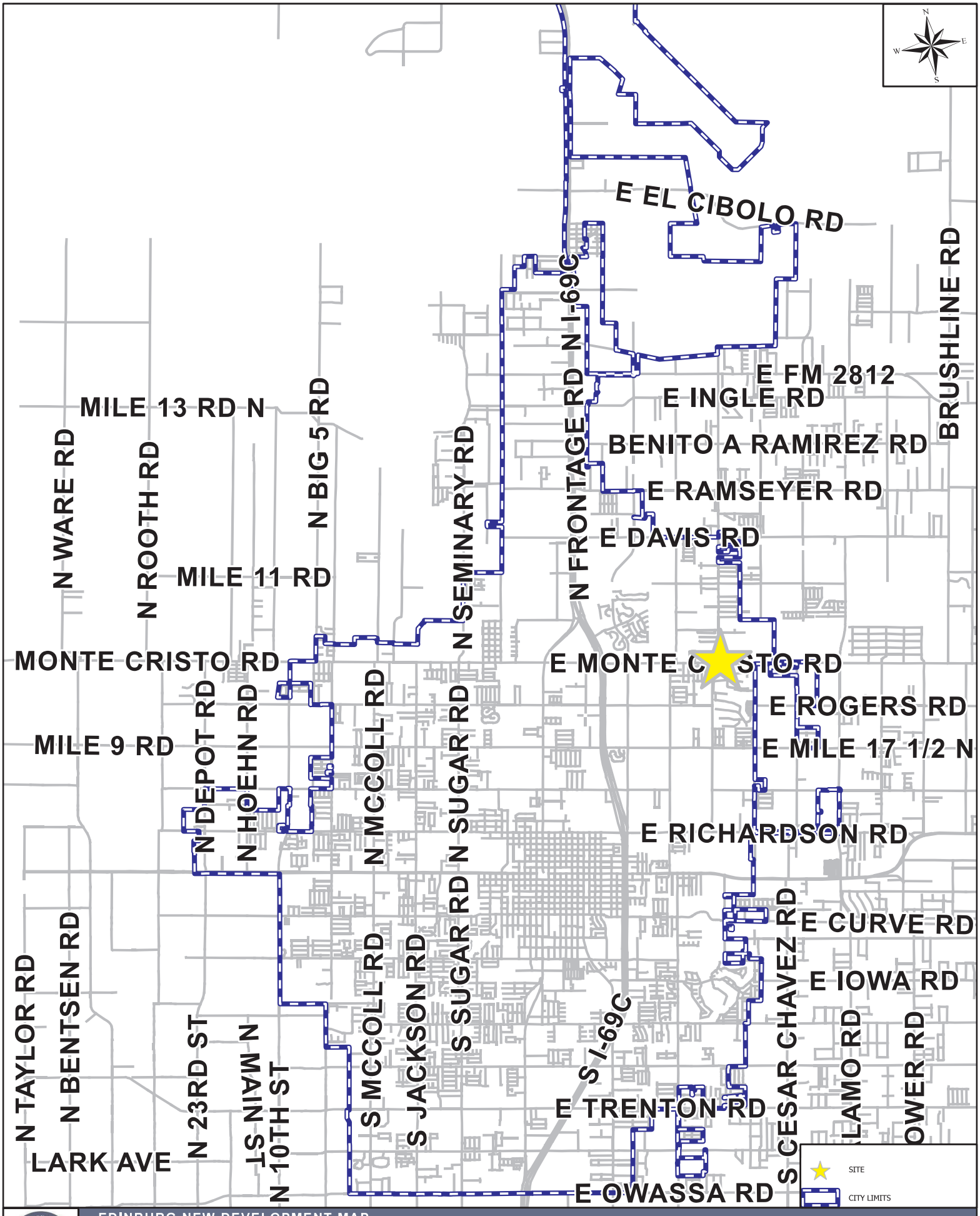
1. The land is currently located at the corner of E. Monte Cristo Road and N. Doolittle Road. N. Monte Cristo Road is a major thoroughfare and lends itself to commercial uses.

2. Surrounding land consists of commercial uses and vacant land.

3. The proposed zoning is not consistent with the Future Land Use Plan.

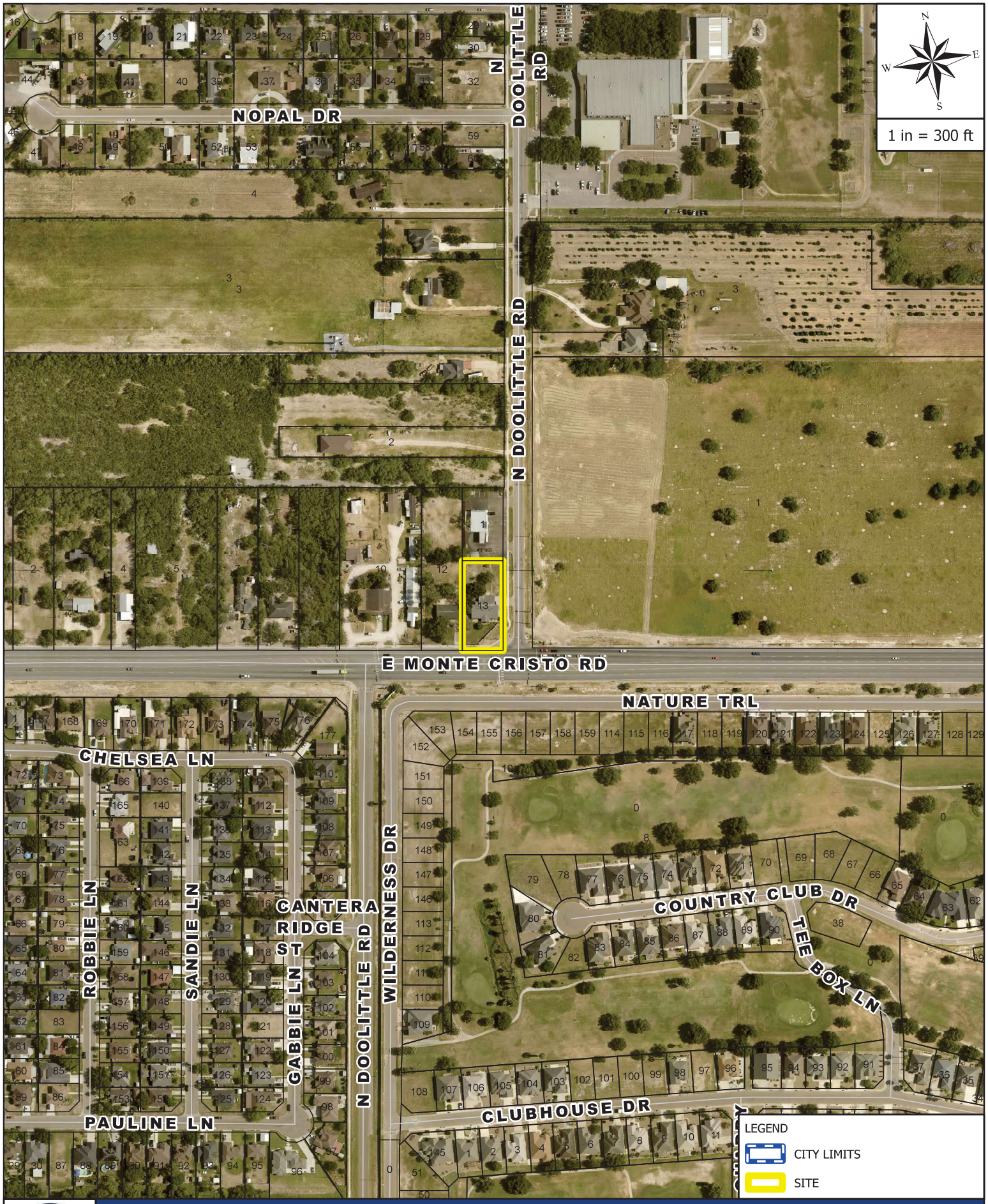
Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to 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 20 neighboring property owners on Friday, December 19, 2025, 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 January 14, 2026.



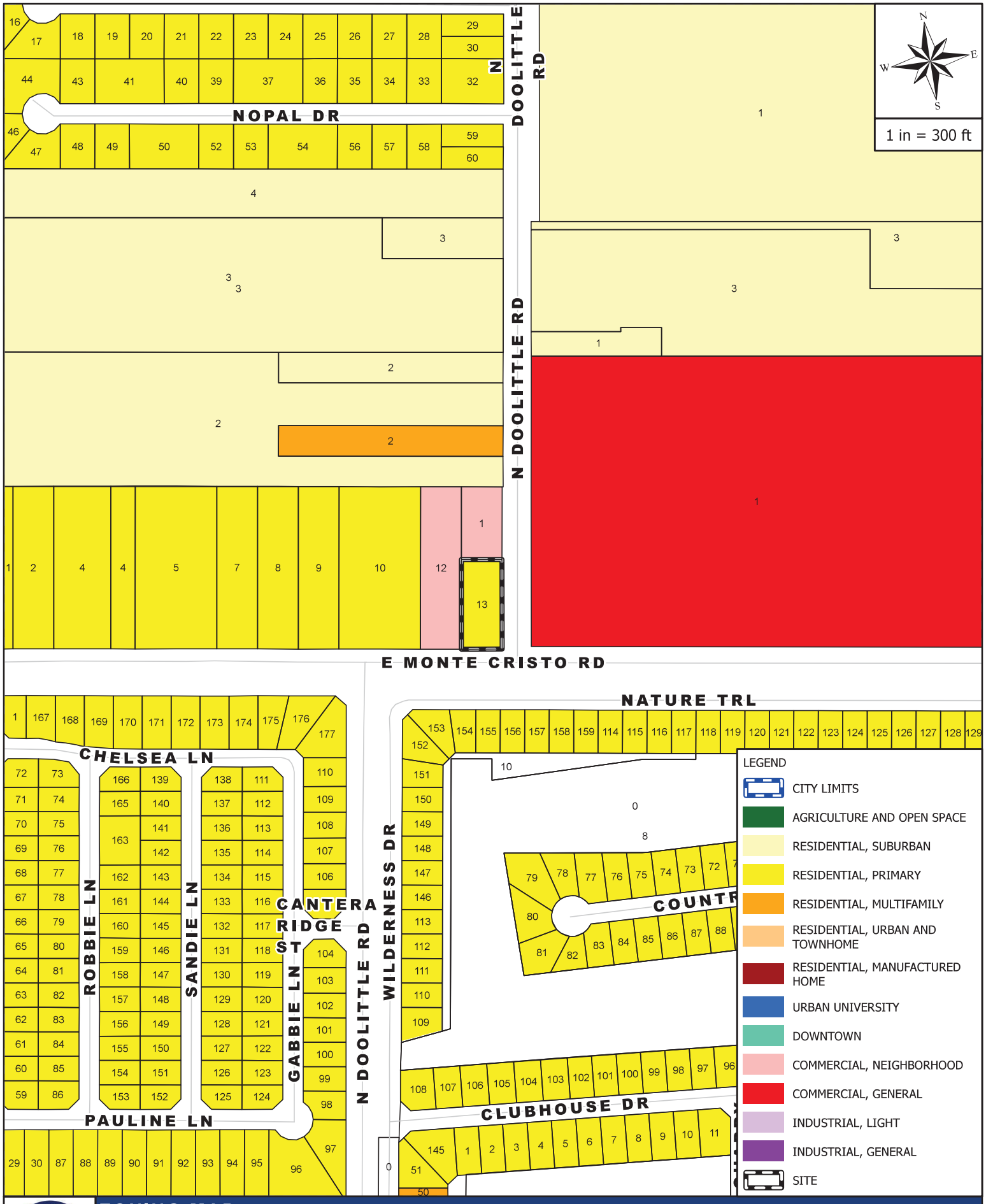
EDINBURG NEW DEVELOPMENT MAP

2921 E MONTE CRISTO RD



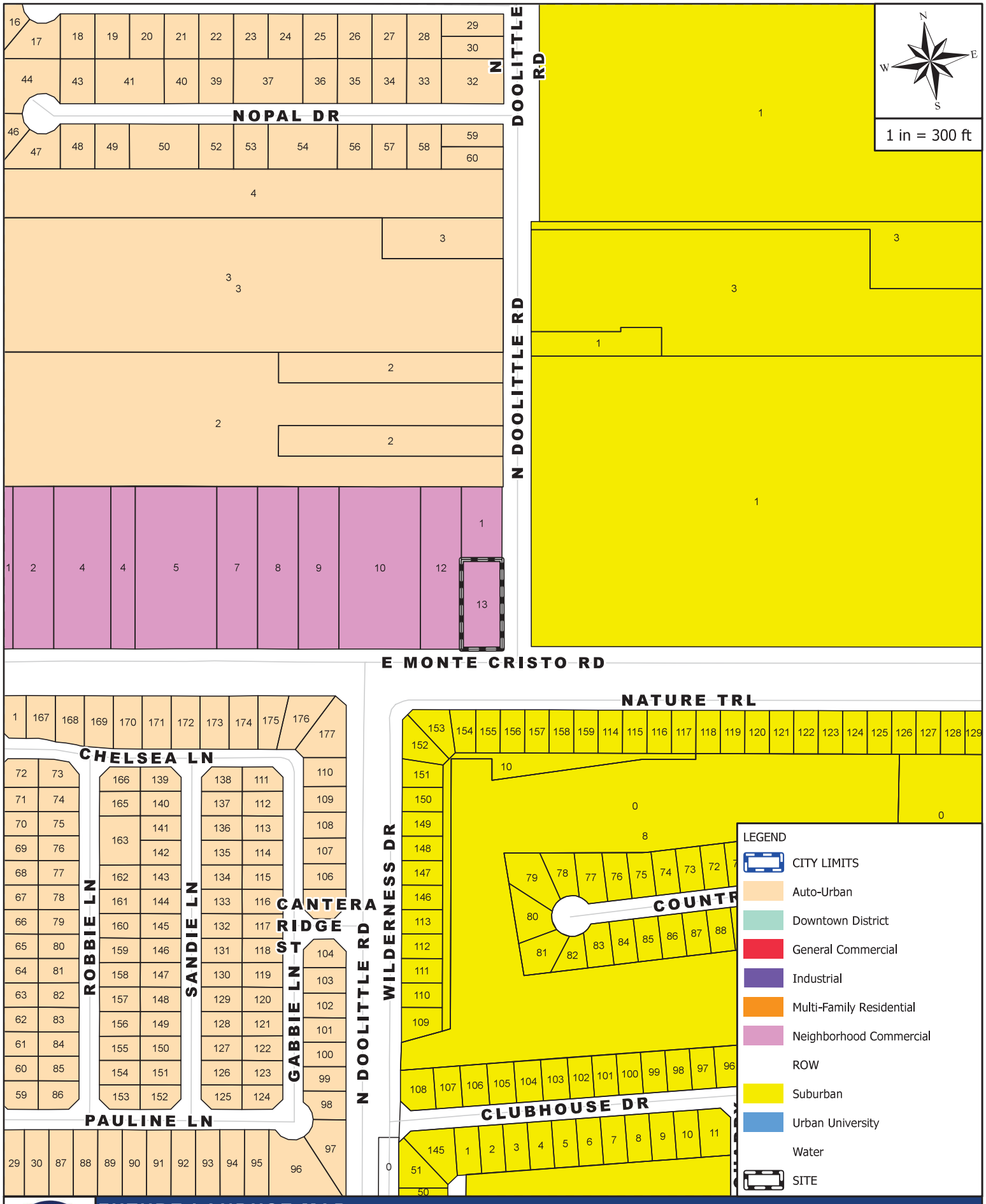
AERIAL MAP

2921 E MONTE CRISTO RD



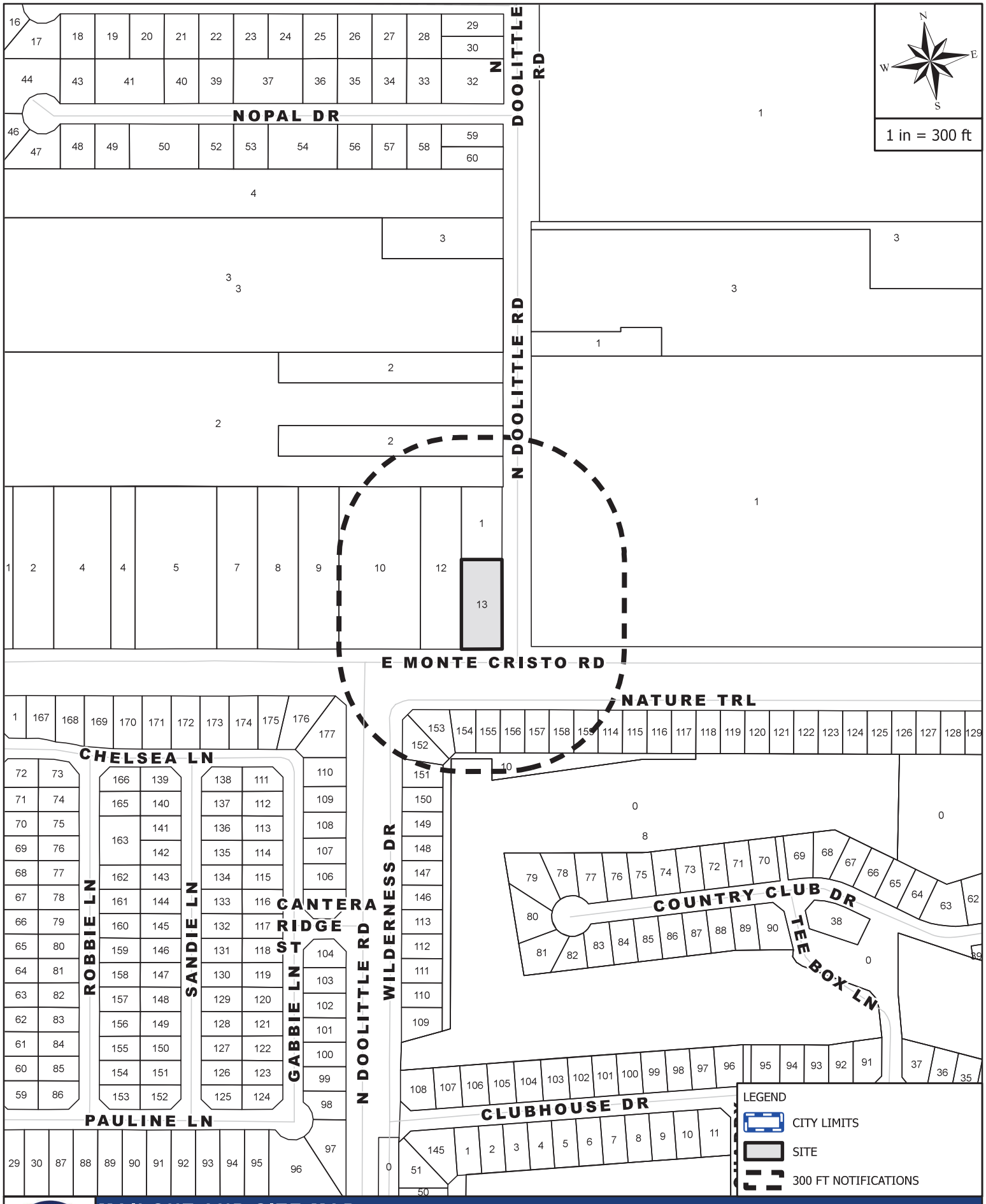
ZONING MAP

2921 E MONTE CRISTO RD



FUTURE LANDUSE MAP

2921 E MONTE CRISTO RD



MAILOUT AND SITE MAP

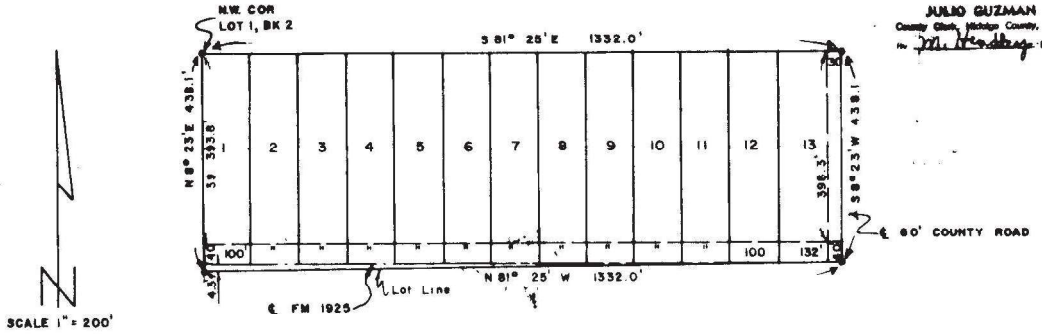
2921 E MONTE CRISTO RD

Rezoning Request Site Photo

Countryside Realty Investments, LLC
2921 E Monte Cristo Rd

15246

FILED FOR RECORD THIS DATE
At 9:58 o'clock a M
AUG 25 1966
JULIO GUZMAN
County Clerk, Hidalgo County, Texas
By [illegible] Deputy



MERRILL SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF LOT 1 BLOCK 2,
SANTA CRUZ GARDEN UNIT NO. 3

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 23rd day of August, 1966
JULIO GUZMAN, County Clerk
By: Lucia de Burke Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
by [illegible]
Date 8-23-66

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
JANUARY 11, 1966

STATE OF TEXAS
CHARLES L. MELDEN
183
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DO DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

J. H. Merrill
J. H. MERRILL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED J. H. MERRILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF JANUARY A. D., 1966.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF HIDALGO

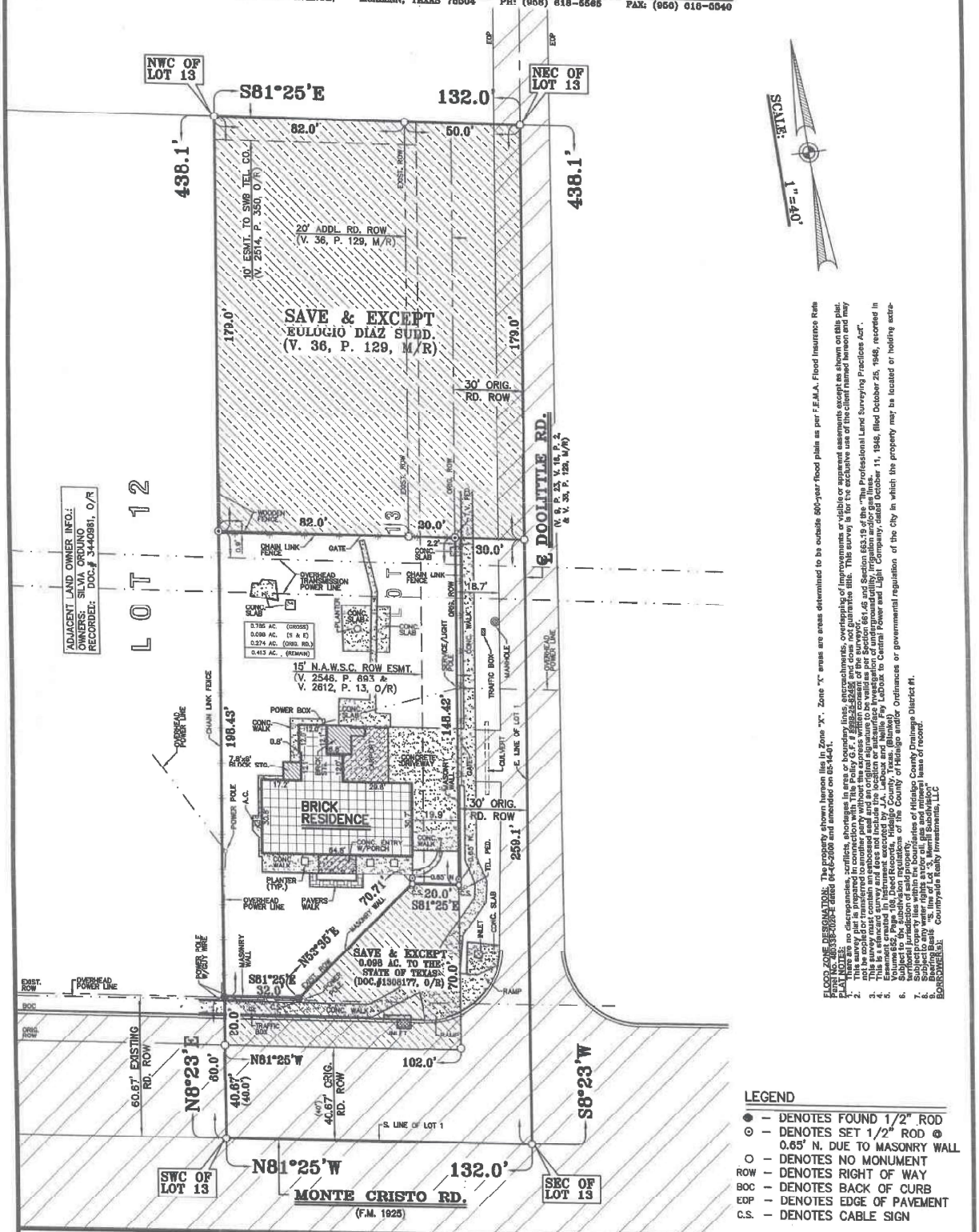
Carrie Lou Parrish
NOTARY PUBLIC IN AND FOR CARRIE LOU PARRISH
HIDALGO COUNTY, TEXAS

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

ART SALINAS
ENGINEERING & SURVEYING

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

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



FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas determined to be outside 500-year flood plain as per F.E.M.A. Flood Insurance Rate Panel No. 480338-0020-E dated 04-05-2010 and amended on 00-14-01.

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared in connection with the title commitment GF# 1901545 and Section 663.19 of the "The Professional Land Surveying Practices Act".
3. This survey must contain an embossed seal and an original signature to be valid as per Section 1071.45 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This survey plat is prepared to another party without the express written consent of the surveyor.
5. This is a standard survey and does not purport to reflect any of the underground utility, irrigation and/or gas lines.
6. Easement and lease restrictions are recorded by J.A. LaBoux and Nellie Fay LaBoux to Central Power and Light Company, dated October 11, 1946, filed October 25, 1946, recorded in Volume 682, Page 108, Deed Records, Hidalgo County, Texas, (Blanket)
7. Subject to the Subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the city in which the property may be located or holding extra-territorial jurisdiction.
8. Subject property lies within the boundaries of Hidalgo County Drainage District #1.
9. Subject to any water rights and/or oil, gas and mineral lease of record.

BORROWER(S): Countryside Realty Investments, LLC

LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES SET 1/2" ROD @ 0.65' N. DUE TO MASONRY WALL
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- EOP – DENOTES EDGE OF PAVEMENT
- C.S. – DENOTES CABLE SIGN

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3921 N. DOOLITTLE RD., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

LOT 13, OF MERRILL SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 2 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAVE AND EXCEPT THE NORTH 179.00 FEET OF LOT 13 AS BEING FURTHER DESCRIBED IN THE EULOGIO DIAZ SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOUMNE 36, PAGE 129, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAVE AND EXCEPT A 0.098 ACRE TRACT OF LAND AS SET FORTH IN A DEED CONVEYED TO THE STATE OF TEXAS, IN DOCUMENT NUMBER 1308177, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS.

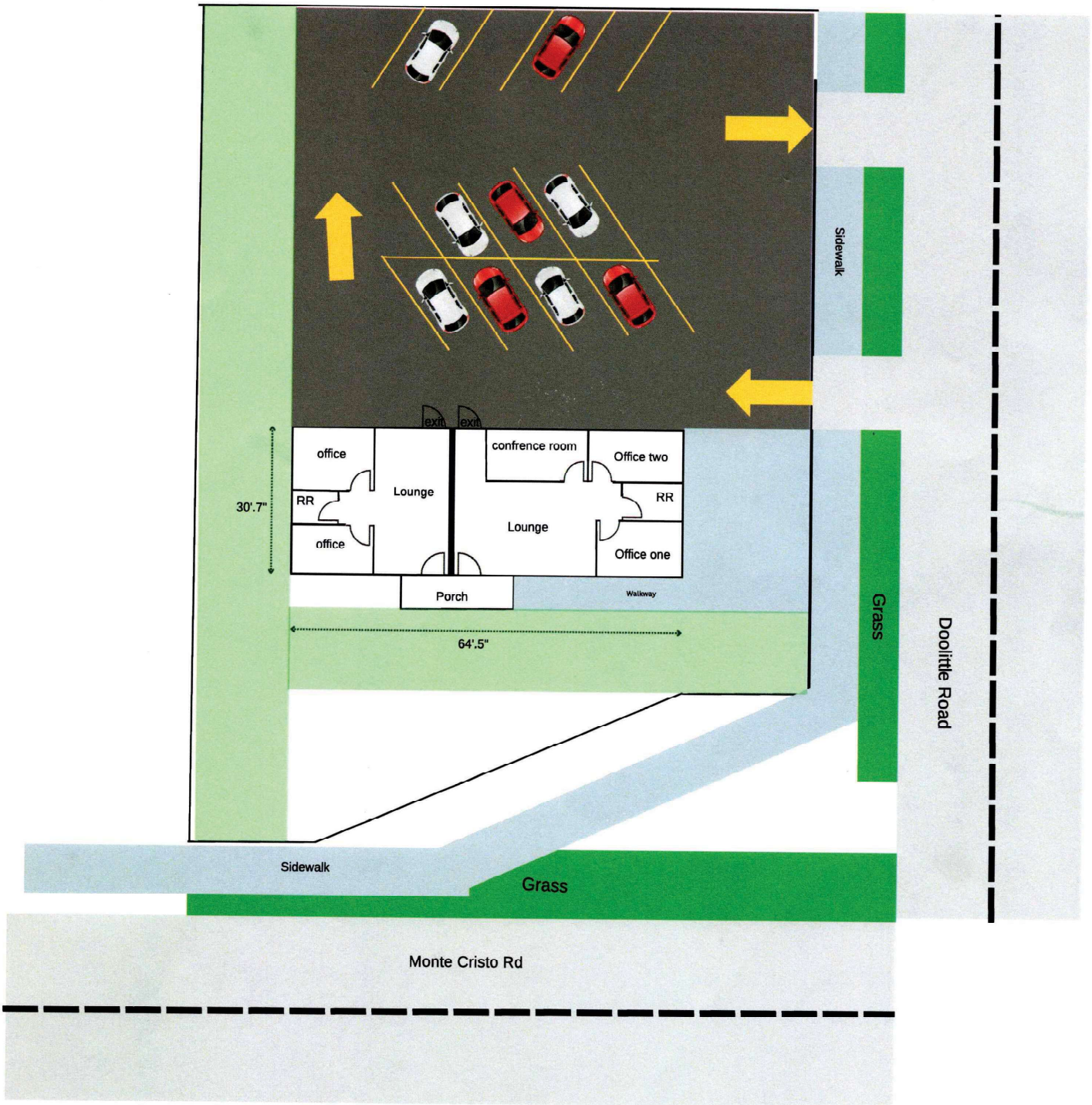
25-70372 Job No.

10-28-25 Date

© COPYRIGHT 2025 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802

2921 E. Monte Cristo Rd



City of Edinburg
PLANNING & ZONING COMMISSION
January 8, 2026

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Residential, Suburban (RS) District to Agriculture & Open Space (AO) District, Being Four Tracts of Land, Being all of Lot 12, Monte Cristo Heights, Located at 1008 Monte Cristo Heights Road, As Requested By Erica Nava.

DESCRIPTION / SCOPE:
This property is located at the no-through road of Monte Cristo Heights Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Agriculture & Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. It is intended to support agriculture and agriculture-supported uses as the primary use of land, and restricts uses or activities that interfere with agriculture or are incompatible because the users are negatively impacted by noise, dirt, or odors associated with agriculture. This property has a total frontage of approximately 50 feet along Monte Cristo Heights Road and a lot depth of approximately 774.90 for a total area of approximately 17.52 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for agricultural uses.

Adjacent zoning is Residential, Primary (RP) District to the north, Residential, Suburban (RS) District to the east, Agriculture & Open Space (AO) District to the south. Property located to the west is outside City Limits of Edinburg. Surrounding land uses consists of single-family residential homes and vacant land. The future land use designation for this property is for Suburban Uses.

Staff mailed a notice of the public hearing to 26 neighboring property owners on Friday, December 26, 2025, 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 January 14, 2026.

On December 22, 2025, 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 Agriculture & Open Space (AO) District, based on the 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:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 01/08/2026
CITY COUNCIL – 02/03/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Erica Nava

AGENT: Not Applicable

LEGAL: Being Four Tracts of Land, Being all of Lot 12, Monte Cristo Heights

LOCATION: Located at 1008 Monte Cristo Heights Road

LOT/TRACT SIZE: 17.52 acres

CURRENT USE: Vacant

PROPOSED USE: Agriculture & Open Space (AO) District

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Residential, Primary (RP) District
South – Agriculture & Open Space (AO) District
East – Residential, Suburban (RS) District
West – Outside City Limits of Edinburg

LAND USE PLAN: Suburban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

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

REZONING REQUEST
ERICA NAVA

EVALUATION

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

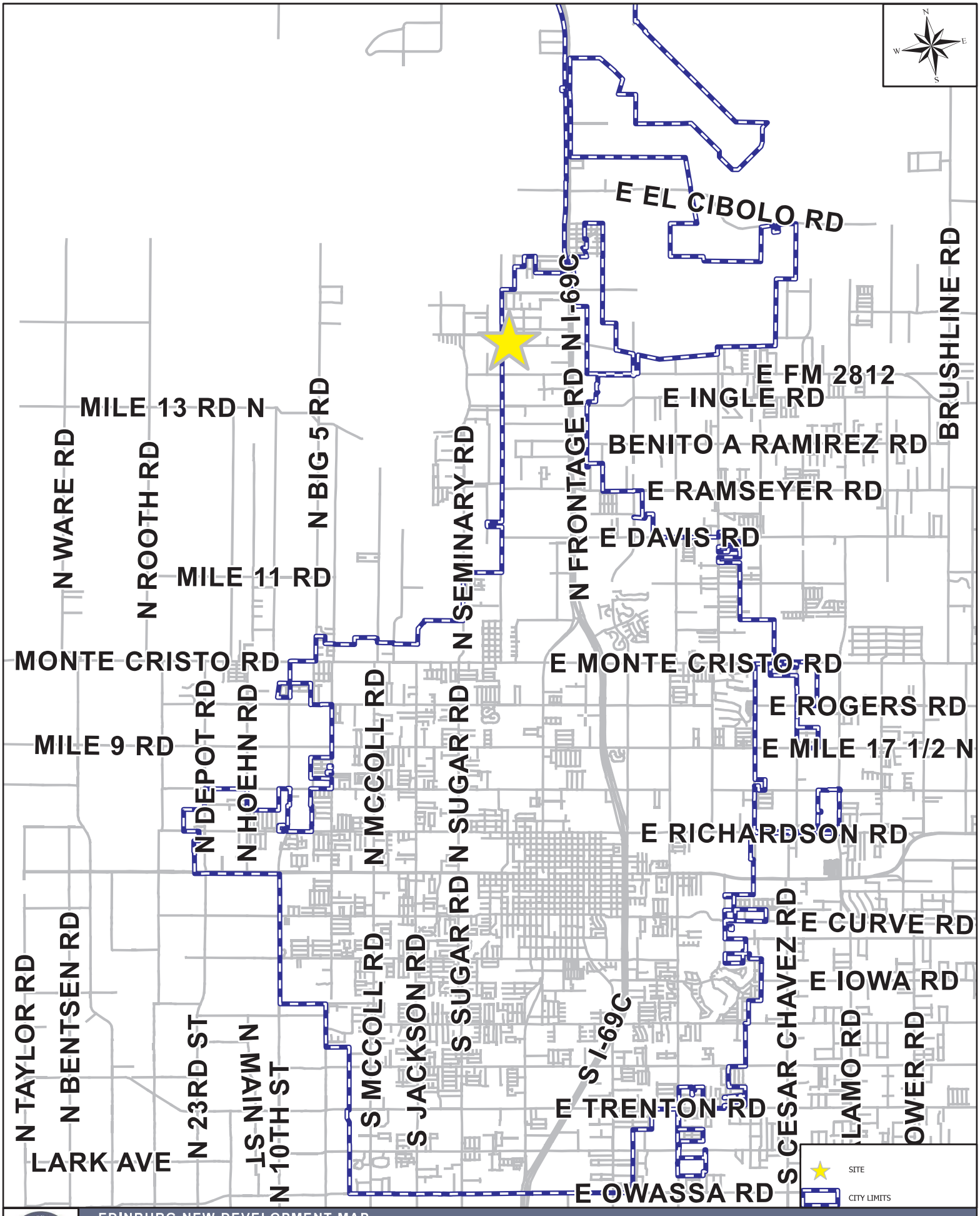
1. The land is currently located at the end of Monte Cristo Heights Road and is vacant.

2. Surrounding land consists of single family residential uses and vacant land.

3. The proposed zoning is consistent with the Future Land Use Plan.

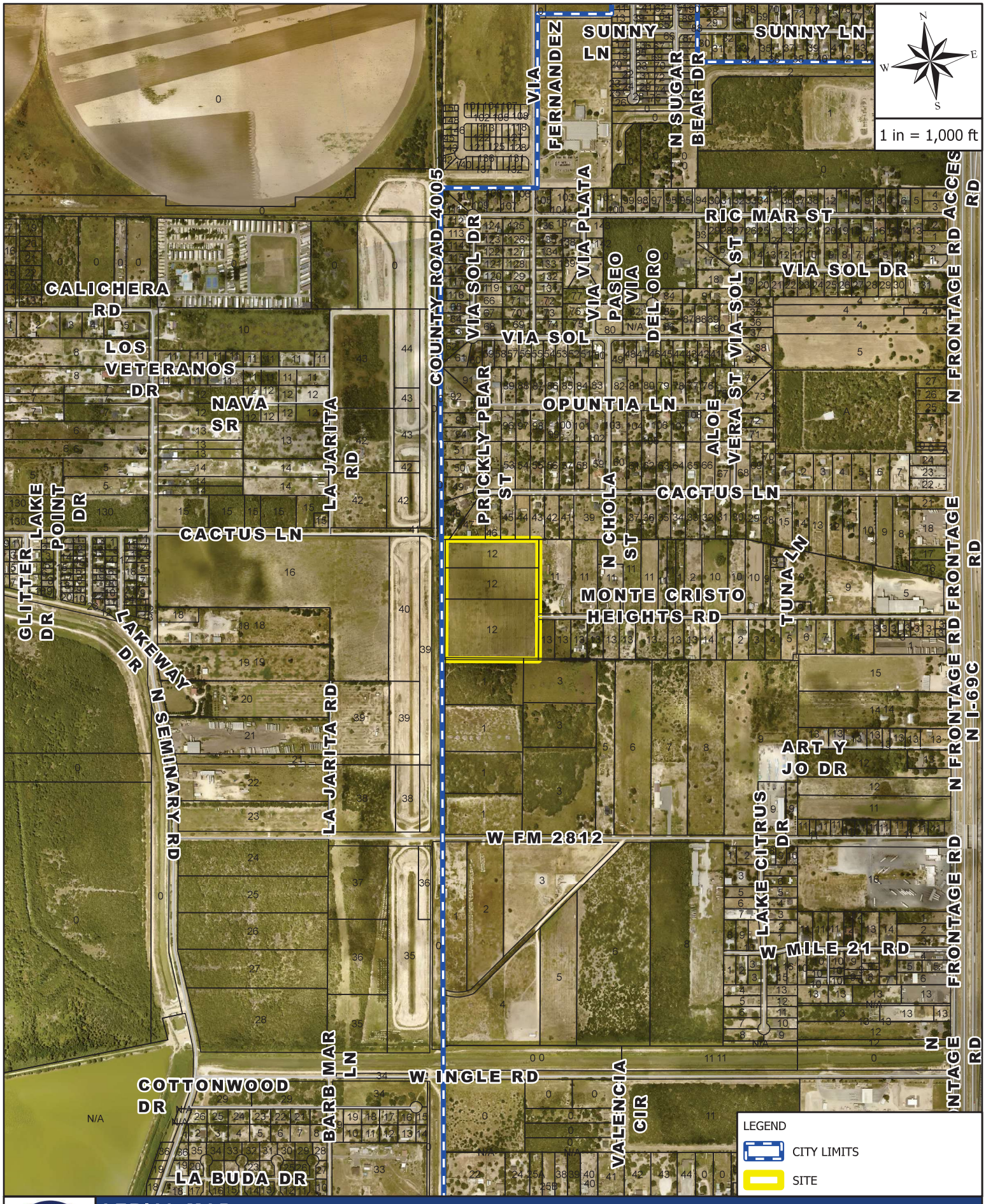
Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Agriculture & Open Space (AO) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision 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 26 neighboring property owners on Friday, December 19, 2025, 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 January 14, 2026.



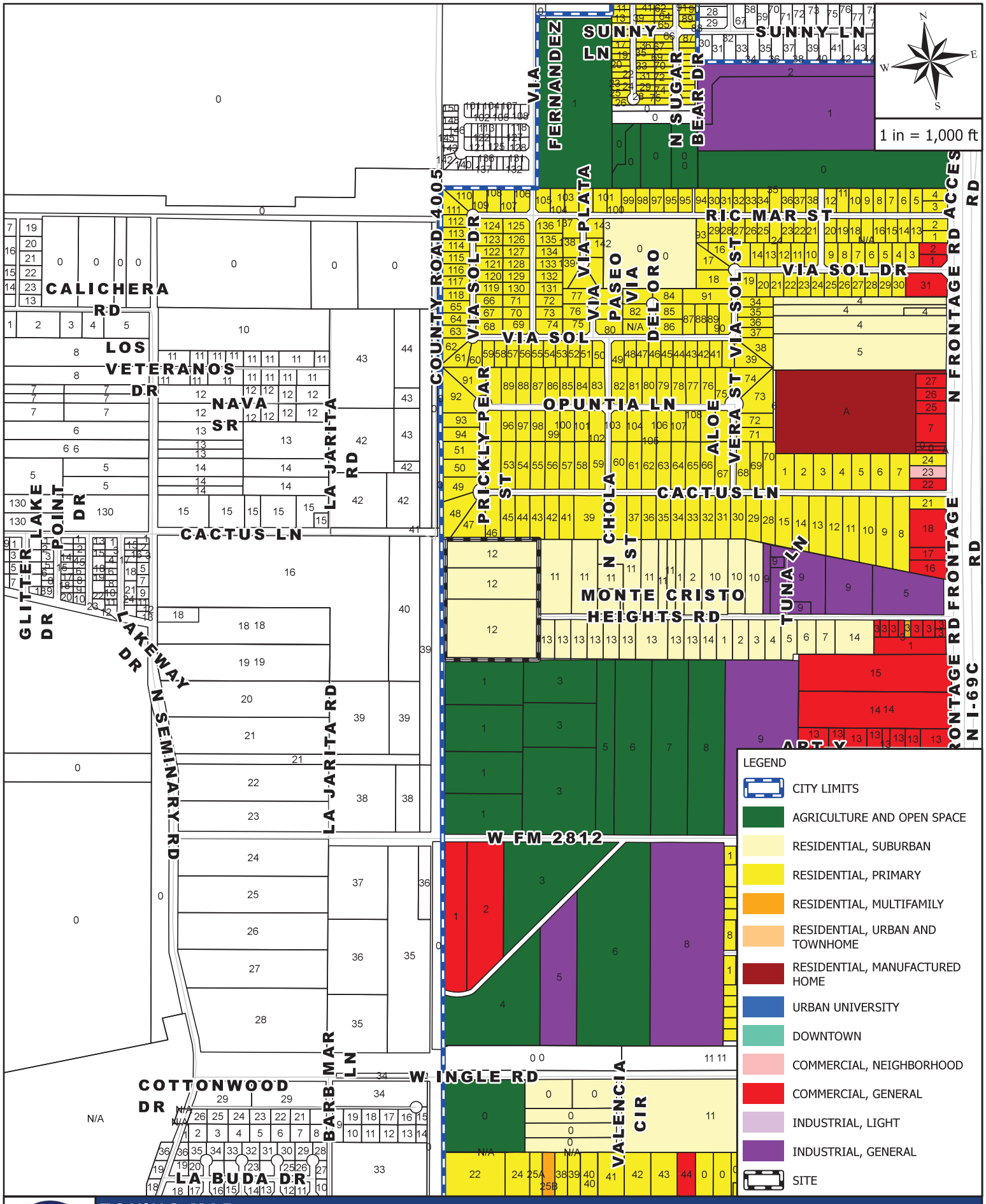
EDINBURG NEW DEVELOPMENT MAP

1008 MONTE CRISTO HEIGHTS RD



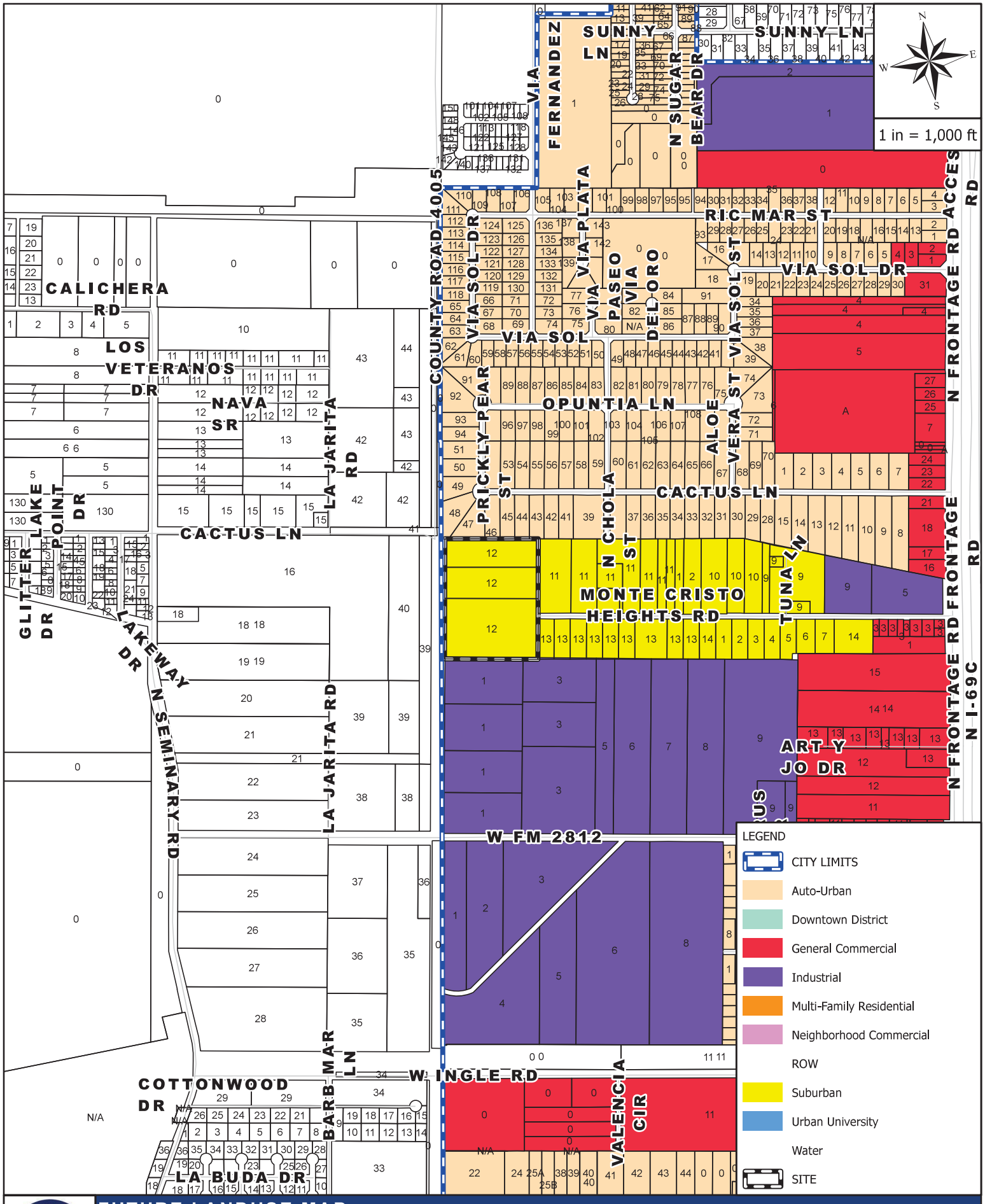
AERIAL MAP

1008 MONTE CRISTO HEIGHTS RD



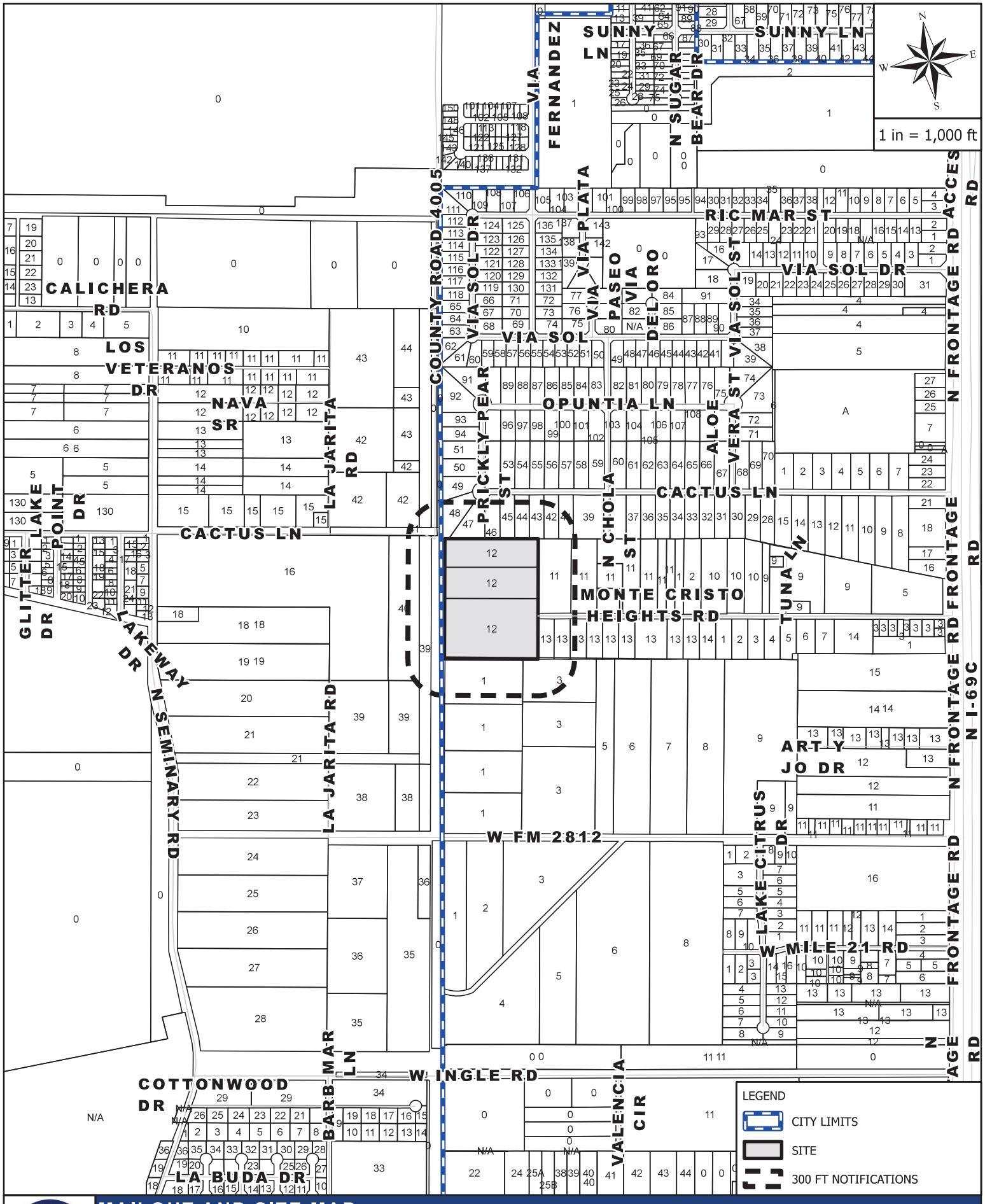
ZONING MAP

1008 MONTE CRISTO HEIGHTS RD



FUTURE LANDUSE MAP

1008 MONTE CRISTO HEIGHTS RD



MAILOUT AND SITE MAP

1008 MONTE CRISTO HEIGHTS RD

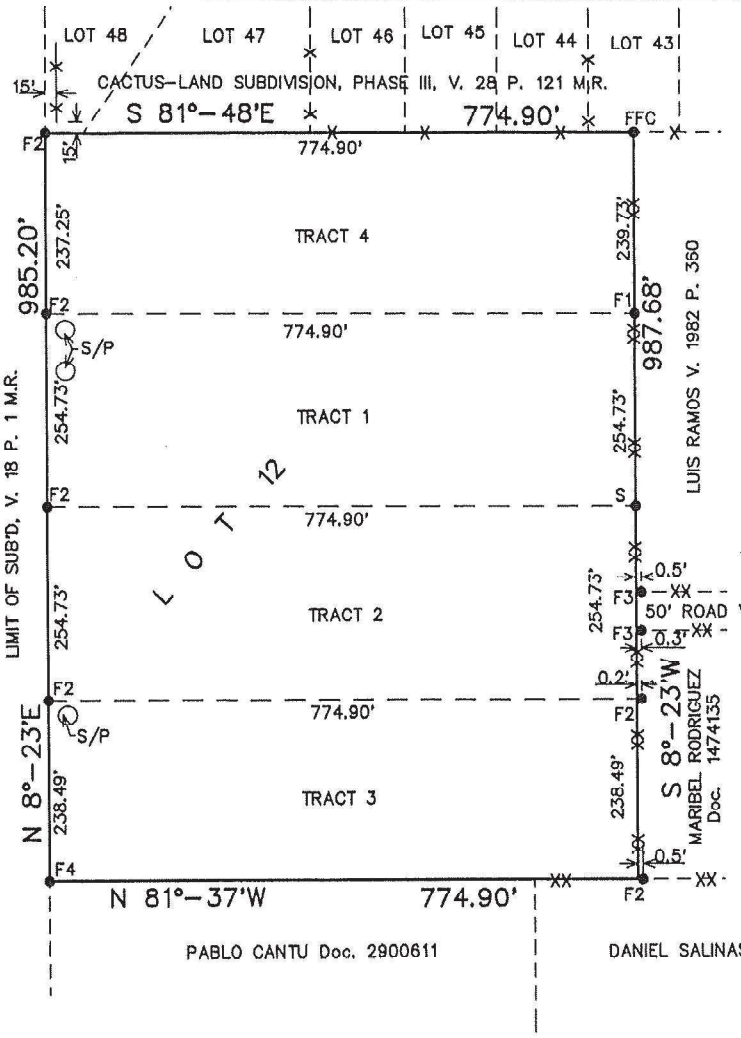
Rezoning Request Site Photo

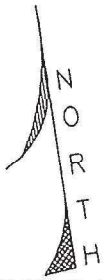
Erica Nava

1008 Monte Cristo Heights Rd

PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA





SCALE: 1"=200'
CAD: MONTECH-12
JOB No. 76138

NOTE: BASIS OF BEARING IS THE WEST LINE OF LOT 12, MONTE CRISTO HEIGHTS, V. 18 P. 1 M.R.

LEGEND

F1 – FOUND 1/2" DIAMETER IRON ROD
F2 – FOUND 5/8" DIAMETER IRON ROD
F3 – FOUND 1/2" DIAMETER IRON PIPE
F4 – FOUND 3/4" DIAMETER IRON PIPE
FFC – FOUND 8" DIAMETER WOODEN FENCE POST
S – SET 1/2" DIAMETER IRON ROD W/ CAP STAMPED "PENA 5242"
S/P – STAND PIPE
-X-X- 6' CHAIN LINK FENCE
-XX- 4' HOG WIRER FENCE

NOTES:

1.) EASMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF SANTA CRUZ IRRIGATION DISTRICT NO. 15.

BUYER'S NAME: ERICA D. NAVA

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480338 0005 E
MAP REVISED: JUNE 6, 2000 (LOMR: MAY 14, 2001)

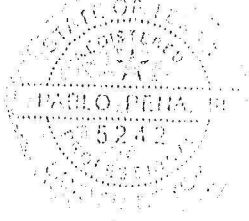
☒ Zone "AE" – This is to certify that this property is in a flood prone area.
☐ Zone "B" – This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
☐ Zone "C" – This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2022 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: _____

LEGAL DESCRIPTION: FOUR TRACTS OF LAND BEING ALL OF LOT 12, MONTE CRISTO HEIGHTS, HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 18 PAGE 1
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.



Pablo Peña

1-25-2022
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

City of Edinburg
PLANNING & ZONING COMMISSION
January 8, 2026

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 12, Villa Del Sol Subdivision, Located at 1021 Sundance Drive, As Requested By Daniel Ramos.

DESCRIPTION / SCOPE:
This property is located at the north corner of Sundance Drive and Seadrift Drive. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. It is intended to support agriculture and agriculture-supported uses as the primary use of land, and restricts uses or activities that interfere with agriculture or are incompatible because the users are negatively impacted by noise, dirt, or odors associated with agriculture. This property was annexed into the City of Limits of Edinburg on March 17, 2015. The requested zoning is Residential, Primary (RP) District. The district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has a total frontage of 60 feet along Sundance Drive and a lot depth of 140 feet for a total area of approximately 8,400 square feet. Currently the property sits vacant. The applicant is wanting to utilize the property for a single-family residential home.

Adjacent zoning is Agriculture & Open Space (AO) District to the south, east and west, and Residential, Primary (RP) District to the north. Surrounding land uses consists of single-family residential homes and vacant land. The future land use designation for this property is for Auto Urban Uses.

Staff mailed a notice of the public hearing to 42 neighboring property owners on Friday, December 26, 2025, 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 January 14, 2026.

On December 22, 2025, 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 the 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:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 01/08/2026
CITY COUNCIL – 02/03/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

APPLICANT: Daniel Ramos

AGENT: Not Applicable

LEGAL: Lot 12, Villa Del Sol Subdivision

LOCATION: Located at 1021 Sundance Drive

LOT/TRACT SIZE: 8,400 square feet

CURRENT USE: Vacant

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture & Open Space (AO) District

ADJACENT ZONING:
North – Residential, Primary (RP) District
South – Agriculture & Open Space (AO) District
East – Agriculture & Open Space (AO) District
West – Agriculture & Open Space (AO) District

LAND USE PLAN: Auto Urban Uses

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

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

REZONING REQUEST
DANIEL RAMOS

EVALUATION

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

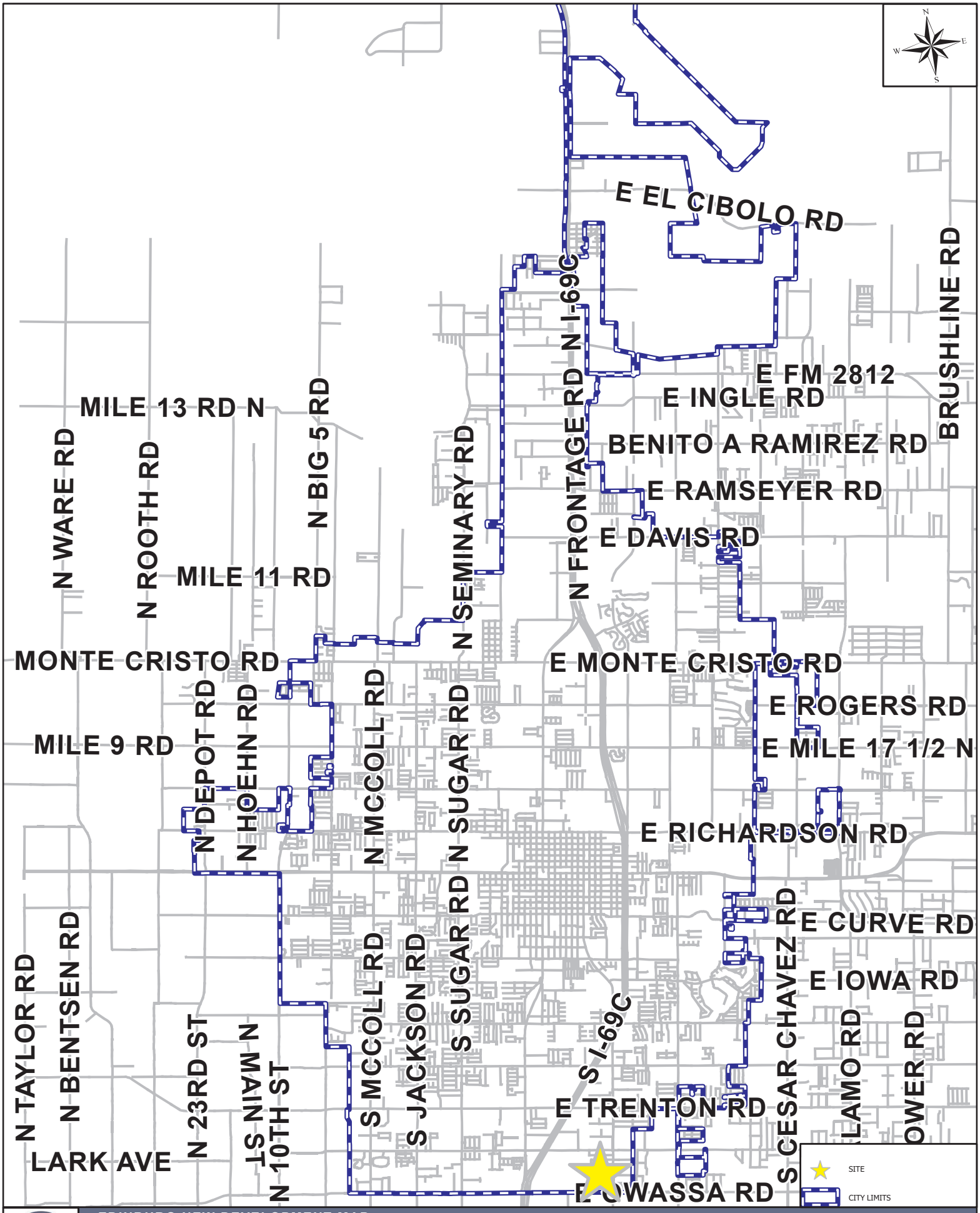
1. The land is currently located within a single family residential neighborhood.

2. Surrounding land consists of single family residential uses and vacant land.

3. The proposed zoning is consistent with the Future Land Use Plan.

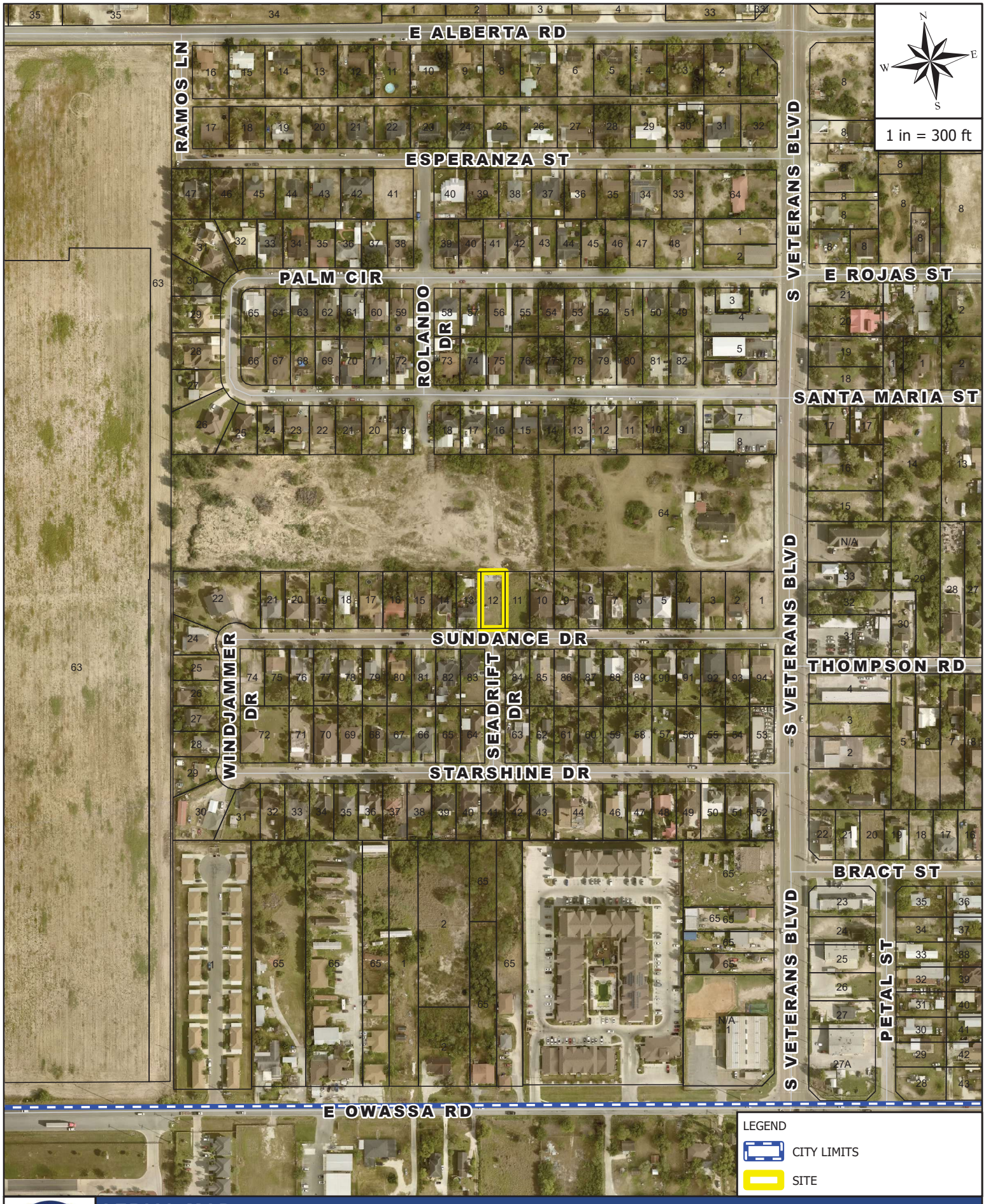
Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision 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 42 neighboring property owners on Friday, December 19, 2025, 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 January 14, 2026.



EDINBURG NEW DEVELOPMENT MAP

1021 SUNDANCE DR

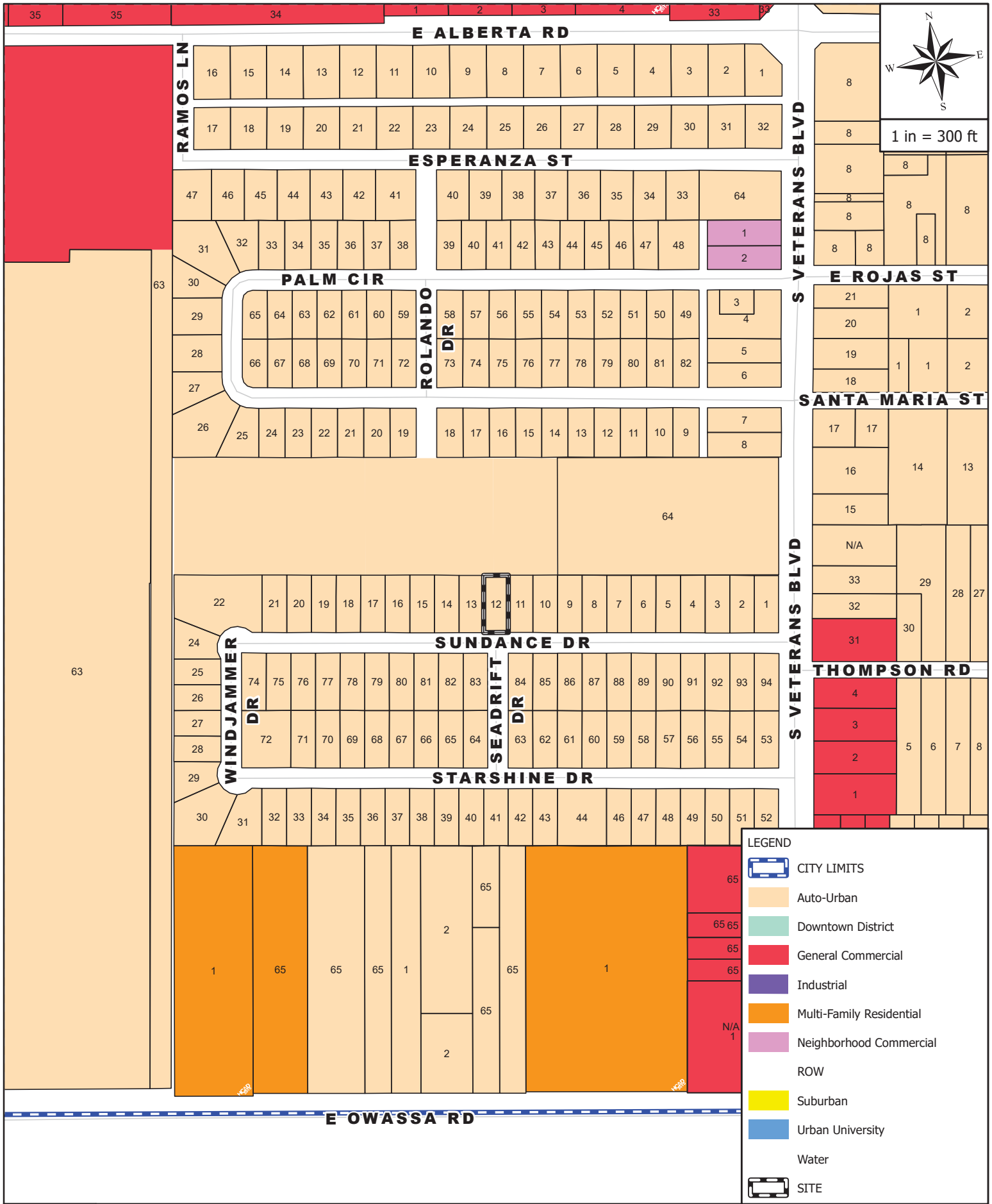


AERIAL MAP

1021 SUNDANCE DR

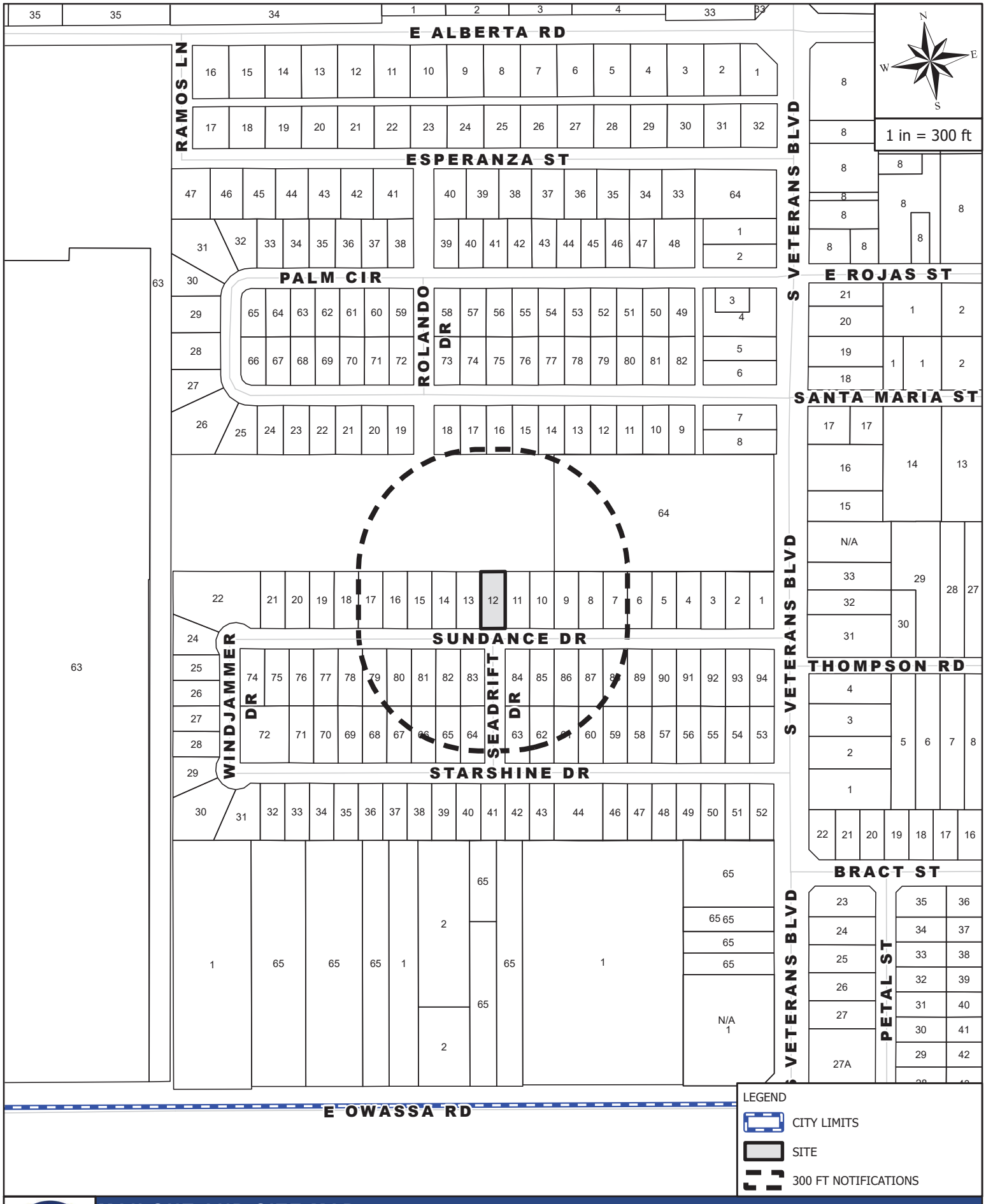
ZONING MAP

1021 SUNDANCE DR



FUTURE LANDUSE MAP

1021 SUNDANCE DR



MAILOUT AND SITE MAP

1021 SUNDANCE DR

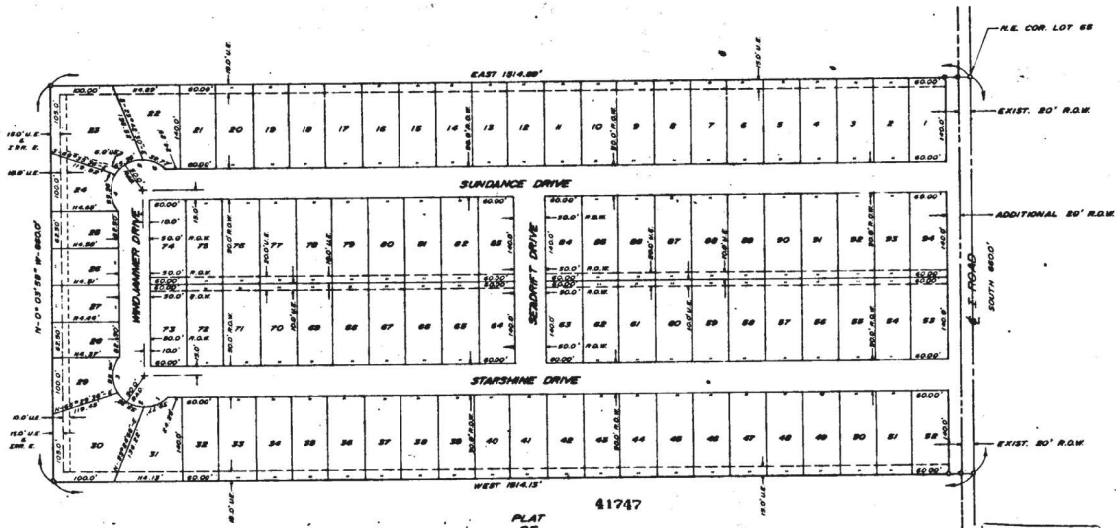
Rezoning Request Site Photo

Daniel Ramos
1021 Sundance Dr

VOL. 22 PAGE 193

CURVE — DATA					
CURVE NO.	DELTA	TANGENT	LENGTH	CHORD	RADIUS
1 & 6	48° 24' 52"	21.6'	33.77'	32.73'	50'
2 & 5	93° 28' 06"	30.90'	35.26'	30.51'	50'
3 & 4	93° 28' 06"	30.90'	35.26'	30.51'	50'

SCALE: 1"=100'



Recorded in Book 22 Page 193 of this map records of Hidalgo County, Texas
Holden and Hunt, Inc.
County Surveyors

FILED FOR RECORD THIS 30th
At 4:45 o'clock P.M.
1982

PLAT
OF
VILLA DEL SOL
A 22.94 ACRE SUBDIVISION
OF THE
NORTH 1/2 OF LOT 65
KELLY PHARR SUBDIVISION
HIDALGO COUNTY, TEXAS

APPROVED
FOR RECORDING
Hidalgo Co. Hwy. & Right of Way Dept.
By: Tona Walker
Date Nov. 30, 1982

STATE OF TEXAS
COUNTY OF HIDALGO
KNOWN TO ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VILLA DEL SOL SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, FOR PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, THE ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHOM NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF March, 1982.

Cynthia L. Marchant
NOTARY PUBLIC
EXP: 12-4-85

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAMUEL H. FARIS

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

ATTEST: Bill Fahlbusch
SECRETARY

H.C.I. DISTRICT NO. 2 PRESIDENT

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.

DATE: May 10 1982

CHAIRMAN, PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE HIDALGO COUNTY, CITY COMMISSION OF THE CITY OF EDINBURG, ON THIS THE 12th DAY OF _____, A.D., 1982

CHECKED FOR DRAINAGE
BY: Wal. D. Bain

ATTEST: Irma N. Leal
CITY SECRETARY

RICHARD R. FLAMIA, MAYOR

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
THIS THE 30th DAY OF [illegible] 1982
SANTOS TARIANA, County Clerk
Hidalgo County, Texas
By: [illegible]

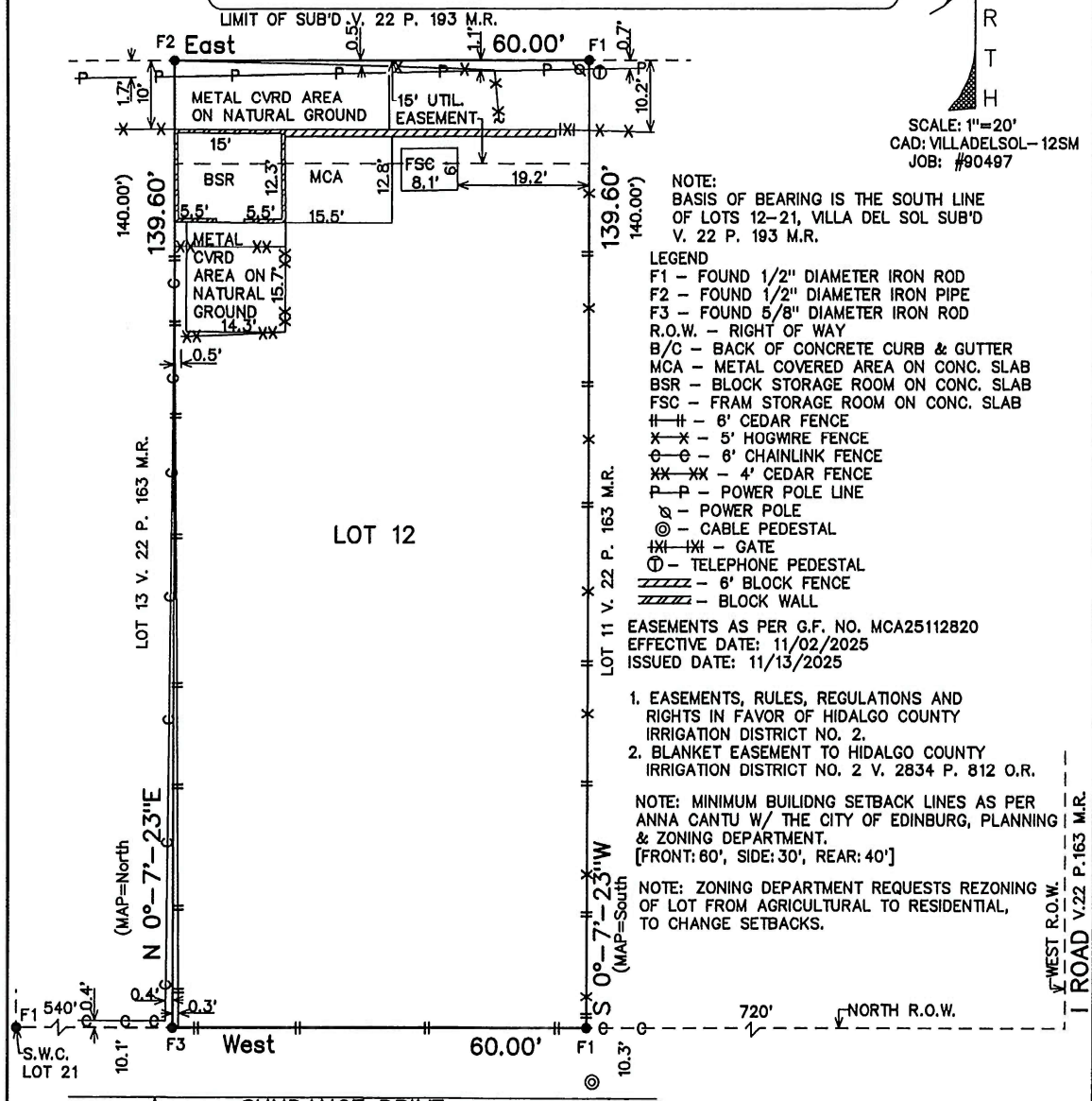
VILLA DEL SOL SUBDIVISION

Phase II ENGINEERING
PHONE (512) 781-9857
P.O. BOX 606 PHARR, TEXAS

DATE REVISED 12-5-81
SCALE 1"=100'
JOB NO. E-81-183
DRAWN BY
CHECKED BY

PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA



N O R T H

SCALE: 1"=20'
CAD: VILLADELSOL-12SM
JOB: #90497

NOTE:
BASIS OF BEARING IS THE SOUTH LINE OF LOTS 12-21, VILLA DEL SOL SUB'D V. 22 P. 193 M.R.

LEGEND
F1 – FOUND 1/2" DIAMETER IRON ROD
F2 – FOUND 1/2" DIAMETER IRON PIPE
F3 – FOUND 5/8" DIAMETER IRON ROD
R.O.W. – RIGHT OF WAY
B/C – BACK OF CONCRETE CURB & GUTTER
MCA – METAL COVERED AREA ON CONC. SLAB
BSR – BLOCK STORAGE ROOM ON CONC. SLAB
FSC – FRAM STORAGE ROOM ON CONC. SLAB
– 6' CEDAR FENCE
– 5' HOGWIRE FENCE
– 6' CHAINLINK FENCE
– 4' CEDAR FENCE
– POWER POLE LINE
– POWER POLE
– CABLE PEDESTAL
– GATE
– TELEPHONE PEDESTAL
– 6' BLOCK FENCE
– BLOCK WALL

EASEMENTS AS PER G.F. NO. MCA25112820
EFFECTIVE DATE: 11/02/2025
ISSUED DATE: 11/13/2025

1. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
2. BLANKET EASEMENT TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 V. 2834 P. 812 O.R.

NOTE: MINIMUM BUILIDNG SETBACK LINES AS PER ANNA CANTU W/ THE CITY OF EDINBURG, PLANNING & ZONING DEPARTMENT.
[FRONT: 60', SIDE: 30', REAR: 40']

NOTE: ZONING DEPARTMENT REQUESTS REZONING OF LOT FROM AGRICULTURAL TO RESIDENTIAL, TO CHANGE SETBACKS.

BUYER'S NAME: DANIEL RAMOS SALINAS AND MARISOL SALINAS

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO. 480334 0425 C
MAP REVISED: 11/16/1982

☐ Zone "A" – This is to certify that this property is in a flood prone area.
☐ Zone "B" – This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
☒ Zone "C" – This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2025 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 1021 SUNDANCE DRIVE EDINBURG, TEXAS 78542

LEGAL DESCRIPTION: LOT 12, VILLA DEL SOL SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 22 PAGE 193 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
PABLO PEÑA III
5242
SURVEYOR

Pablo Peña III

11/12/2025
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

City of Edinburg
PLANNING & ZONING COMMISSION
January 8, 2026

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Primary (RP) District, Being a Tract of Land Containing 21.575 Acres out of Lots 21 and 25 East Retama Subdivision, Located at 4220 N. Seminary Road, As Requested By Melden and Hunt Inc.

DESCRIPTION / SCOPE:
This property is located on the east side of N. Seminary Road approximately 600 feet north of W. Monte Cristo Road. The property is currently zoned Residential, Multi-Family (RM) District. This district is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has a total frontage of 911.75 feet along N. Seminary Road and a lot depth of 87.59 feet for a total area of 21.575 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for a single-family residential development.

Adjacent zoning is Residential, Primary (RP) District to the east, Commercial, General (CG) District to the south, Industrial, General (IG) District to the west, and Residential, Multi-Family (RM) District to the north. Surrounding land uses consists of single-family residential homes, industrial uses and vacant land. The future land use designation for this property is for Auto Urban Uses.

Staff mailed a notice of the public hearing to 36 neighboring property owners on Friday, December 26, 2025, 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 January 14, 2026.

On December 22, 2025, 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, Multi-Family (RM) District to Residential, Primary (RP) District, based on the 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:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 01/08/2026
CITY COUNCIL – 02/03/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Primary (RP) District

APPLICANT: Melden and Hunt Inc.

AGENT: Not Applicable

LEGAL: Being a Tract of Land Containing 21.575 Acres out of Lots 21 and 25 East Retama Subdivision

LOCATION: Located at 4220 N. Seminary Road

LOT/TRACT SIZE: 21.575 Acres

CURRENT USE: Vacant

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Residential, Multi-Family (RM) District

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

LAND USE PLAN: Auto Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Primary (RP) District

REZONING REQUEST
MELDEN AND HUNT INC.

EVALUATION

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

1. The applicant is wanting to utilize the property for ta single family residential development.

2. Surrounding land consists of single-family residential uses, industrial uses and vacant land.

3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Primary (RP) District, based on the 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.

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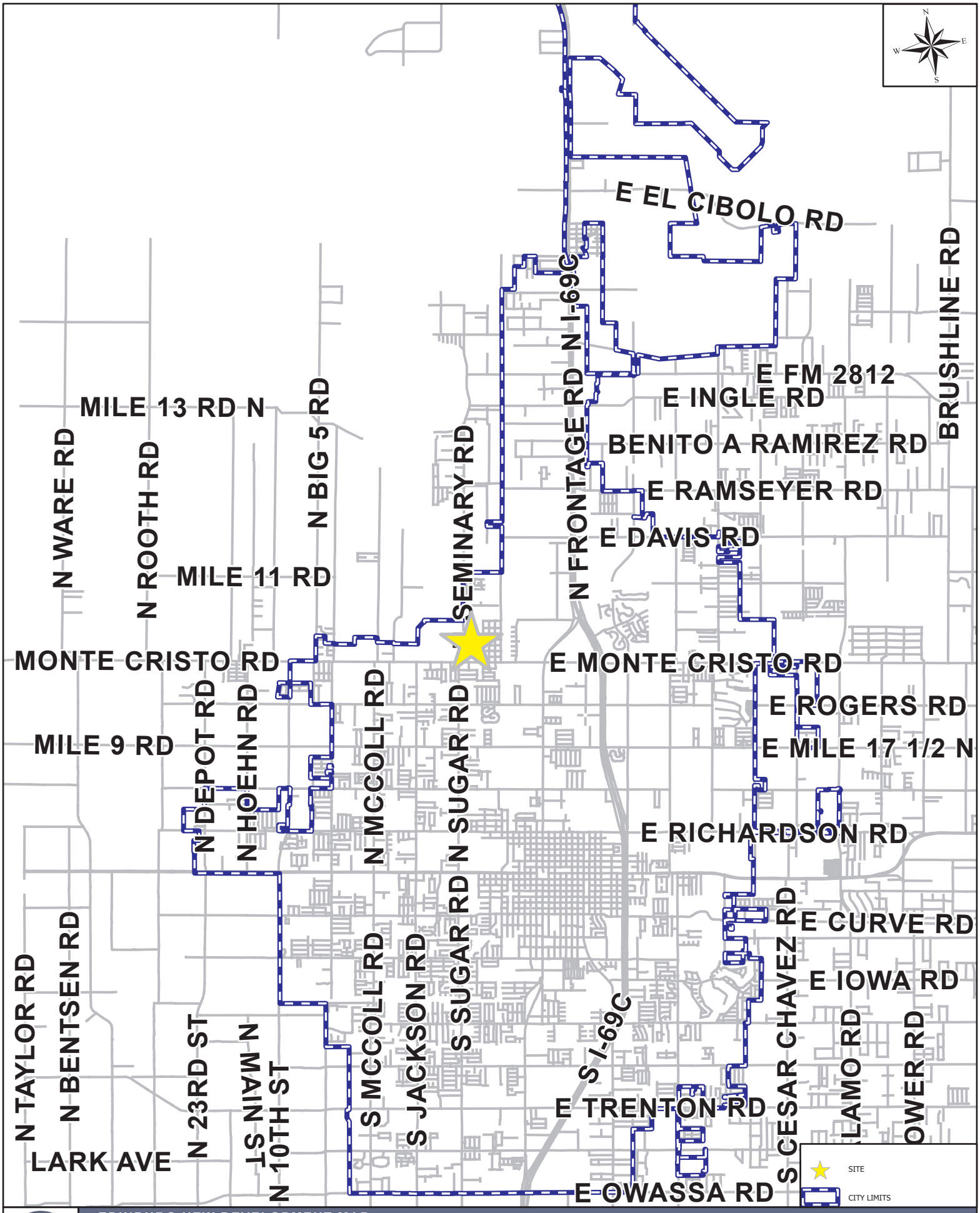
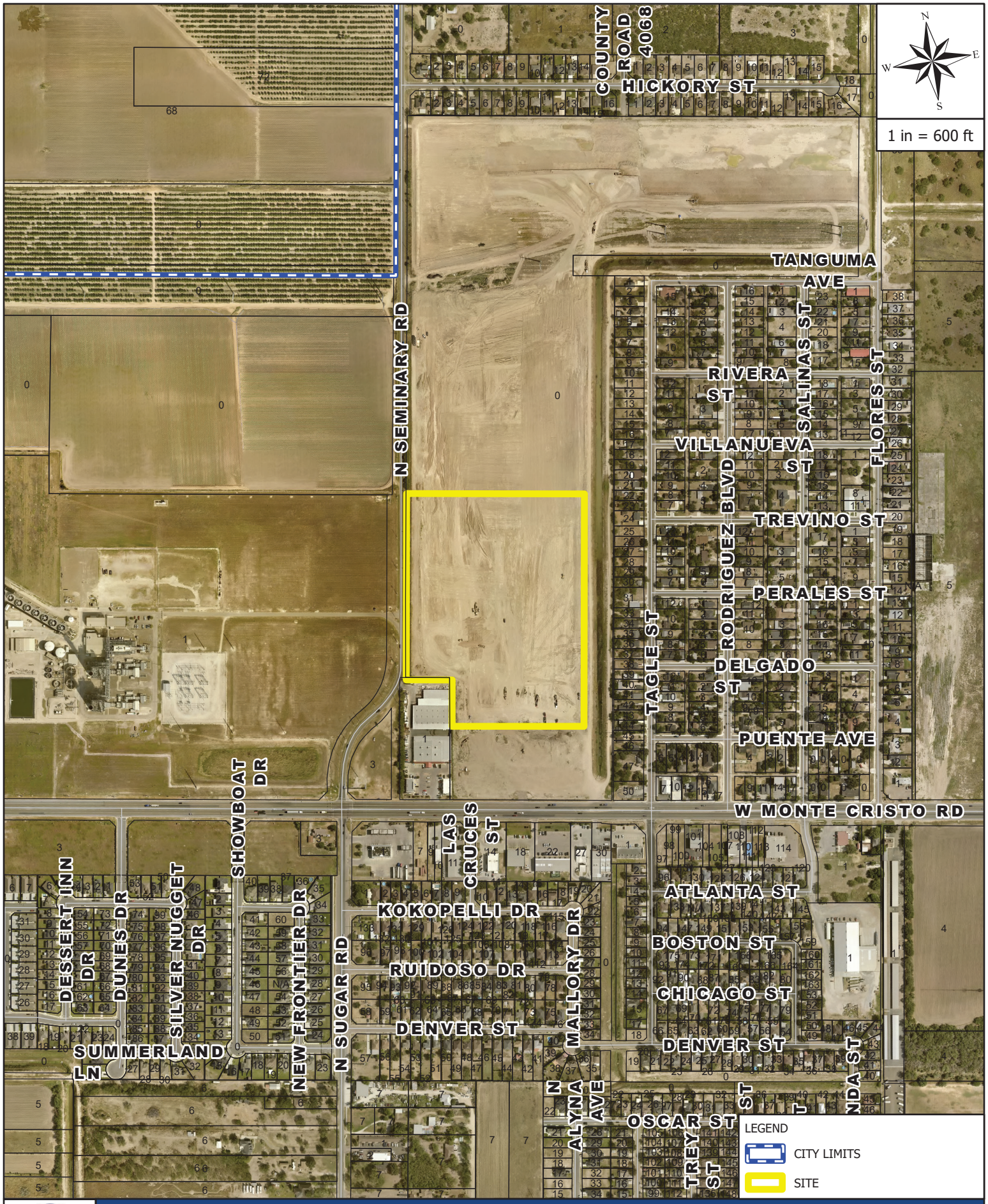


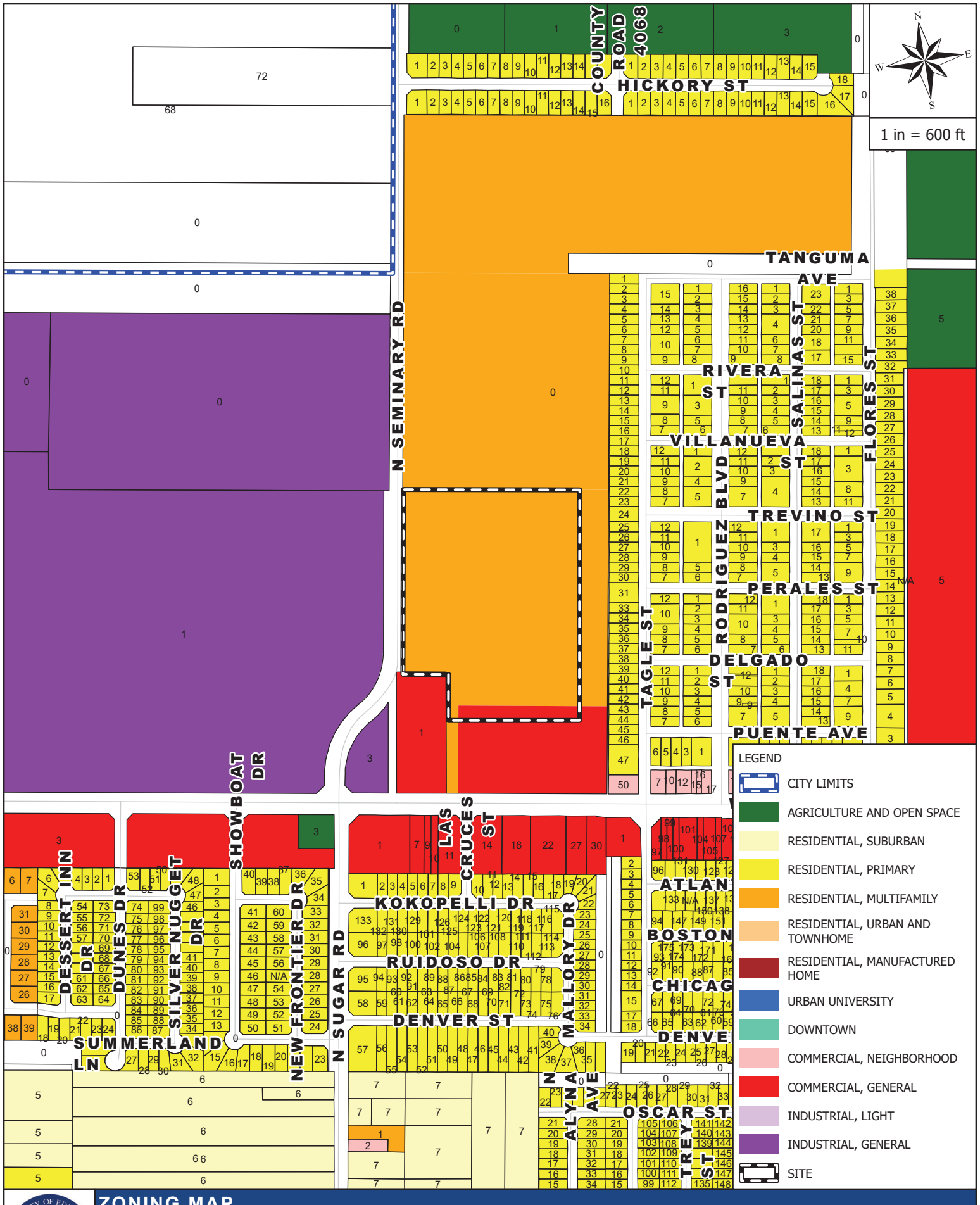
EDINBURG NEW DEVELOPMENT MAP

4220 N SEMINARY RD



AERIAL MAP

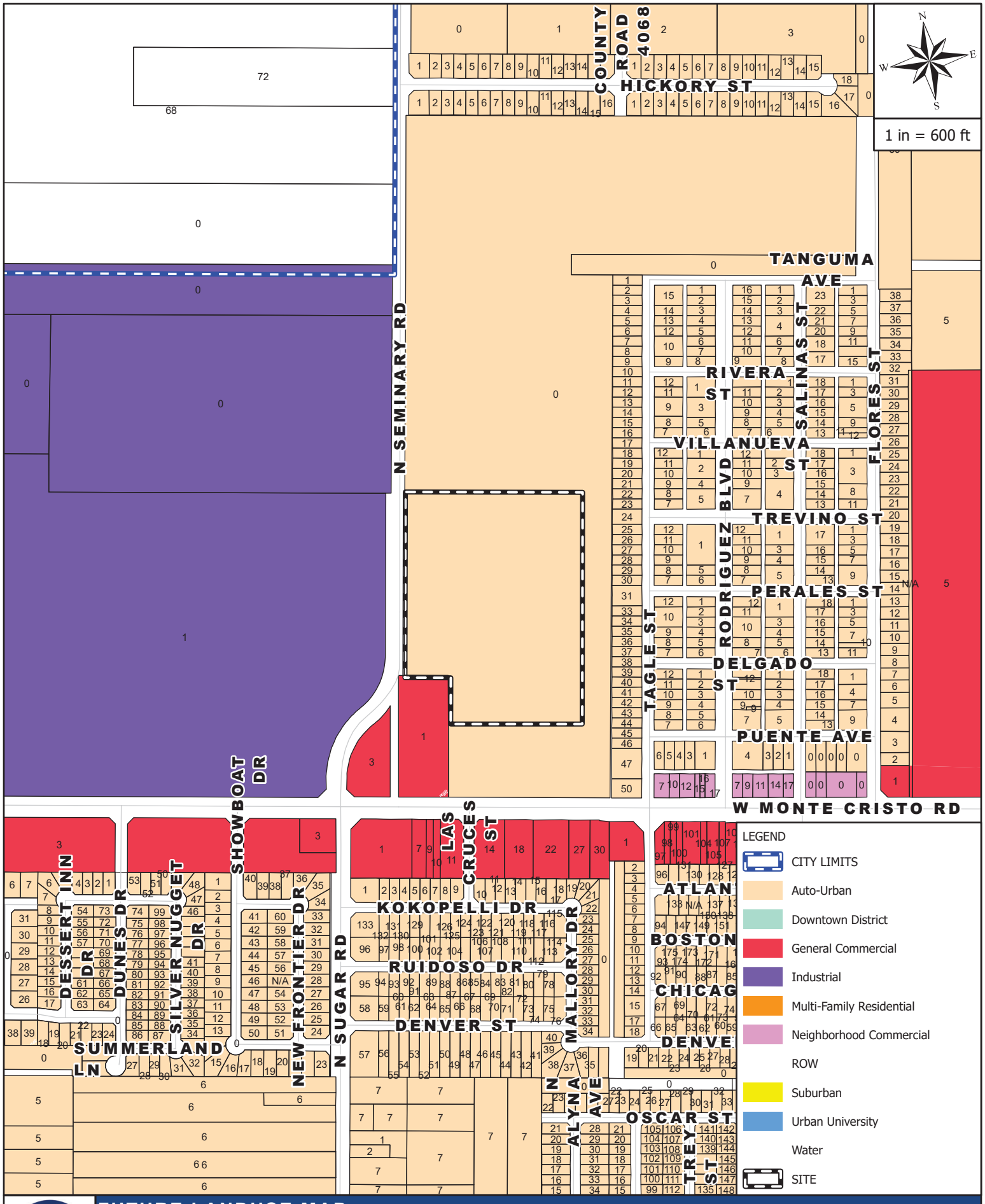
4220 N SEMINARY RD



THE CITY OF EDINBURG TEXAS

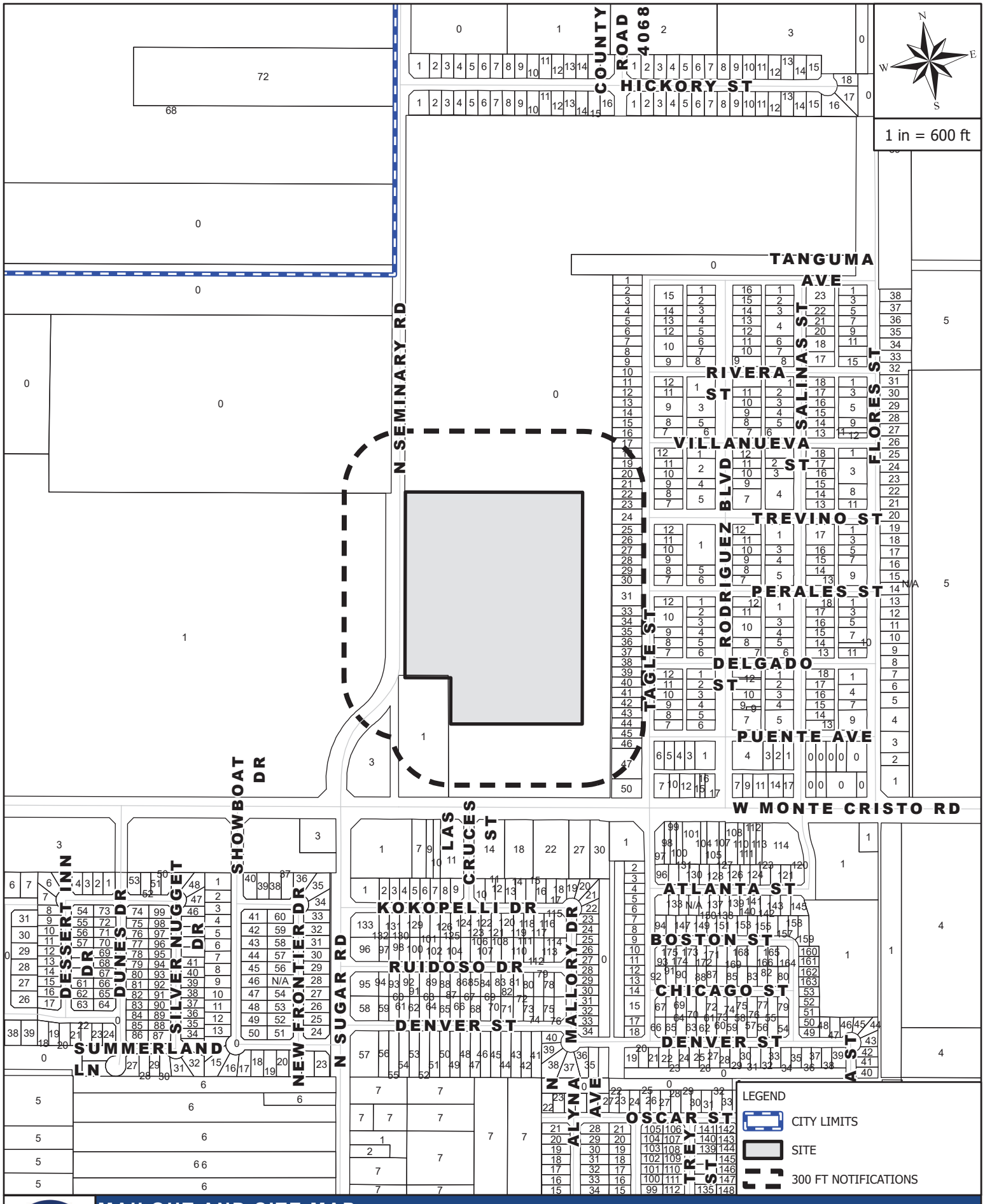
ZONING MAP

4220 N SEMINARY RD



FUTURE LANDUSE MAP

4220 N SEMINARY RD

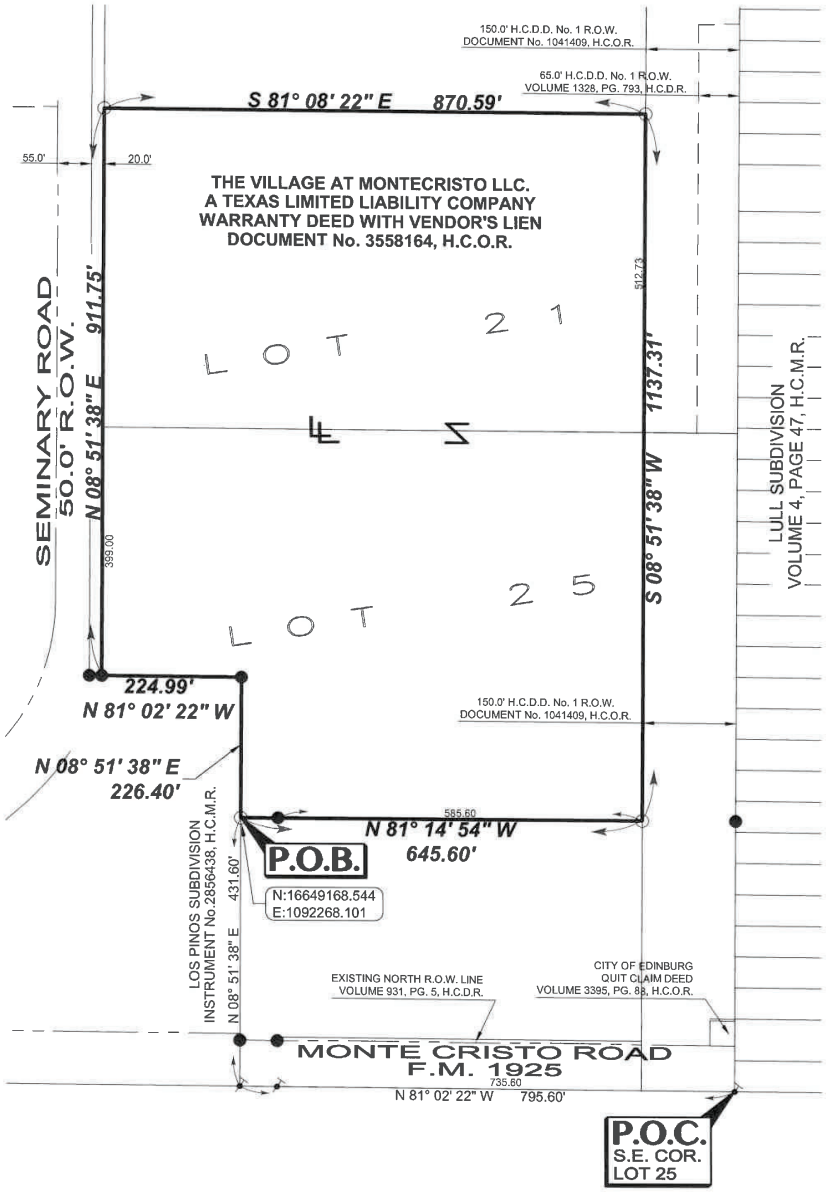


MAILOUT AND SITE MAP

4220 N SEMINARY RD

Rezoning Request Site Photo

Melden & Hunt, INC.
4220 N Seminary Rd



LEGEND

- ● FOUND No.4 REBAR
- ✎ FOUND PK NAIL
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC

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
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
A.c. - OF ONE ACRE
Rd. - ROAD
SM - SAME OWNER
LL - LOT LINE

PLAT SHOWING 21.575 ACRES BEING OUT OF LOTS 21 AND 25, EAST RETAMA SUBDIVISION VOLUME 2, PAGE 57, H.C.M.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SEMINARY ROAD AND THE SOUTH NORTH LINE OF LOS PINOS SUBDIVISION, RECORDED UNDER INSTRUMENT No. 2856438, H.C.M.R., AND THE COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF DOCUMENT No. 2717878, H.C.O.R.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
5. MONTE CRISTO ROAD IS SHOWN AS AN EXPANSION HIGH SPEED PRINCIPAL ARTERIAL 150' AS PER THE RGV MPO U.M.A.P. (UNITED METROPOLITAN AREA PLANNING) THOROUGHFARE.
6. SEMINARY ROAD IS SHOWN AS AN EXISTING MINOR ARTERIAL 100' AS PER THE RGV MPO U.M.A.P. (UNITED METROPOLITAN AREA PLANNING THOROUGHFARE.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 07/03/2024 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.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 11/24/2025

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

DATE: 11/24/2025
JOB No. 24090.08
FILE NAME:
24.090 - 21.575 ACRES.DWG
DRAWN BY:J.R.C. / J.C. / M.L.S.

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

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City of Edinburg

PLANNING & ZONING COMMISSION
January 8, 2026

Special Use Permit: On-Premise Consumption of Alcoholic Beverages for Late Hours

AGENDA ITEM:
Special Use Permit for On-Premise Consumption for Alcoholic Beverages for Late Hours, Being Lots 1 And 2, Edinburg Original Townsite, Block 251, Located At 300 E. University Dr. Suite 3, As Requested By Hugo A. Olvera

DESCRIPTION / SCOPE:
The applicant is requesting a Special Use Permit for the On-Premise Consumption of Alcoholic Beverages, Mixed Beverage for Late Hours.

The property is located on the southeast intersection of E. University Drive and South 13th Avenue. The property has 50 feet of frontage along E. University Drive and a lot depth of 142.00 ft. The property is located in the Downtown (DD) District. Adjacent zoning is Downtown (DD) District to the North, South, East and West.

The applicant is requesting a permit to sell alcohol as well late hours at said location. The proposed hours of operation are Tuesday through Sunday from 8:00 p.m. to 2:00 a.m. Staff received a Special Use Permit Application: On-premise Consumption of Alcoholic Beverages for Late Hours on December 8, 2025. If approved, the applicant will proceed to obtain the necessary permit from the Texas Alcoholic Beverage Commission.

Staff mailed a notice of the public hearing to 34 neighboring property owners on Friday, December 26, 2025, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on January 3, 2026

STAFF RECOMMENDATION:
Staff recommends approval of the special use permit based the location and intent for this activity. The downtown district accommodates a wide variety of commercial uses. The proposed use should not present a conflict with previous uses at this location. If approved, the applicant will be required to comply with the additional following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.

4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.

5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council. **1 year permit renewal application will need to be turned in prior to December 8, 2026.**

Prepared by:
Anaisa Licerio
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 01/08/2026
CITY COUNCIL – 01/20/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours

APPLICANT: Hugo Olvera

AGENT: None

LEGAL: Being Lots 1 And 2, Edinburg Original Townsite, Block 251

LOCATION: 300 E. University Dr. Suite 3

LOT/TRACT SIZE: 7,100 sq. ft.

CURRENT USE: Restaurant

PROPOSED USE: Bar

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING:
North – Downtown (DD) District
South – Downtown (DD) District
East – Downtown (DD) District
West – Downtown (DD) District

LAND USE PLAN: General Commercial

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the special use permit subject to the conditions listed in the staff report. A comprehensive evaluation is on the following page.

SPECIAL USE PERMIT – ON-PREMISE CONSUMPTION OF ALCOHOL
HUGO OLVERA

EVALUATION

The following is staff's evaluation of the request.

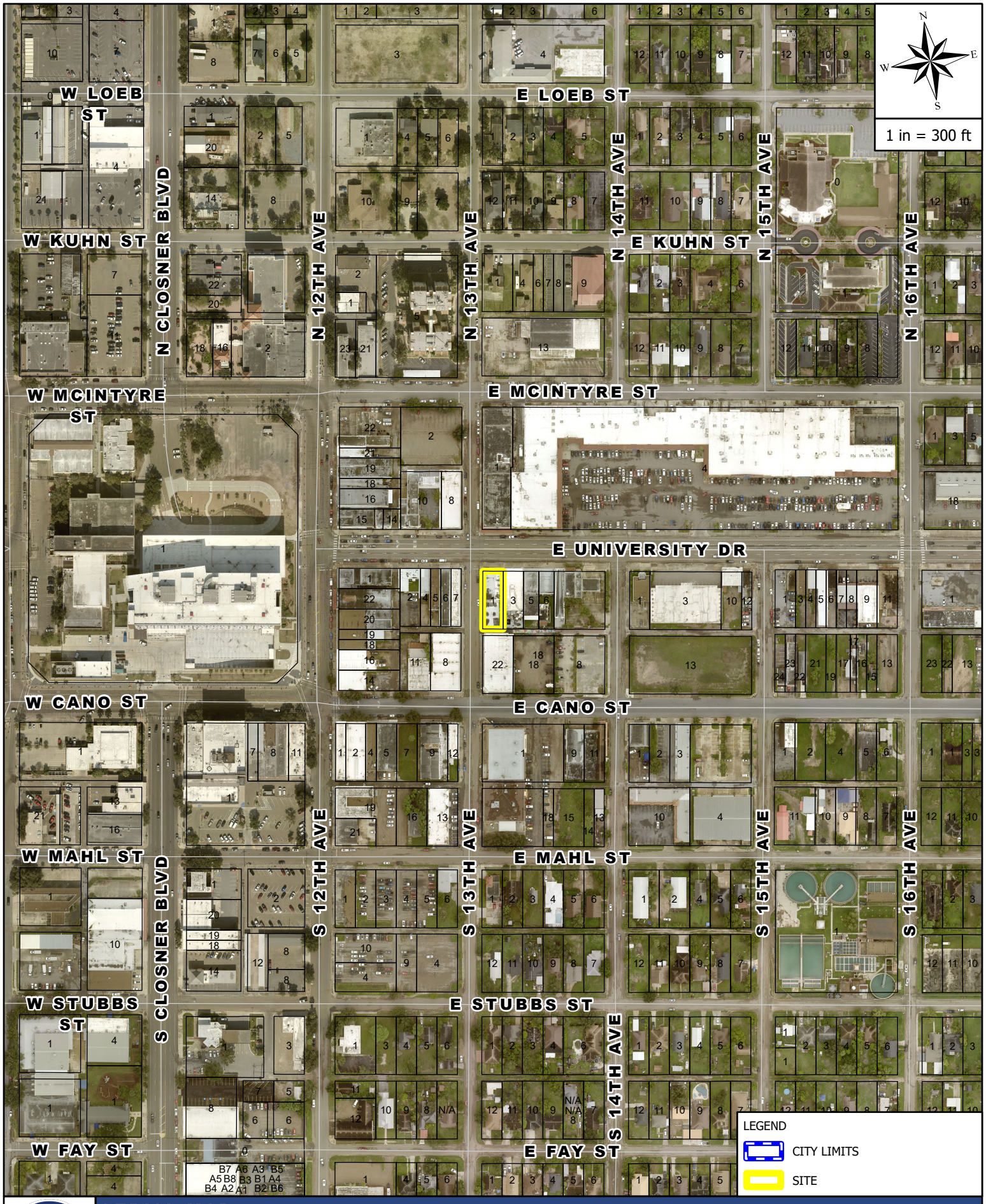
1. The area is characterized by mixed commercial uses to include, but not limited to county office buildings, a church, bars and other commercial uses.
2. The applicant is requesting the City's approval to sell mixed beverages at the subject location for late hours.
3. The hours proposed by the applicant are Tuesday through Sunday from 8:00 a.m. to 2:00 a.m. These hours conform to TABC regulations.
4. The project, as proposed, is unlikely to present a conflict with surrounding uses.
5. Consumption of alcohol should be limited to the eating area designated by the applicant. Pedestrians taking open containers off of the subject property could result in violation of Edinburg Code of Ordinances, Title XI, Chapter 110, Section 110.10.

Staff recommends approval of the special use permit based the location and intent for this activity. The commercial general district accommodates a wide variety of commercial uses. The proposed use should not present a conflict with previous uses at this location. If approved, the applicant will be required to comply with the additional following conditions:

1. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
2. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
3. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
4. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council. **1 year permit renewal application will need to be turned in prior to December 2026.**

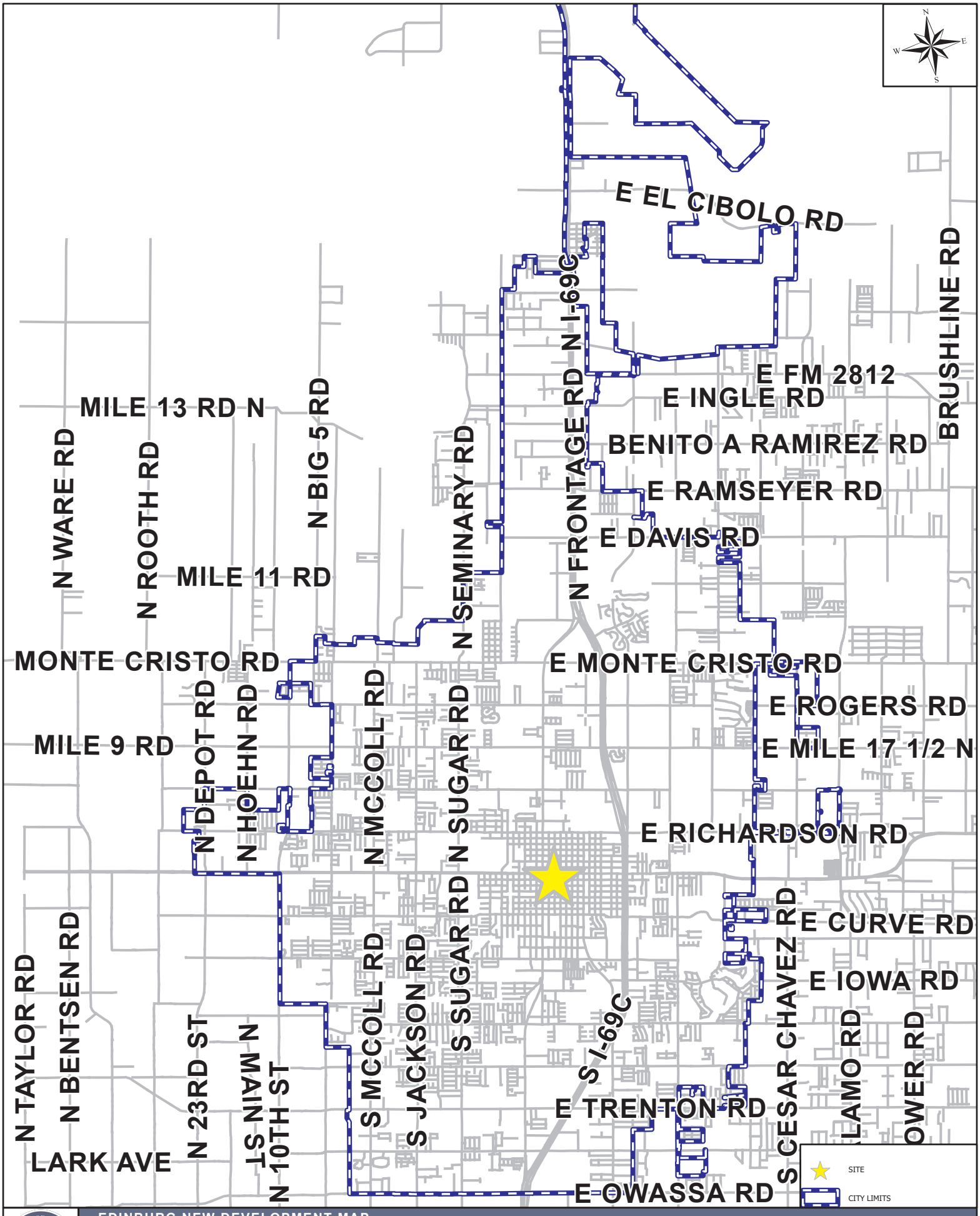
The City may impose appropriate conditions and safeguards including a specific period of time. Each permit is reviewed on a case by case basis and neighborhood input is a vital component in the final outcome of an application for the On-Premise Consumption of mixed beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

Staff mailed a notice of the public hearing to 34 neighboring property owners on Friday, December 26, 2025, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on January 3, 2026.



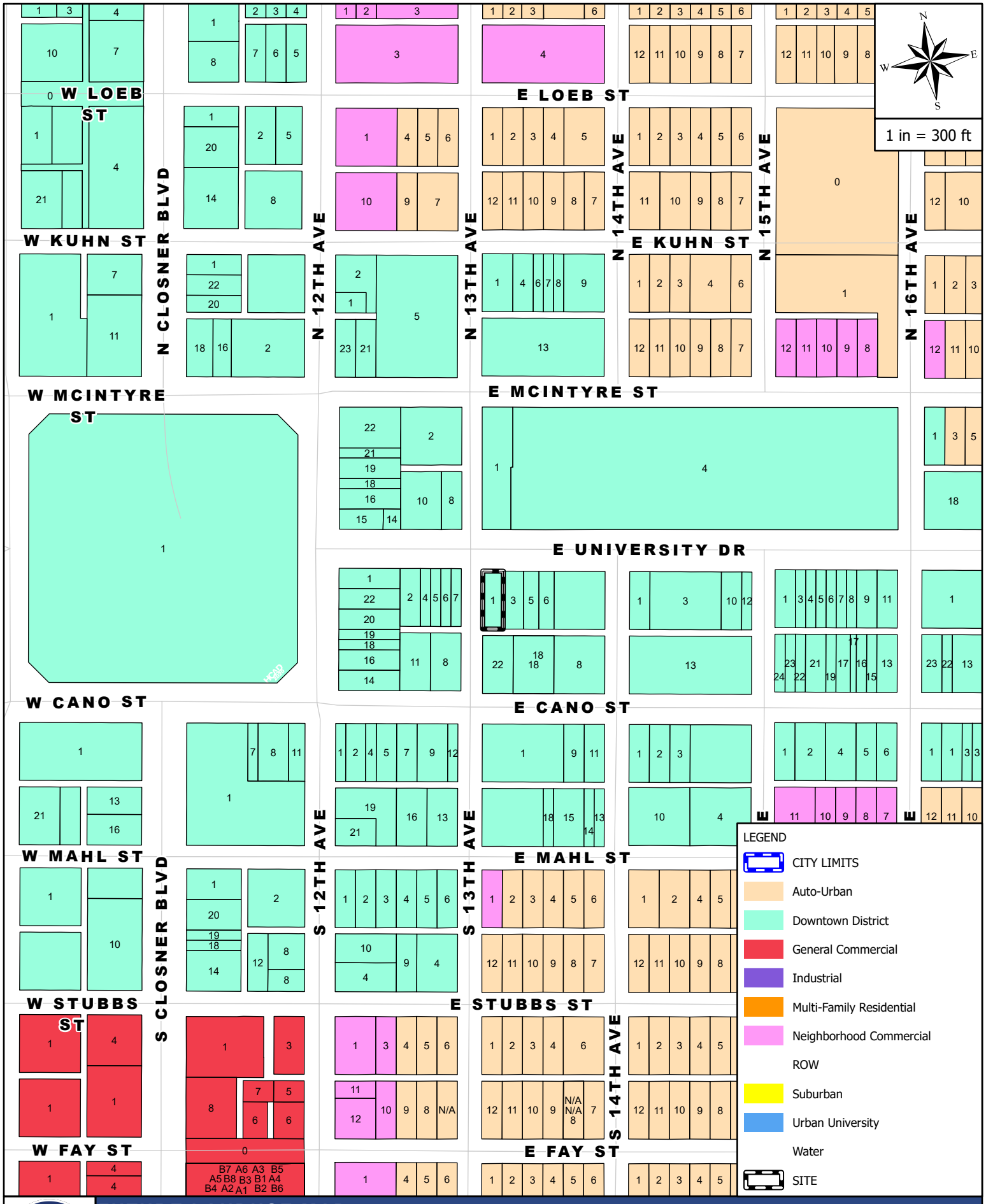
AERIAL MAP

300 E UNIVERSITY DR



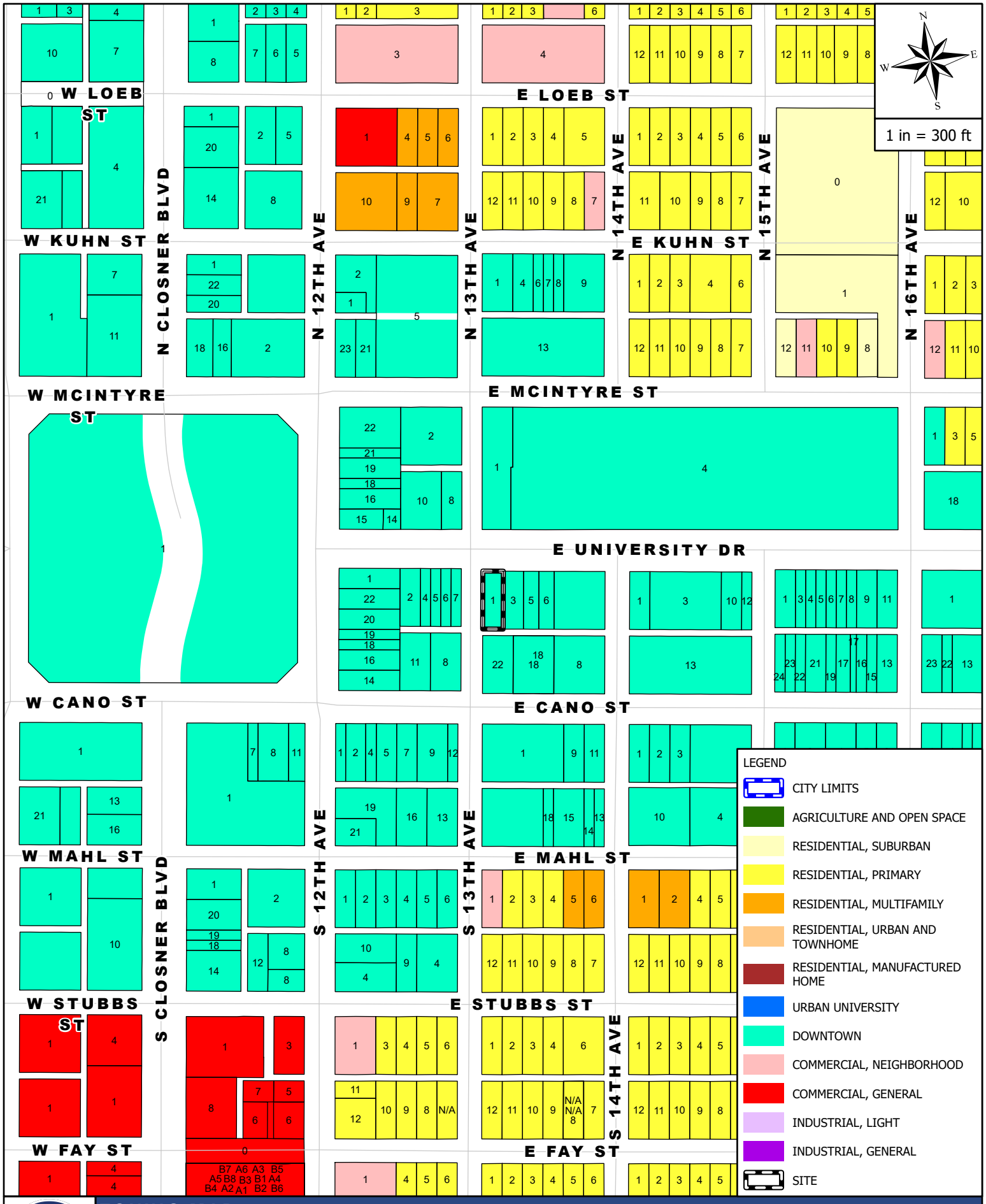
EDINBURG NEW DEVELOPMENT MAP

300 E UNIVERSITY DR



FUTURE LANDUSE MAP

300 E UNIVERSITY DR



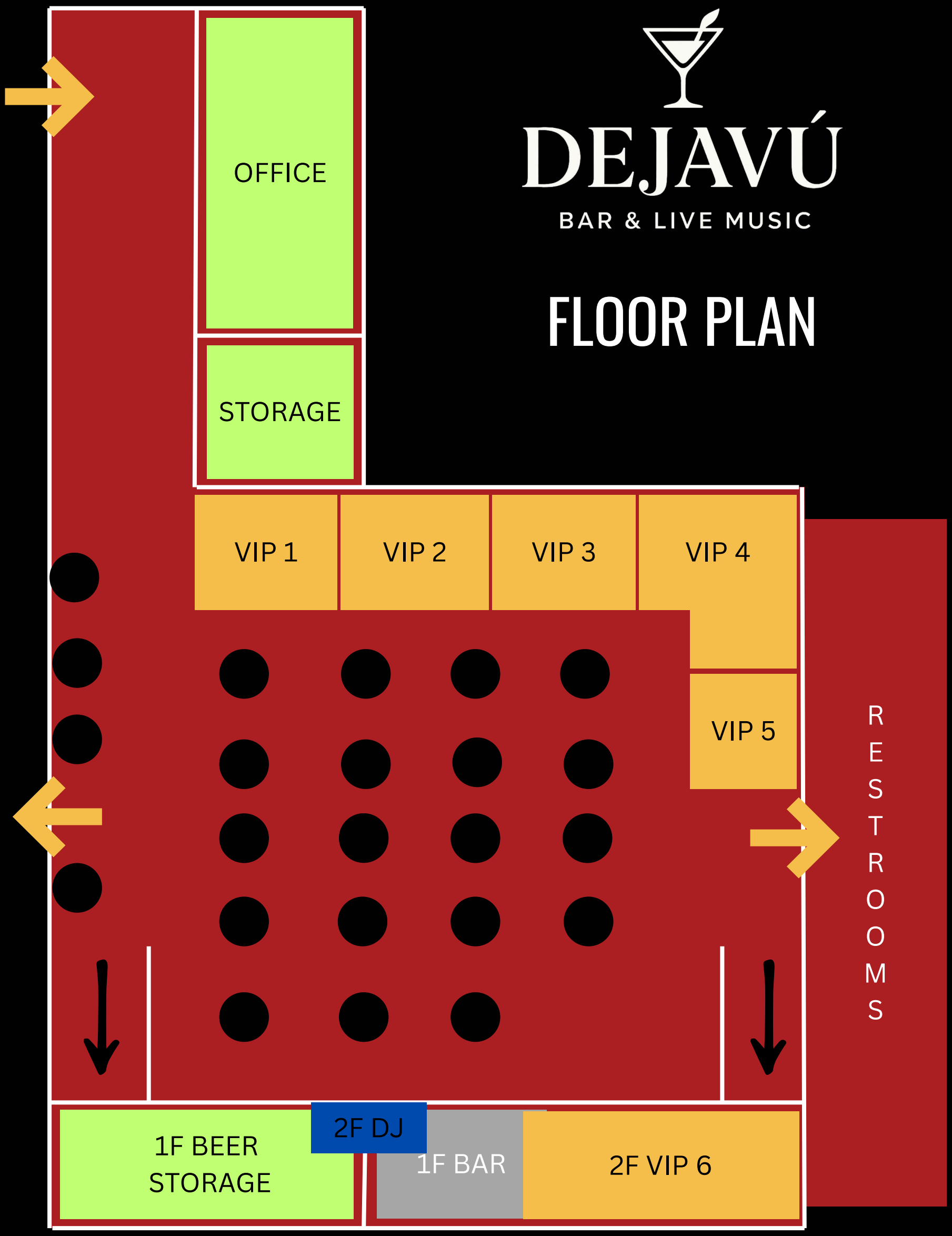
ZONING MAP

300 E UNIVERSITY DR

DEJAVÚ

BAR & LIVE MUSIC

FLOOR PLAN



Special Use Permit Request Site Photo

Hugo Olvera

300 E. University Dr. Suite 3

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 01/08/2026

— SUBDIVISION VARIANCE —

King's Landing Subdivision

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Minimum Lot Area and Lot Width, for King's Landing Subdivision, being a 17.274 acre tract of land out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Hidalgo County, Texas, and according to Special Warranty Deed recorded under County Clerk's Document Number 3555596, official Hidalgo County Map Records, located at 2700 W. Wisconsin Road, As Requested By Quintanilla, Headley & Associates, Inc.

2. **Description/Scope:** The property is located on the southeast corner of S. McColl Road and W. Wisconsin Road, and is within the City of Edinburg, City Limits. The 17.274-acre tract of land is currently going through the subdivision process. The proposed development consists of 8 Commercial lots and 33 Residential Multi-Family lots. Quintanilla, Headley & Associates, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Section 3.202, Standards for Nonresidential and Mixed-Use Development, Table 3.202-1, Nonresidential and Mixed-Use Lot Standards
   This requested variance is to Article 3, Section 3.202, Table 3.202-1 as it applies to the Minimum Lot Width and Lot Area in a Commercial, General (CG) District. The developer is requesting to allow for commercial lots to be 30 feet in width, as opposed to the 50 feet width the UDC requires and 9,000 sq. ft in lot area, as opposed to the 10,000 sq. ft the UDC requires. Out of the 8 commercial lots, 6 of the lots do not meet our UDC requirements as noted above.

   Staff's Recommendation: Staff recommends approval of the variance request as other locations and plazas have a similar layout and advises that the applicant follow all other requirements set forth in the City of Edinburg's UDC.

Prepared By:
Clarence Cruz Jr.
Planner I

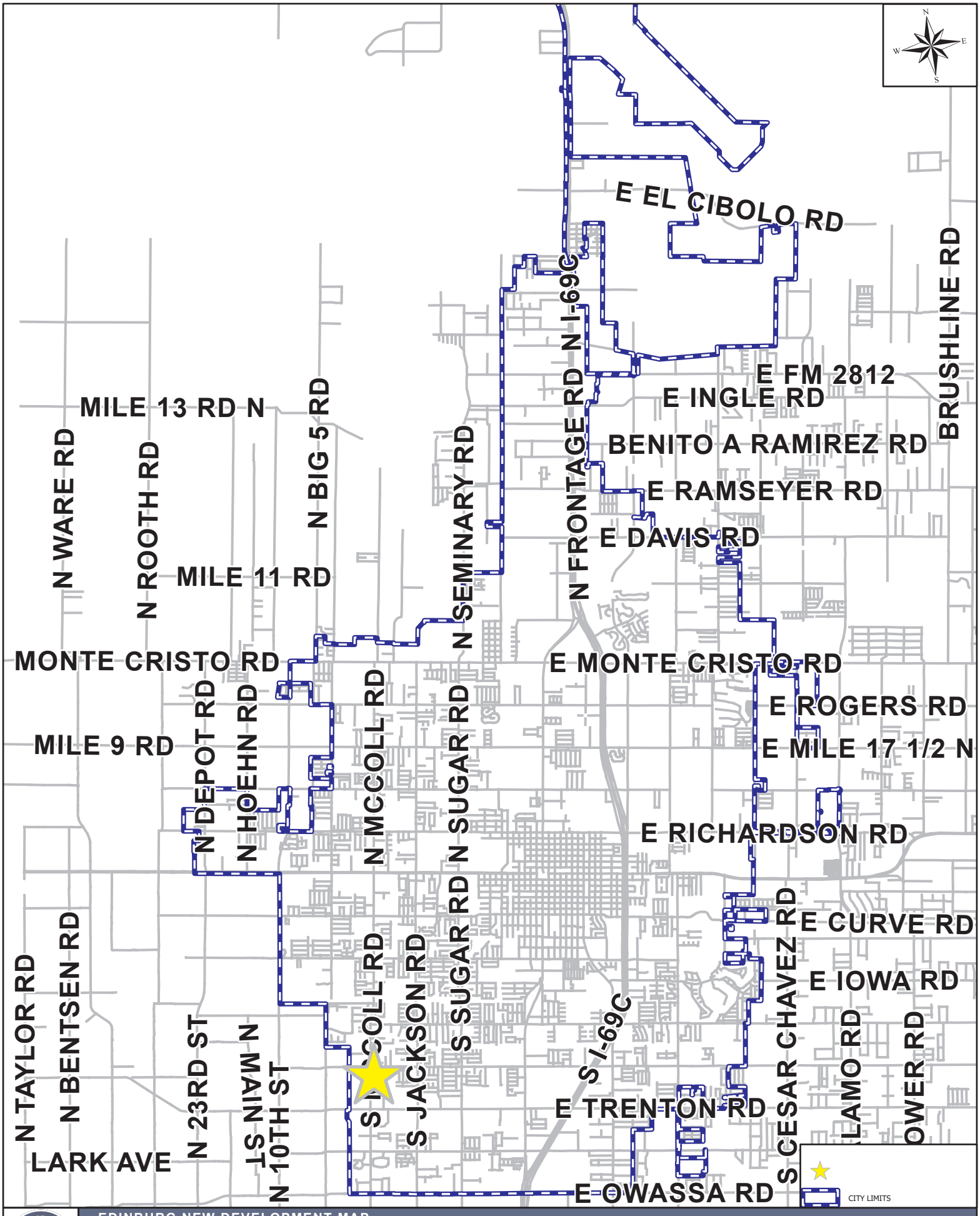
Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:
Unified Development Code
Development Map

Aerial Map
Site Map
Reduced Subdivision Plat

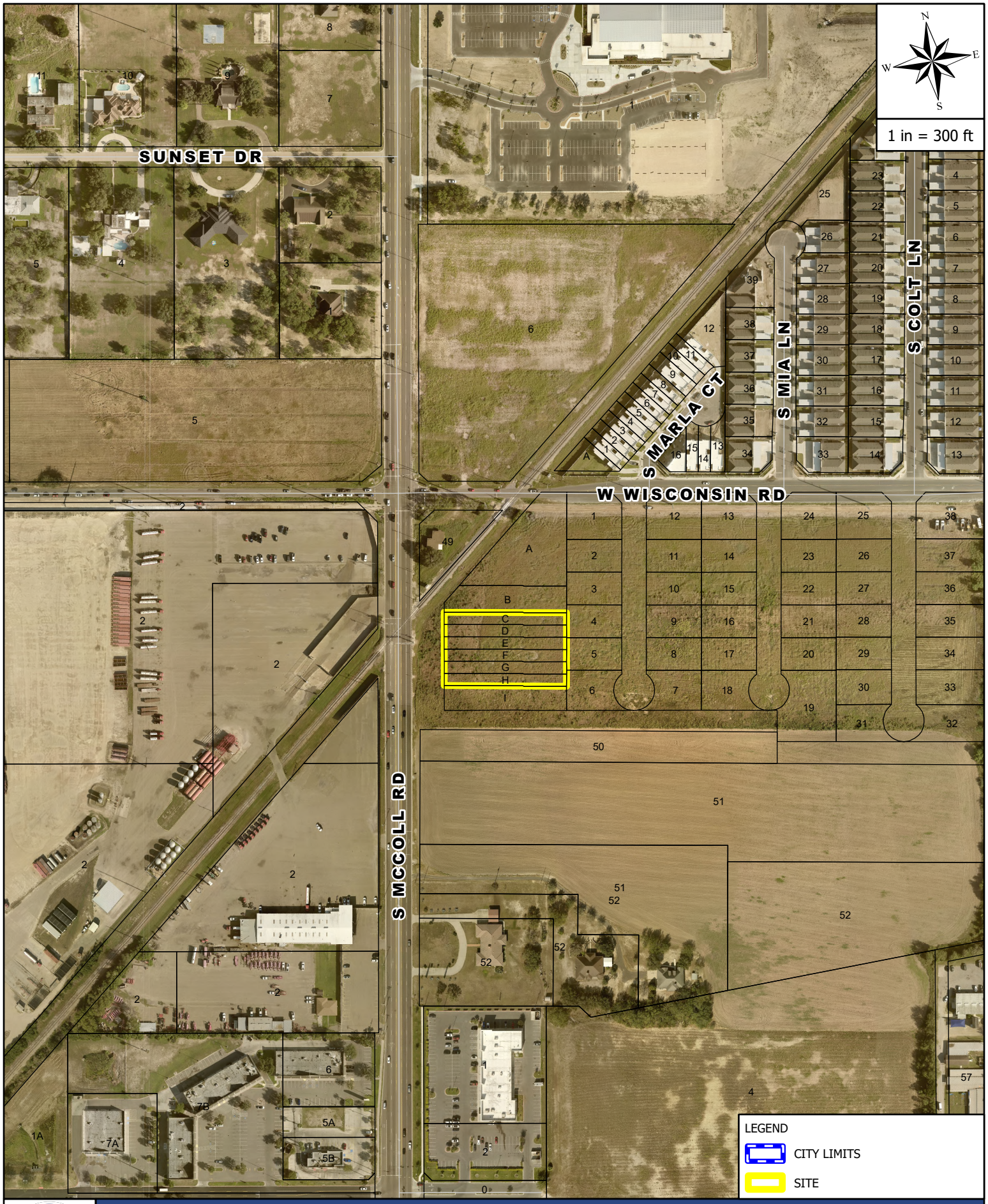
Table 3.202-1
Nonresidential and Mixed-Use Lot Standards

District and Development Type	Minimum			FAR	Maximum
	LSR	Lot Area	Lot Width (ft)		Height (ft.)
Commercial, General (CG)					
Commercial retail	0.15	10,000 sf.	50	0.280	45
Offices and lodging	0.30	10,000 sf.	50	0.320	50
Services	0.15	10,000 sf.	50	0.317	45
Industrial	0.20	20,000 sf.	100	0.462	45
Warehouse	0.20	20,000 sf.	100	0.567	45
All other nonresidential uses	0.15	20,000 sf.	100	0.388	45



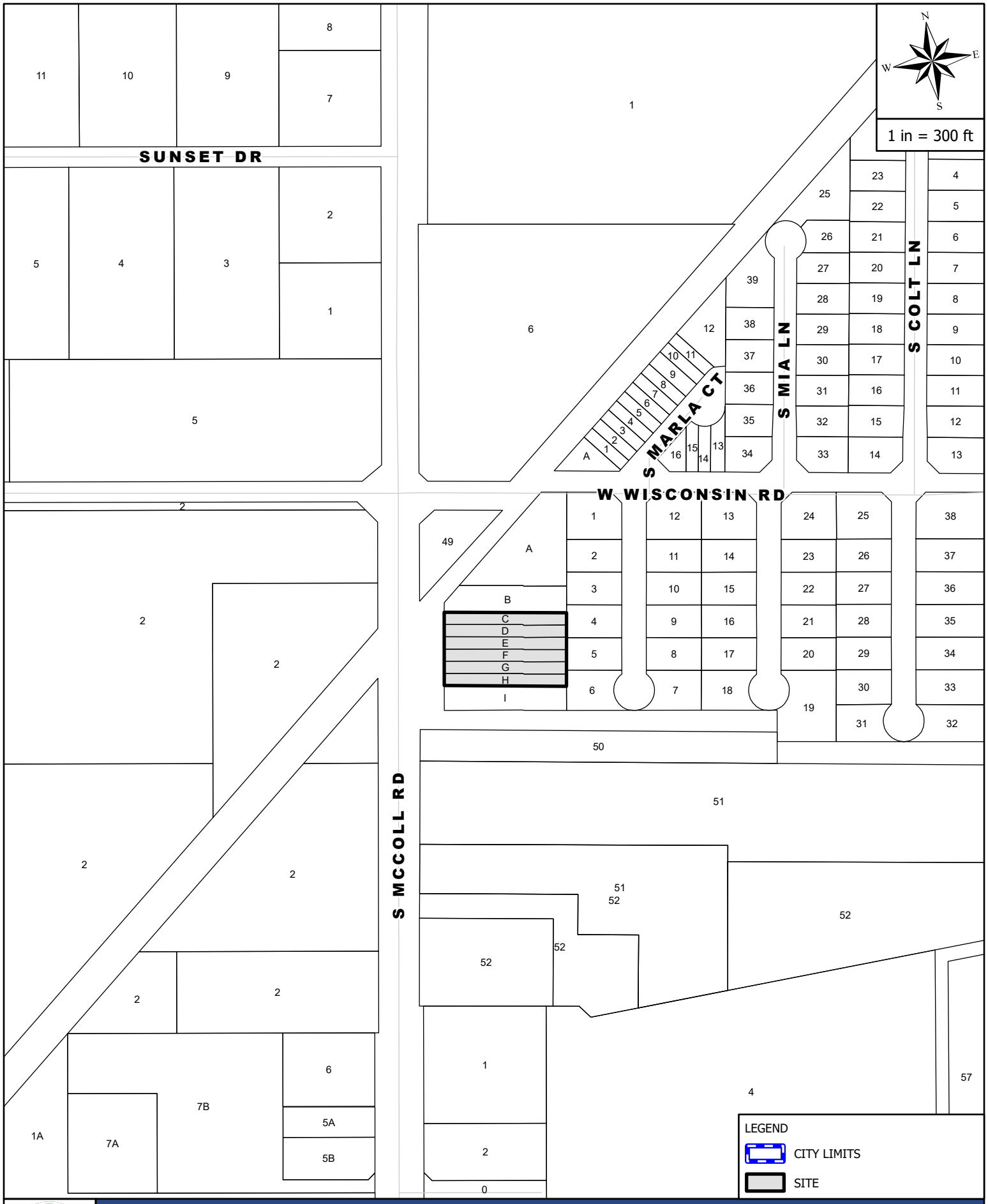
EDINBURG NEW DEVELOPMENT MAP

2700 W Wisconsin Rd



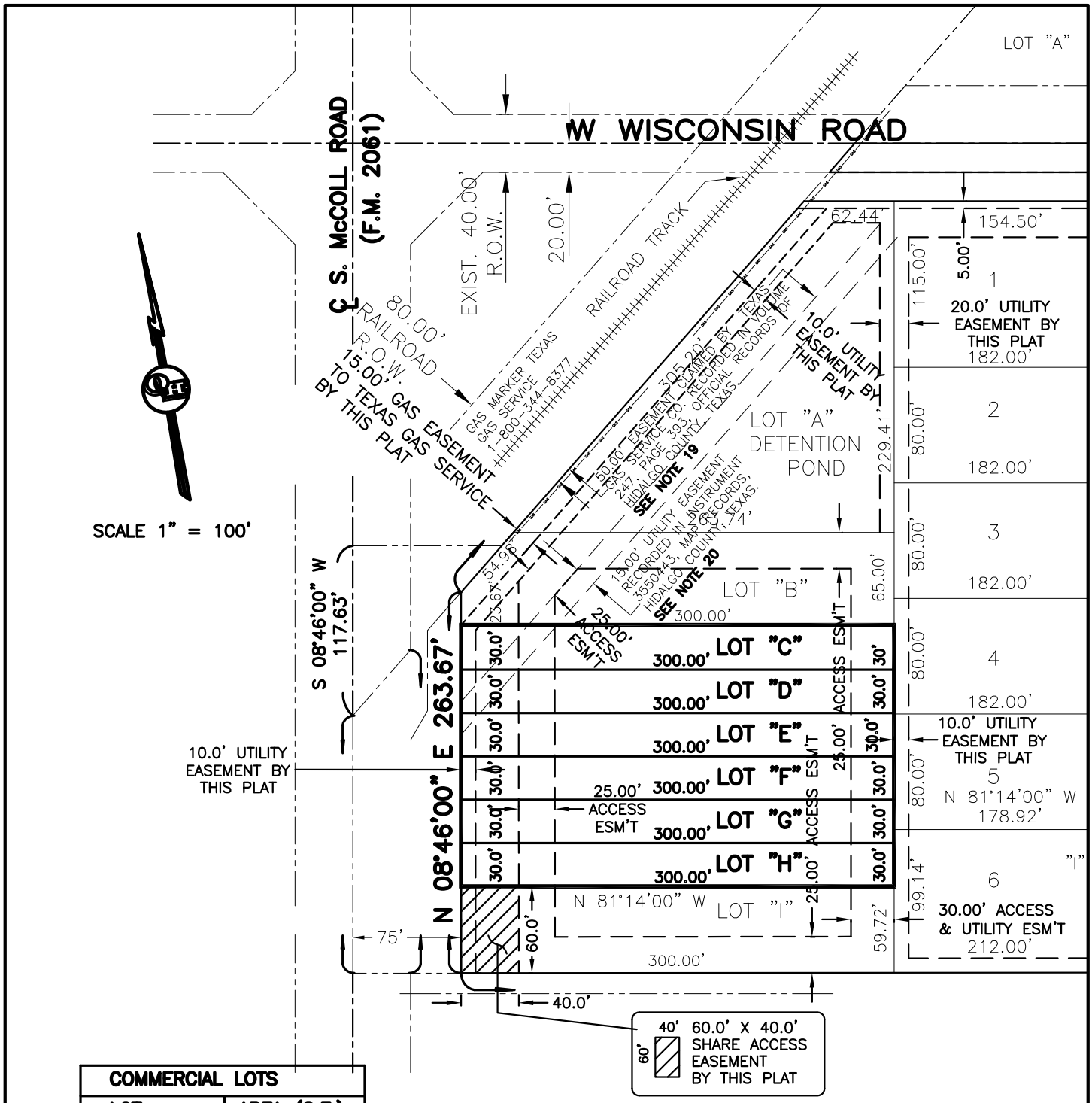
AERIAL MAP

2700 W Wisconsin Rd



MAILOUT AND SITE MAP

2700 W Wisconsin Rd



COMMERCIAL LOTS	
LOT	**AREA (S.F.)**
LOT "A"	37415.06
LOT "B"	18750.67
LOT "C"–"H"	**9000.00**
LOT "I"	17958.64

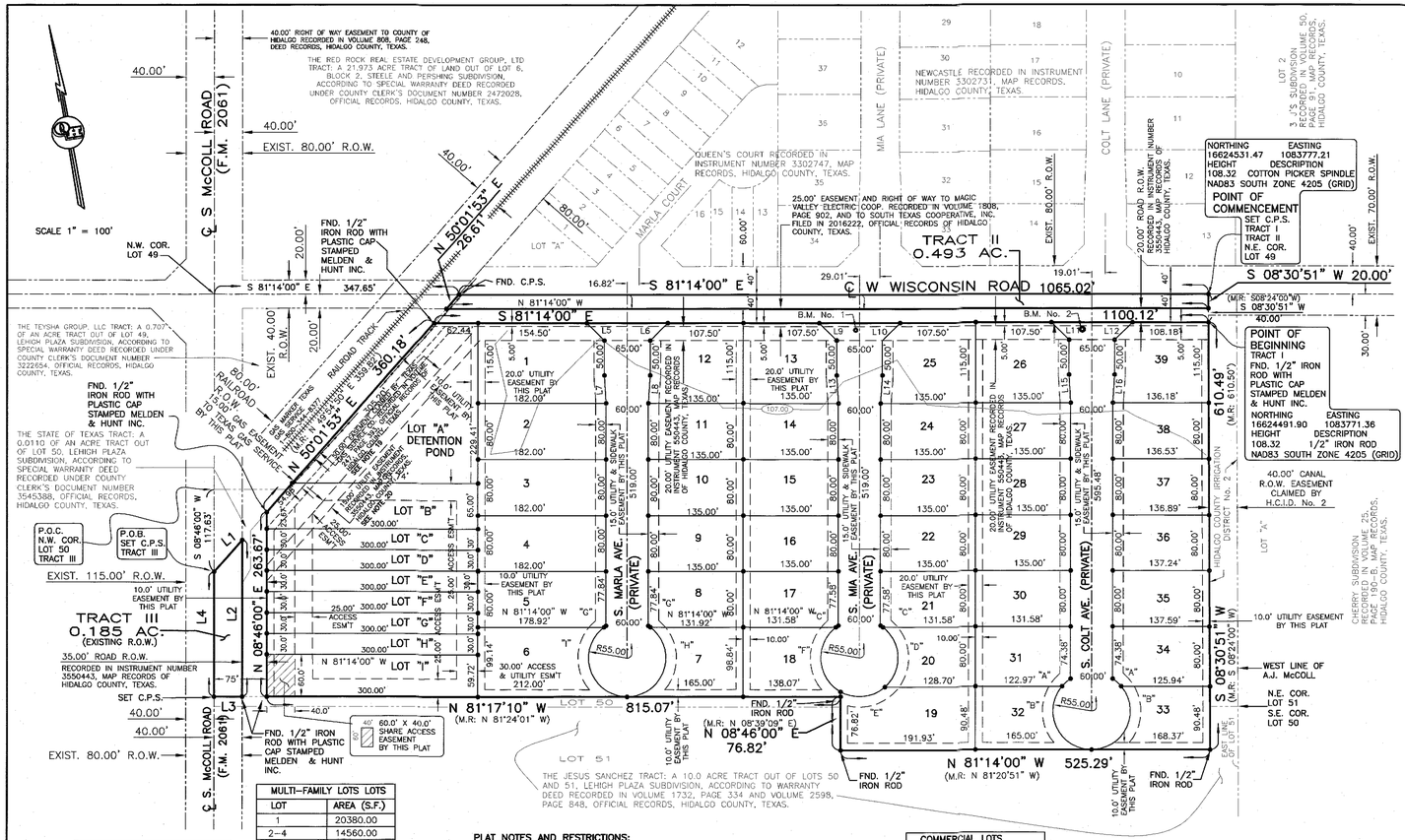
KING'S LANDING

VARIANCE EXHIBIT
COMMERCIAL GENERAL (CG)
MINIMUM LOT SIZE

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



LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 50°01'53" E	60.65'
L2	S 08°46'00" W	223.78'
L3	N 81°17'10" W	40.00'
L4	N 08°46'00" E	178.20'
L5	S 36°14'00" E	35.36'
L6	N 53°46'00" E	35.36'
L7	S 05°11'25" W	40.08'
L8	N 12°20'35" E	40.08'
L9	S 36°14'00" E	35.36'
L10	N 53°46'00" E	35.36'
L11	S 36°14'00" E	35.36'
L12	N 53°46'00" E	35.36'
L13	S 05°11'25" W	40.08'
L14	N 12°20'35" E	40.08'
L15	S 05°11'25" W	40.08'
L16	N 12°20'35" E	40.08'

MULTI-FAMILY LOTS LOTS	
LOT	AREA (S.F.)
1	20380.00
2–4	14560.00
5	14556.60
6	16493.91
7	11810.47
8	10796.60
9–11	10800.00
12–13	14975.00
14–16	10800.00
17	10795.76
18	11733.41
19	16718.81
20	9871.57
21	10795.76
22–24	10800.00
25–26	14975.00
27–30	10800.00
31	11404.90
32	10747.73
33	11034.28
34	11641.22
35	10993.34
36	10965.14
37	10936.94
38	10908.74
39	15081.90

COMMERCIAL LOTS	
LOT	AREA (S.F.)
LOT "A"	37415.06
LOT "B"	18750.67
LOT "C"–"I"	9000.00
LOT "I"	17958.64

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	16°46'03"	55.00'	16.10'	16.04'
"B"	130°10'36"	55.00'	124.96'	99.77'
"C"	130°10'36"	55.00'	124.96'	99.77'
"D"	16°46'03"	55.00'	16.10'	16.04'
"E"	04°21'46"	55.00'	4.19'	4.19'
"F"	101°16'45"	55.00'	97.22'	85.05'
"G"	70°36'50"	55.00'	67.78'	63.58'
"H"	113°18'11"	55.00'	108.73'	91.87'
"I"	04°21'46"	55.00'	4.19'	4.19'
"J"	03°54'53"	55.00'	3.76'	3.76'
"K"	143°04'56"	55.00'	137.35'	104.34'
"L"	143°04'56"	55.00'	137.35'	104.34'
"M"	03°54'53"	55.00'	3.76'	3.76'

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 FOR MULTI–FAMILY LOTS (RM):
FRONT .....20.00 FEET
REAR.....10.00 FEET
SIDE .....6.00 FEET
CORNER SIDE .....10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

SETBACKS FOR COMMERCIAL LOTS:
FRONT .....77.00 FEET
REAR.....25.00 FEET
SIDE .....0.00 FEET
CORNER SIDE (LOTS B & I).....25.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
SIDE FOR COMMERCIAL LOTS 0.00' WITH FIRE RATED WALL.

4.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER
MINIMUM FINISH FLOOR ELEVATION FOR COMMERCIAL LOTS: 24" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER

5.– BENCHMARK NOTE:
B.M. No. 1 ELEVATION = 107.00 TOP OF SANITARY SEWER MAN HOLE LOCATED AT THE NORTHWEST CORNER OF LOT 24 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No. 2 ELEVATION = 107.00 TOP OF SANITARY SEWER MAN HOLE LOCATED AT THE NORTHWEST CORNER OF LOT 38 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.– TOTAL DRAINAGE DETENTION IS: 151,364.93 C.F. (3.475 AC.–FT)
(MULTIFAMILY LOTS=128,577.37 SF, COMMERCIAL LOTS=22,787.56 SF)

7.– NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENT BY THIS PLATS OR IRRIGATION EASEMENTS

8.– FOR MULTIFAMILY LOTS 1 – 39, 50% OF PARK LAND FEE ($300.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE. $5850.00 WILL BE DUE AT RECORDING AND $5,850.00 WILL BE DUE AT 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.– 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.– NO ACCESS TO WISCONSIN ROAD FROM LOTS 1, 12, 13, 25, 26, & 39

12.– 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.

13.– U.E. DENOTES UTILITY EASEMENT BY THIS PLAT E.E. DENOTES ELECTRICAL EASEMENT

14.– ALL COMMON ACCESS, PARKING LOT AND LANDSCAPING AREAS WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION

15.– 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.

16.– A FIVE (5.00') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG WISCONSIN ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

17.– A 6.00' BUFFER FENCE TO BE BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WILL BE REQUIRED BETWEEN RESIDENTIAL AND MULTI–FAMILY LOTS. A OPAQUE FENCE IS REQUIRED BETWEEN COMMERICAL AND MULTI–FAMILY LOTS. OPAQUE FENCE TO BE MAINTAINED BY COMMERICAL LOT OWNERS.

18.– 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

19.–50.00' EASEMENT CLAIMED BY TEXAS GAS SERVICE CO. RECORDED IN VOLUME 247, PAGE 393, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. **(TO BE ABANDONED BY THIS PLAT)**

20.–15.00' UTILITY EASEMENT RECORDED IN INSTRUMENT NUMBER 3550443, MAP RECORDS OF HIDALGO COUNTY, TEXAS. **(TO BE ABANDONED BY THIS PLAT)**

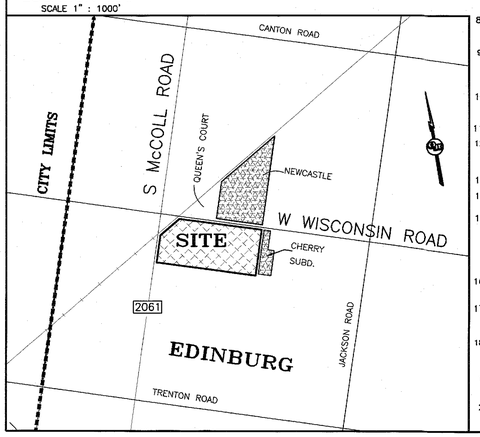
21.– ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS

22.– THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATION MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT 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.

23.– HOMEOWNERS' ASSOCIATIONS. ANY PUBLIC OR PRIVATE SUBDIVISION WITH PUBLIC IMPROVEMENTS THAT ARE NOT DEDICATED TO THE CITY SHALL HAVE A HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE ESTABLISHED WITH THE APPROPRIATE LEGAL INSTRUMENTS THAT SHALL BE REVIEWED AND APPROVED BY THE ADMINISTRATOR AT THE TIME OF FINAL PLAT APPROVAL. SUCH INSTRUMENT SHALL:
1. REQUIRE ALL LOT OWNERS TO BE MEMBERS;
2. COLLECT DUES AND ASSESSMENTS TO MAINTAIN THE PRIVATE ROADS;
3. KEEP AN APPROPRIATE RESERVE FUND TO ENSURE PERIODIC MAINTENANCE OF THE PRIVATE ROADS;
4. REQUIRE MAINTENANCE OF THE PRIVATE ROADS, TRAFFIC SIGNALS, STREET LIGHTS, AND SIDEWALKS, AND LANDSCAPING AND DRAINAGE AREAS.

24.– PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANT, FIRE DEPARMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

LOCATION MAP
SCALE 1" : 1000'



KING'S LANDING

A 17.274 ACRE TRACT OF LAND OUT OF LOTS 49, 50 AND 51, LEHIGH PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3555596, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

TRACT I

A 16.596 ACRE TRACT OF LAND OUT OF LOTS 49, 50 AND 51, LEHIGH PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3555596, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND (EASTING = 1083777.21, NORTHING = 16624531.47) ON THE EAST LINE OF LOT 49 AND ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 08°30'51" W (MAP RECORD: S 08°24'00" W), 40.00 FEET FROM THE NORTHEAST CORNER OF LOT 49 AND THE POINT OF COMMENCEMENT (EASTING = 1083777.21, NORTHING = 16624531.47);

THENCE; S 08°30'51" W (DEED RECORD: S 08°24'00" W), ALONG THE EAST LINE OF LOTS 49 AND 50, A DISTANCE OF 610.49 FEET (MAP RECORD: 610.50 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH OF THE JESUS SANCHEZ TRACT (A 10.00 ACRE TRACT OUT OF LOTS 50 AND 51, LEHIGH PLAZA SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1732, PAGE 334, AND VOLUME 2598, PAGE 848, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; N 81°14'00" W (MAP RECORD: N 81°20'51" W), ALONG THE NORTH LINE OF THE JESUS SANCHEZ TRACT, A DISTANCE OF 525.29 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE; N 08°46'00" E (MAP RECORD: N 08°39'09" E), ALONG THE NORTH LINE OF THE JESUS SANCHEZ TRACT, A DISTANCE OF 76.82 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE; N 81°17'10" W (MAP RECORD: N 81°24'01" W), ALONG THE NORTH LINE OF THE JESUS SANCHEZ TRACT, A DISTANCE OF 815.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE NEW EAST RIGHT OF WAY LINE OF McCOLL ROAD (F.M. 2061) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; N 08°46'00" E, ALONG THE NEW EAST RIGHT OF WAY LINE OF McCOLL ROAD (F.M. 2061), A DISTANCE OF 263.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF AN 80.00 FOOT RAILROAD RIGHT OF WAY FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE; N 50°01'53" E (MAP RECORD: N 49°54'50" E), ALONG THE EAST RIGHT OF WAY LINE OF SAID 80.00 FOOT RAILROAD RIGHT OF WAY, A DISTANCE OF 360.18 FEET (MAP RECORD: 359.82 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE; S 81°14'00" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 1,100.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.596 ACRES OF LAND MORE OR LESS.

TRACT II

A 0.493 OF AN ACRE TRACT OF LAND OUT OF LOT 49, LEHIGH PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3555596, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF LOT 49 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°30'51" W, ALONG THE EAST LINE OF LOT 49, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE ORIGINAL SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°14'00" W, ALONG THE ORIGINAL SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 1,082.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF AN 80.00 FOOT RAILROAD RIGHT OF WAY FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 50°01'53" E (MAP RECORD: N 49°54'50" E), ALONG THE EAST LINE OF SAID 80.00 FOOT RAILROAD RIGHT OF WAY, A DISTANCE OF 26.61 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF LOT 49 AND IN THE CENTERLINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°14'00" E, ALONG THE NORTH LINE OF LOT 49 AND THE CENTERLINE OF WISCONSIN ROAD, A DISTANCE OF 1,065.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.493 OF AN ACRE OF LAND MORE OR LESS.

TRACT III

A 0.185 OF AN ACRE TRACT OF LAND OUT OF LOT 50, LEHIGH PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3555596, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 50 AND IN THE CENTERLINE OF McCOLL ROAD (F.M. 2061) FOR THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 08°46'00" W, 117.63 FEET FROM THE NORTHWEST CORNER OF LOT 49.

THENCE; N 50°01'53" E, A DISTANCE OF 60.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF McCOLL ROAD (F.M. 2061) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°46'00" W, ALONG THE EAST RIGHT OF WAY LINE OF McCOLL ROAD (F.M. 2061), A DISTANCE OF 223.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE NORTH LINE OF THE JESUS SANCHEZ TRACT (A 10.00 ACRE TRACT OUT OF LOTS 50 AND 51, LEHIGH PLAZA SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1732, PAGE 334, AND VOLUME 2598, PAGE 848, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°17'10" W, ALONG THE NORTH LINE OF THE JESUS SANCHEZ TRACT, A DISTANCE OF 40.00 TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 49 AND IN THE CENTERLINE OF McCOLL ROAD (F.M. 2061) FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°46'00" E, ALONG THE WEST LINE OF LOT 49 AND THE CENTERLINE OF McCOLL ROAD (F.M. 2061), A DISTANCE OF 178.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.185 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH NEWCASTLE, RECORDED IN INSTRUMENT NUMBER 3302731, 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 — ALFONSO QUINTANILLA — 4856 — REGISTERED PROFESSIONAL LAND SURVEYOR

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

6-5-2024
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 — MARCO A. GONZALEZ — 120016 — LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. No. 120016

10-6-25
DATE

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 KING'S LANDING 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 THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.
MANUEL CANTU, MEMBER
2912 S. JACKSON ROAD
McALLEN, TX 78503
PH. (956) 821–8180

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **MANUEL CANTU MEMBER OF RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.** proved to me through his his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

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

CLARISSA QUINTANILLA
Notary ID #129615255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA–NO

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 01/08/2026

— SUBDIVISION VARIANCE —

SAPPHIRE AT LA SIENNA PHASE III SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102 Lot and Design Standards, Table 3.102-1, Single-Family Detached Lot and Building Standards, Rear Yard Setbacks and Article 5, Subdivision Standards, Sec. 5.206. Blocks, Block Length, for Sapphire at La Sienna Phase III Subdivision, being a 12.364 acres tract of land, out of Lots 51 and 52, Santa Cruz Ranch Subdivision, Volume Z, Page 161, Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas, located at 4498 La Sienna Parkway, As Requested by Melden & Hunt, Inc.

2. **Description/Scope:** The property is located on the east side of La Sienna Parkway and approximately 1,304 feet north of E. Water Lily Street, and is within the City of Edinburg, City Limits. This project has yet to submit an official subdivision application with the Planning and Zoning Department, which will be an extension of Phase I and II. Melden & Hunt, Inc., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Article 3, Lot and Design Standards, Section 3.102, Standards for Rural and Residential Development, Table 3.102-1, Single Family Detached Lot and Building Standards

   This requested variance is to Article 3, Section 3.102, Table 3.102-1 as it applies to Single-Family Residential detached lots and building standards, primarily the rear yard setbacks. The developer is proposing a 10 ft. rear yard setback and our UDC requires a 20 ft. rear yard setback. The developer states that this development is more in common with town-home developments that would only require a 10 ft. rear yard setback and allows them to maximize the buildable area on the lots.

   Variance Request: Article 5, Subdivision Standards, Division 5.200, Subdivision Design Standards, Section 5.206, Blocks, Block Length

   The requested variance is to Article 5, Section 5.206, Blocks, as it pertains to block lengths within a proposed subdivision development. The variance request is to allow the block length to exceed the required minimum of 1,000 feet. The developer states that due to the winding road design of the subdivision the proposed length will exceed 1,000 feet and will be 1,772.64 feet. They stated that the intention of the code is to provide connectivity in which they believe this design will still provide.

   Staff's Recommendation: Staff recommends denial of the variance request and asked that the

applicant comply with our current UDC and all other requirements that it calls for.

Prepared By:
Clarence Cruz Jr.
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:
Unified Development Code
Development Map
Aerial Map
Site Map
Reduced Subdivision Plat

Table 3.102-1
Single-Family Detached Lot and Building Standards

	Minimum						Maximum
Zoning District	**Lot Area**	**Lot Width (ft)**	**Street Yard[1] (ft)**	**Street Side Yard (ft)**	**Side Yard (ft)**	**Rear Yard (ft)**	**Building Height (ft)**
Agriculture and Open Space (AO)	5 ac.	300	60	30	30	40	35 / 60[2]
Residential, Suburban (RS)	15,000 sf	90	30	15	15	30	35
Residential, Primary (RP)	5,000 sf	50	20	10	6	20	35
Residential, Urban and Townhome (RM)[3]	4,000 sf	40	10 / 18[4]	10	6[5]	10 / 18[4]	35

TABLE NOTES:

[1]Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots in the RP District.

[2]The second height refers to agricultural structures.

[3]If adjacent to an AO or RS district, lots on the perimeter of the subdivision shall meet the lot area, lot width, and setback requirements of the RP district.

[4]The first number is the house setback; the second is the setback for a front load garage.

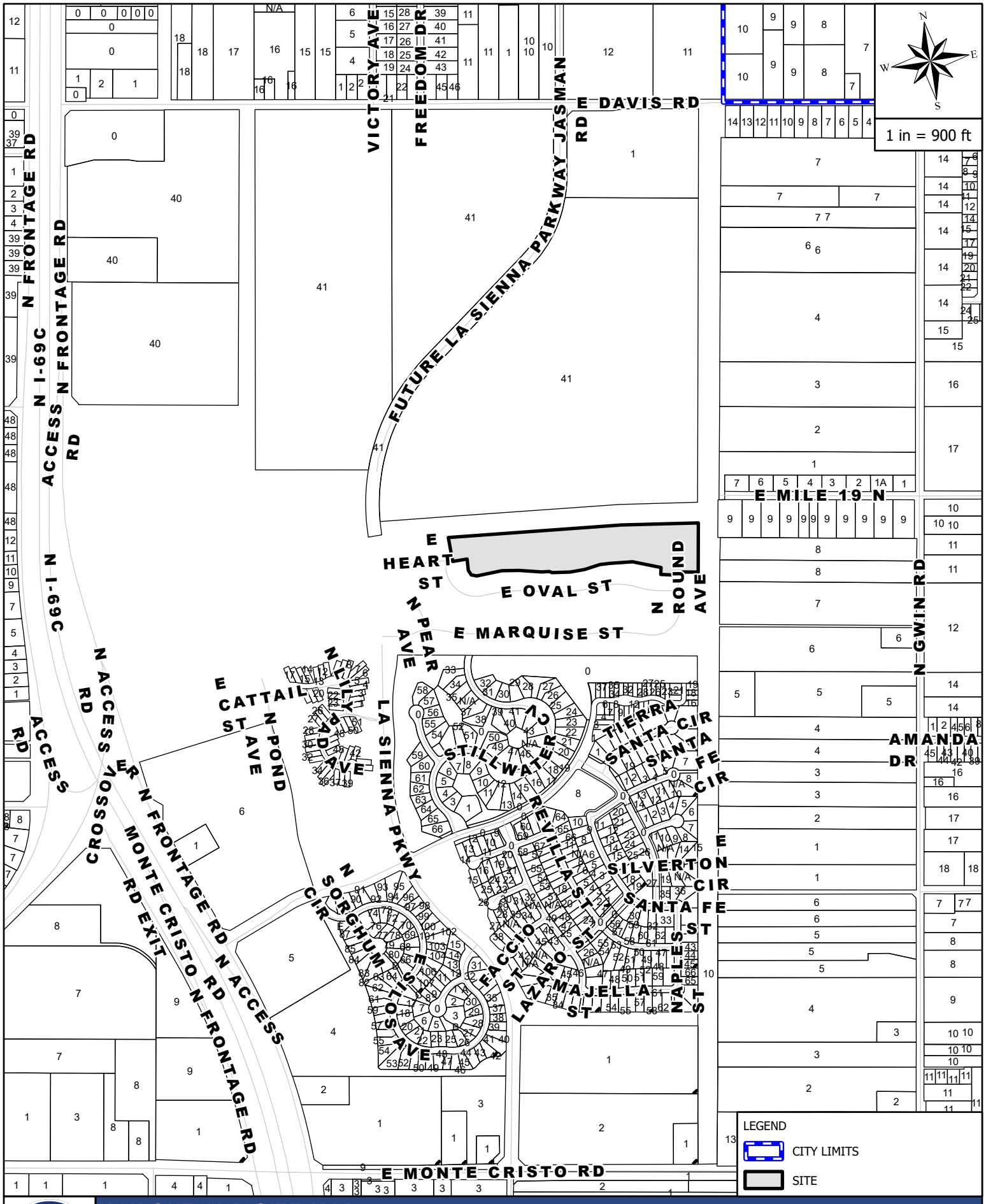
[5]Side yard setbacks in the RM district may be reduced to 5 feet if approved by Fire Marshal.

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.200, Subdivision Design Standards

Sec. 5.206, Blocks

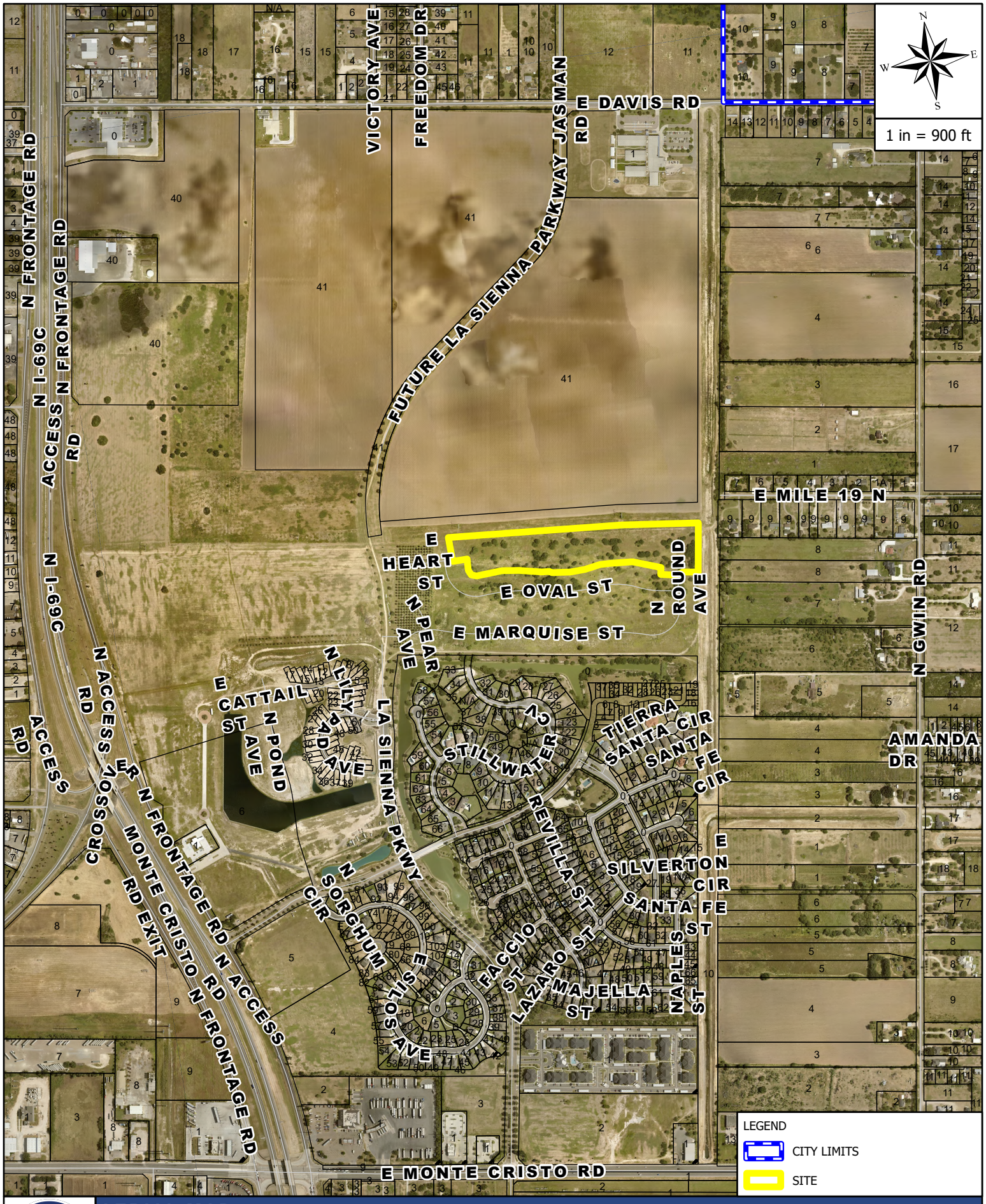
A. Block Length. Except in the AO and RS districts, no block may exceed 1,000 feet in length. The length, width, and shape of blocks should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection. In the RS district and in the ETJ, no block shall exceed 1,200 feet in length. There is no maximum block length in the AO district. See Figure 5.206-1., *Block Length*.



THE CITY OF EDINBURG TEXAS

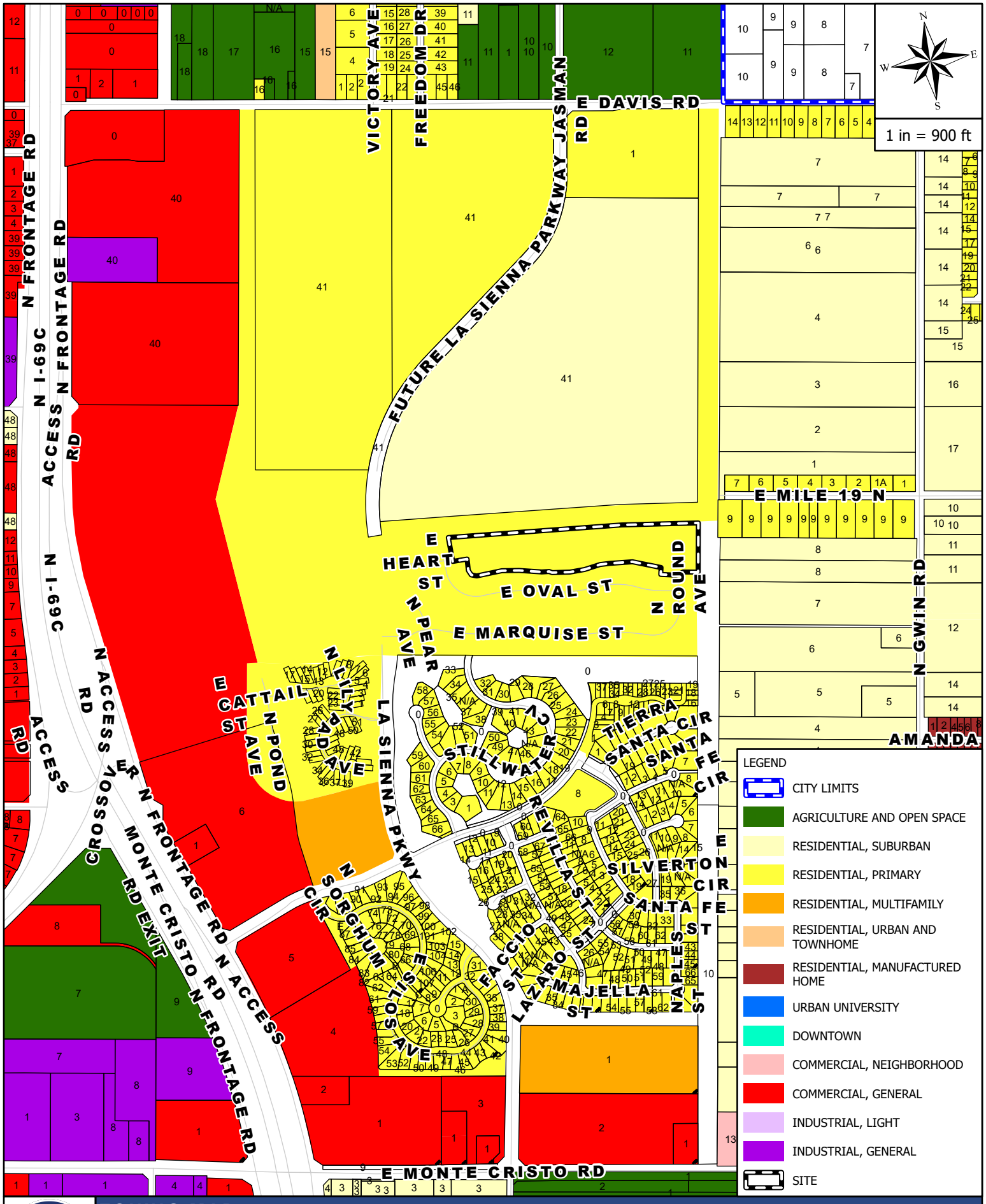
MAILOUT AND SITE MAP

4498 LA SIENNA PKWY



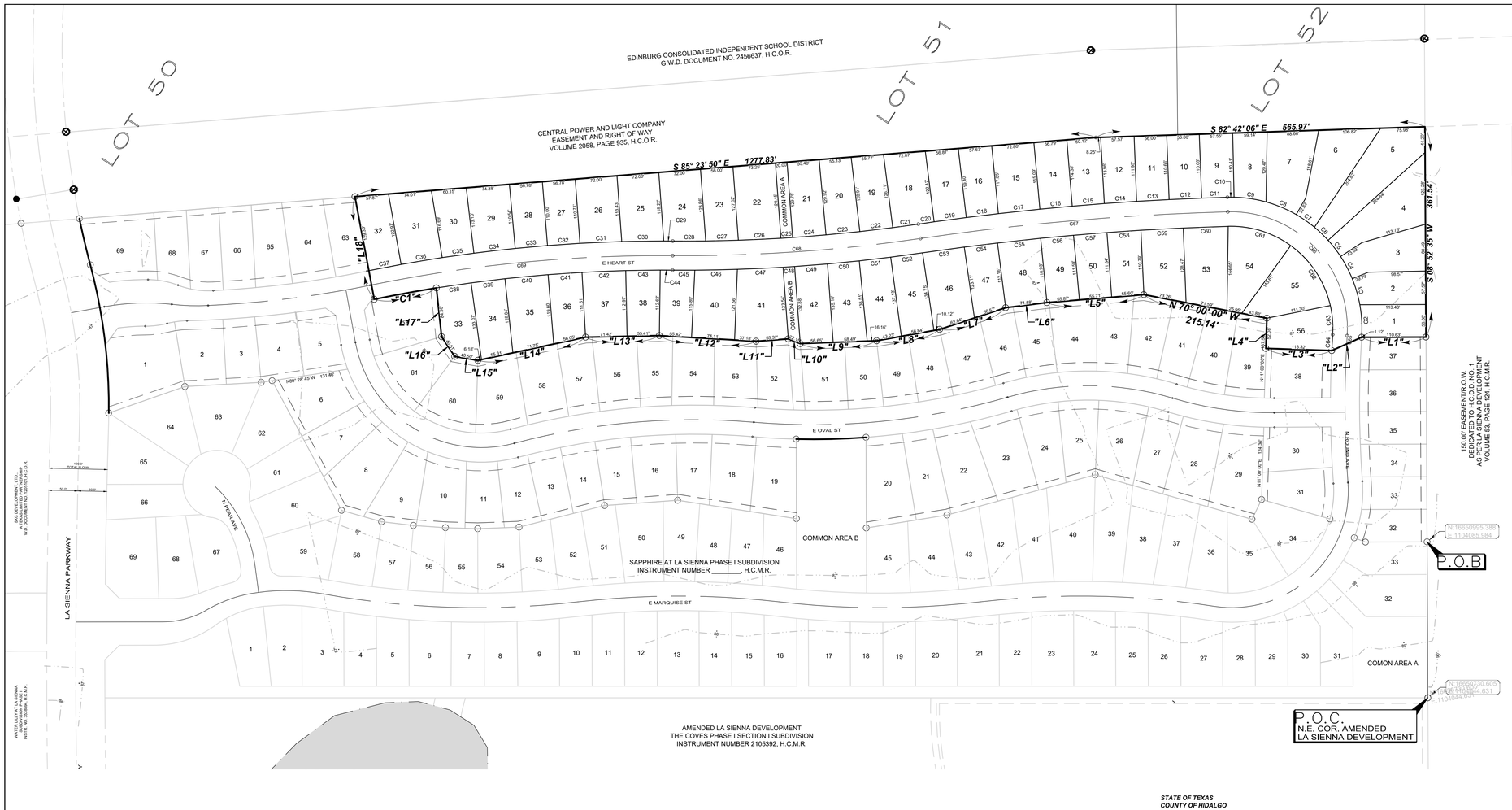
AERIAL MAP

4498 LA SIENNA PKWY



ZONING MAP

4498 LA SIENNA PKWY



STATE OF TEXAS
COUNTY OF HIDALGO:

I/WE THE UNDERSIGNED,OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERIN AS SAPPHIRE AT LA SIENNA PHASE I SUBDIVISION SO 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 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 HOMEOWNER 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 THE DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS 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 THE RESPONSIBILITY OF THE CITY OF EDINBURG.

SAPPHIRE AT LA SIENNA SPE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICK RHODES, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, MANAGER OF SAPPHIRE AT LA SIENNA SPE, LLC. PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 10/22/2025
ENGINEERING JOB # 25180.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20 _____

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

DATE SURVEYED: 11/05/2025
SURVEYING JOB No. 25205.08

STATE OF TEXAS
ROBERTO N. TAMEZ
6238

SUBDIVISION MAP OF

SAPPHIRE AT LA SIENNA PHASE III SUBDIVISION

BEING A SUBDIVISION OF 12.364 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50, 51 AND 52, SANTA CRUZ RANCH SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

LOCATION MAP

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF 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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPPHIRE AT LA SIENNA PHASE II 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

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

DRAWN BY: J.L.G. DATE 10-22-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SHEET 1 OF 2 SHEETS

K:\Land Development\Residential\Sapphire\2025 - Rhodes - Sapphire at La Sienna 2\Autocad Files\PH III\PHASE III.dwg 10/22/2025 4:51:15 PM DWG To PDF.pc3

Lot Area Table		
Lot #	SQ. FT.	Area
1	6208.11	0.143
2	6656.37	0.153
3	8588.28	0.197
4	12207.18	0.280
5	14177.90	0.325
6	10919.36	0.251
7	10070.71	0.231
8	6526.04	0.150
9	6228.18	0.143
10	6176.53	0.142
11	6229.86	0.143
12	6387.99	0.147
13	6497.50	0.149
14	6454.08	0.148
15	8383.37	0.192
16	6685.48	0.153
17	6803.39	0.156
18	8974.33	0.206
19	7198.73	0.165
20	7357.27	0.169
21	7345.98	0.169
22	9405.51	0.216
23	7030.10	0.161
24	8723.28	0.200
25	8327.01	0.191

Lot Area Table		
Lot #	SQ. FT.	Area
26	8056.60	0.185
27	6207.24	0.142
28	6202.80	0.142
29	8138.92	0.187
30	6604.01	0.152
31	8695.09	0.200
32	7186.76	0.165
33	7468.59	0.171
34	7419.95	0.170
35	9037.02	0.207
36	6591.34	0.151
37	8248.08	0.189
38	6477.37	0.149
39	6553.78	0.150
40	8724.53	0.200
41	10570.09	0.243
42	7580.53	0.174
43	7741.91	0.178
44	7877.41	0.181
45	7619.53	0.175
46	9350.25	0.215
47	6667.05	0.153
48	8153.86	0.187
49	6272.50	0.144
50	6327.64	0.145

Lot Area Table		
Lot #	SQ. FT.	Area
51	6344.12	0.146
52	8658.89	0.199
53	10087.39	0.232
54	10181.06	0.234
55	10152.03	0.233
56	7345.95	0.169
C.A. A	2592.54	0.060
C.A. B	2563.98	0.059

Line Table		
Line #	Direction	Length
"L1"	N81° 00' 00"W	110.63'
"L2"	S75° 17' 52"W	56.19'
"L3"	N79° 00' 00"W	113.32'
"L4"	N11° 00' 00"E	52.08'
"L5"	N85° 30' 01"W	167.18'
"L6"	N88° 00' 00"W	71.58'
"L7"	S81° 00' 00"W	119.41'
"L8"	S89° 00' 00"W	110.19'
"L9"	N83° 00' 00"W	131.29'
"L10"	N59° 32' 17"W	22.15'
"L11"	N85° 00' 00"W	55.37'
"L12"	N77° 30' 00"W	166.70'
"L13"	N82° 00' 00"W	126.83'
"L14"	S87° 00' 00"W	189.29'
"L15"	N71° 00' 00"W	40.50'
"L16"	N24° 30' 00"W	40.51'
"L17"	N03° 00' 00"E	84.30'
"L18"	N01° 30' 00"W	179.34'

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	002° 30' 51"	2,475.00'	108.61'	54.31	S88° 53' 04"W	108.60'
C2	014° 01' 51"	225.00'	55.10'	27.69	N5° 52' 48"E	54.96'
C3	011° 51' 52"	225.00'	46.59'	23.38	N7° 04' 04"W	46.51'
C4	011° 00' 00"	225.00'	43.20'	21.67	N18° 30' 00"W	43.13'
C5	008° 58' 41"	225.00'	35.26'	17.66	N28° 29' 20"W	35.22'
C6	008° 18' 19"	225.00'	32.62'	16.34	N37° 07' 50"W	32.59'
C7	009° 43' 00"	225.00'	38.16'	19.12	N46° 08' 30"W	38.11'
C8	014° 19' 06"	225.00'	56.23'	28.26	N58° 09' 33"W	56.08'
C9	014° 13' 16"	225.00'	55.85'	28.07	N72° 25' 44"W	55.70'
C10	002° 51' 55"	225.00'	11.25'	5.63	N80° 58' 20"W	11.25'
C11	000° 33' 43"	4,525.00'	44.38'	22.19	N82° 41' 09"W	44.38'
C12	000° 42' 33"	4,525.00'	56.00'	28.00	N83° 19' 17"W	56.00'
C13	000° 42' 33"	4,525.00'	56.01'	28.01	N84° 01' 50"W	56.01'
C14	000° 42' 15"	4,525.00'	55.61'	27.81	N84° 44' 14"W	55.61'
C15	000° 42' 04"	4,525.00'	55.38'	27.69	N85° 26' 24"W	55.37'
C16	000° 42' 23"	4,525.00'	55.79'	27.89	N86° 08' 37"W	55.79'
C17	000° 54' 32"	4,525.00'	71.79'	35.89	N86° 57' 05"W	71.79'
C18	000° 42' 12"	4,525.00'	55.55'	27.78	N87° 45' 27"W	55.55'
C19	000° 42' 22"	4,525.00'	55.77'	27.89	N88° 27' 45"W	55.77'
C20	000° 20' 48"	4,525.00'	27.37'	13.69	N88° 59' 20"W	27.37'
C21	000° 55' 18"	2,775.00'	44.64'	22.32	S88° 42' 04"E	44.64'
C22	001° 10' 25"	2,775.00'	56.84'	28.42	S87° 39' 13"E	56.84'
C23	001° 12' 29"	2,775.00'	58.51'	29.25	S86° 27' 46"E	58.50'
C24	001° 11' 26"	2,775.00'	57.67'	28.83	S85° 15' 49"E	57.67'
C25	000° 24' 47"	2,775.00'	20.00'	10.00	S84° 27' 42"E	20.00'
C26	001° 30' 47"	2,775.00'	73.28'	36.64	S83° 29' 56"E	73.28'
C27	001° 09' 28"	2,775.00'	56.07'	28.04	S82° 09' 48"E	56.07'
C28	001° 09' 59"	2,775.00'	56.50'	28.25	S81° 00' 05"E	56.49'
C29	000° 21' 22"	2,525.00'	15.69'	7.84	N80° 35' 46"W	15.69'
C30	001° 38' 12"	2,525.00'	72.13'	36.07	N81° 35' 33"W	72.13'
C31	001° 38' 05"	2,525.00'	72.04'	36.02	N83° 13' 41"W	72.03'
C32	001° 16' 00"	2,525.00'	55.82'	27.91	N84° 40' 44"W	55.82'
C33	001° 16' 00"	2,525.00'	55.82'	27.91	N85° 56' 44"W	55.82'
C34	001° 37' 16"	2,525.00'	71.44'	35.72	N87° 23' 22"W	71.44'
C35	001° 14' 56"	2,525.00'	55.04'	27.52	N88° 49' 28"W	55.04'
C36	001° 37' 31"	2,525.00'	71.62'	35.81	S89° 44' 19"W	71.62'
C37	001° 16' 53"	2,525.00'	56.47'	28.24	S88° 17' 07"W	56.47'
C38	001° 23' 49"	2,475.00'	60.34'	30.17	N89° 09' 36"W	60.34'
C39	001° 21' 15"	2,475.00'	58.50'	29.25	N87° 47' 04"W	58.50'
C40	001° 43' 29"	2,475.00'	74.50'	37.25	N86° 14' 42"W	74.50'
C41	001° 21' 15"	2,475.00'	58.50'	29.25	N84° 42' 21"W	58.50'
C42	001° 44' 38"	2,475.00'	75.33'	37.67	N83° 09' 24"W	75.33'
C43	001° 22' 26"	2,475.00'	59.35'	29.67	N81° 35' 52"W	59.35'
C44	000° 29' 34"	2,475.00'	21.28'	10.64	N80° 39' 52"W	21.28'
C45	000° 46' 24"	2,825.00'	38.13'	19.06	S80° 48' 17"E	38.13'
C46	001° 29' 06"	2,825.00'	73.22'	36.61	S81° 56' 02"E	73.22'
C47	001° 35' 31"	2,825.00'	78.50'	39.25	S83° 28' 21"E	78.49'
C48	000° 24' 20"	2,825.00'	20.00'	10.00	S84° 28' 17"E	20.00'
C49	001° 08' 54"	2,825.00'	56.62'	28.31	S85° 14' 54"E	56.62'
C50	001° 06' 44"	2,825.00'	54.84'	27.42	S86° 22' 43"E	54.84'
C51	001° 06' 15"	2,825.00'	54.44'	27.22	S87° 29' 13"E	54.44'
C52	001° 07' 23"	2,825.00'	55.38'	27.69	S88° 36' 02"E	55.38'
C53	000° 55' 30"	4,475.00'	72.24'	36.12	N88° 41' 58"W	72.24'
C54	000° 44' 18"	4,475.00'	57.68'	28.84	N87° 52' 04"W	57.68'
C55	000° 57' 14"	4,475.00'	74.50'	37.25	N87° 01' 18"W	74.50'
C56	000° 43' 40"	4,475.00'	56.83'	28.42	N86° 10' 51"W	56.83'
C57	000° 44' 18"	4,475.00'	57.66'	28.83	N85° 26' 53"W	57.66'
C58	000° 44' 56"	4,475.00'	58.50'	29.25	N84° 42' 16"W	58.50'
C59	000° 55' 58"	4,475.00'	72.85'	36.42	N83° 51' 49"W	72.84'
C60	000° 59' 32"	4,475.00'	77.50'	38.75	N82° 54' 04"W	77.50'
C61	037° 25' 13"	175.00'	114.29'	59.27	N63° 41' 41"W	112.27'
C62	041° 21' 44"	175.00'	126.33'	66.06	N24° 18' 13"W	123.61'
C63	016° 31' 04"	175.00'	50.45'	25.40	N4° 38' 11"E	50.28'
C64	000° 51' 09"	1,825.00'	27.15'	13.58	S12° 28' 09"W	27.15'
C65	000° 27' 03"	1,800.00'	14.16'	7.08	S12° 40' 12"W	14.16'
C66	095° 18' 01"	200.00'	332.66'	219.41	N34° 45' 17"W	295.62'
C67	006° 45' 26"	4,500.00'	530.70'	265.66	N85° 47' 01"W	530.40'
C68	008° 44' 38"	2,800.00'	427.31'	214.07	S84° 47' 24"E	426.89'
C69	011° 56' 45"	2,500.00'	521.24'	261.57	N86° 23' 28"W	520.30'

SUBDIVISION MAP OF

SAPPHIRE AT LA SIENNA PHASE III SUBDIVISION

BEING A SUBDIVISION OF 12.364 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50, 51 AND 52, SANTA CRUZ RANCH SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A tract of land containing 12.364 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lots 51 and 52, Santa Cruz Ranch Subdivision, according to the plat thereof recorded in Volume Z, Page 161, Hidalgo County Map Records, which said 12.364 acres are out of a certain tract conveyed to SKC Development, LTD., a Texas Limited Partnership, by virtue of a Warranty Deed recorded under Document Number 1205101, Hidalgo County Map Records, said 12.364 acres also being more particularly described as follows;

COMMENCING at a No. 4 rebar set [Northing: 16650730.605, Easting: 1104044.631] at the Northeast corner of Amended La Sienna Development, The Coves Phase I, Section I Subdivision, according to the plat thereof recorded in Instrument Number 2105392, Hidalgo County Map Records, from which a No. 4 rebar found bears S 08° 49' 05" W a distance of 362.40 feet;

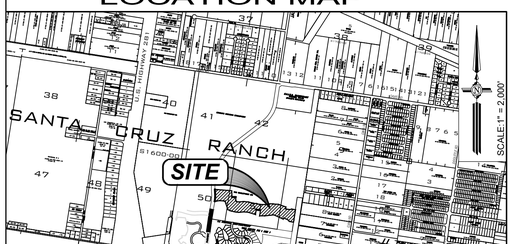
THENCE, N 08° 52' 35" E along the West line of a certain tract conveyed to Hidalgo County Drainage District No. 1 as per La Sienna Development, according to the plat thereof recorded in Volume 53, Page 124, Hidalgo County Map Records, a distance of 619.99 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81° 00' 00" W a distance of 110.63 feet to a No. 4 rebar set, for an inside corner of this tract;
2. THENCE, S 75° 17' 52" W a distance of 56.19 feet to a No. 4 rebar set, for an outside corner of this tract;
3. THENCE, N 79° 00' 00" W a distance of 113.32 feet to a No. 4 rebar set, for an outside corner of this tract;
4. THENCE, N 11° 00' 00" E a distance of 52.08 feet to a No. 4 rebar set, for an inside corner of this tract;
5. THENCE, N 70° 00' 00" W at a distance of 153.20 feet pass the West line of said Lot 52 and the East line of said Lot 51, continuing a total distance of 215.14 feet to a No. 4 rebar set, for an inside corner of this tract;
6. THENCE, N 85° 30' 01" W a distance of 167.18 feet to a No. 4 rebar set, for an angle point of this tract;
7. THENCE, N 88° 00' 00" W a distance of 71.58 feet to a No. 4 rebar set, for an inside corner of this tract;
8. THENCE, S 81° 00' 00" W a distance of 119.41 feet to a No. 4 rebar set, for an outside corner of this tract;
9. THENCE, S 89° 00' 00" W a distance of 110.19 feet to a No. 4 rebar set, for an outside corner of this tract;
10. THENCE, N 83° 00' 00" W a distance of 131.29 feet to a No. 4 rebar set, for an outside corner of this tract;
11. THENCE, N 59° 32' 17" W a distance of 22.15 feet to a No. 4 rebar set, for an inside corner of this tract;
12. THENCE, N 85° 00' 00" W a distance of 55.37 feet to a No. 4 rebar set, for an outside corner of this tract;
13. THENCE, N 77° 30' 00" W a distance of 166.70 feet to a No. 4 rebar set, for an angle point of this tract;
14. THENCE, N 82° 00' 00" W a distance of 126.83 feet to a No. 4 rebar set, for an inside corner of this tract;
15. THENCE, S 87° 00' 00" W a distance of 189.29 feet to a No. 4 rebar set, for the Southwest corner of this tract;
16. THENCE, N 71° 00' 00" W a distance of 40.50 feet to a No. 4 rebar set, for an outside corner of this tract;
17. THENCE, N 24° 30' 00" W a distance of 40.51 feet to a No. 4 rebar set, for an outside corner of this tract;
18. THENCE, N 03° 00' 00" E a distance of 84.30 feet to a No. 4 rebar set, for an inside corner of this tract;
19. THENCE, in a Southwesterly direction, along a curve to the left, with a central angle of 02° 30' 51", a radius of 2,475.00 feet, an arc length of 108.61 feet, a tangent of 54.31 feet and a chord that bears S 88° 53' 04" W a distance of 108.60 feet to a No. 4 rebar set, for an outside corner of this tract;
20. THENCE, N 01° 30' 00" W a distance of 179.34 feet to a No. 4 rebar set, for the Northwest corner of this tract;
21. THENCE, S 85° 23' 50" E a distance of 1,277.83 feet to a No. 4 rebar set, for an outside corner of this tract;
22. THENCE, S 82° 42' 08" E at a distance of 140.64 feet pass the East line of said Lot 51 and the West line of said Lot 52, continuing a total distance of 565.97 feet to a No. 4 rebar set on the West line of a certain tract conveyed to Hidalgo County Drainage District No. 1, for the Northeast corner of this tract;
23. THENCE, S 08° 52' 35" W along the West line of said tract conveyed to Hidalgo County Drainage District No. 1, a distance of 361.54 feet to the POINT OF BEGINNING and containing 12.364 acres of land, more or less.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE 20 FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. GARAGE SETBACK LINE SHALL BE (18) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. SIDE YARD SETBACK LINE SHALL BE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   E. STREET SIDE YARD SETBACK LINE SHALL BE (10) FEET OR EASEMENT WHICHEVER IS GREATER.
2. THIS ENTIRE DEVELOPMENT IS ZONED RESIDENTIAL PRIMARY (RP)
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOMR-F CASE NUMBER 09-06-0555A, DATED SEPTEMBER 17, 2009 FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480338 0020 E. FOR CITY OF EDINBURG, HIDALGO COUNTY, TEXAS DATED JUNE 6, 2000, WHICH COVERS THE SUBJECT PROPERTY, THIS TRACT OF LAND SHOWN HEREON LIES WITHIN 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB.
5. A 5 FOOT SIDEWALK WILL BE REQUIRED ALONG THE FRONT OF THE PROPERTIES AT THE TIME OF BUILDING PERMIT.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
8. BENCHMARK NOTES:
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
10. ALL MONUMENTS, PARKING, LANDSCAPING AREAS, OUT PARCEL A COMMON AREA, COMMON ACCESS, SIGNAGE, LIGHTING, LINEAR PARKWAY, DRAINAGE EASEMENTS AND OTHER NON-PUBLIC IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR FUTURE LOT OWNERS WITHIN THE SUBDIVISION.
11. 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/MULTIFAMILY CONSTRUCTION)
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 110,422 C.F (2.535 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.
13. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. DEVELOPER /OWNER/ H.O.A. WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF ALL PAVED TEMPORARY TURN AROUND SHOWN ON PLAT.
15. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED NY THE CITY AS PUBLIC IMPROVEMENTS, AND STREETS STREET LIGHTS, TAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOME OWNER 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. WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS SAPPHIRE AT LA SIENNA PHASE I 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 OWNERS OF THE 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.

LOCATION MAP



DRAWN BY: J.L.G. DATE 10-22-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

C:\Land Development\Residential\Subdiv\2025 - Projects - Sapphire at La Sienna 2\Autocad Files\PH III\SAPPHIRE III.dwg 10/22/2025 4:03:34 PM, DWG To PDF.pc3

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 01/08/2026

— SUBDIVISION VARIANCE —

SAPPHIRE AT LA SIENNA PH II

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots And Building Standard For Rear Yard Setback, and Article 5, Section 5.206-A. Blocks, for Sapphire at La Sienna Phase II Subdivision, being a Subdivision of 16.701 Acres out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, according to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, As Requested By Melden & Hunt, Inc.

2. **Description/Scope:** The property is located along La Sienna Parkway, and is within the City of Edinburg City Limits. The 16.701 tract of land is currently going through the plat process, and the proposed development consists of 69 single-family residential lots. The preliminary plat approval for the Sapphire at La Sienna Ph. II was approved by the Planning and Zoning Commission on December 11, 2025. Melden and Hunt, Inc, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Table 3.102-1

   This requested variance is to Article 3, Table 3.102-1 as it applies to setbacks of the property. The developer is proposing a 10 foot rear yard setback. As per the Unified Development Code the rear yard setback for Residential, Primary (RP) District is 20 feet.

   Variance Request: Section 5.206-A

   This requested variance is to Article 5, Section 5.206-A as it applies to block lengths. The UDC states that no block may exceed 1,000 feet in length. The developer is requesting to exceed the block length past 1,000 feet to 1,655 feet.

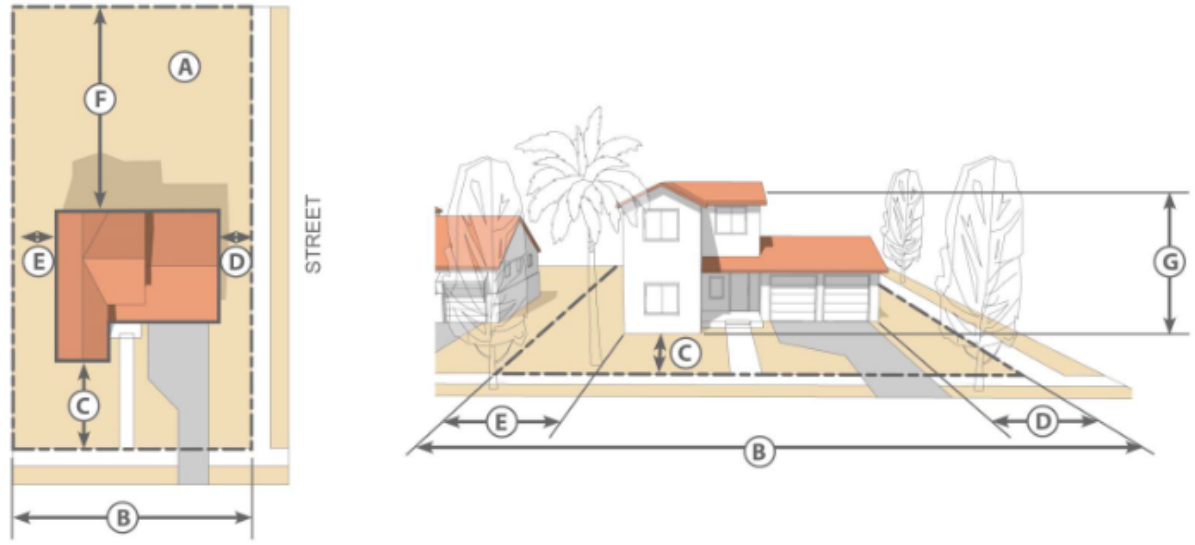
Staff's Recommendation: Staff recommends denial of the variance request as increasing a block length makes it difficult for emergency services to reach their destination in the quickest manner possible and the current design provides ample buildable space and leaving minimal green area on the lots. If approved, the applicant would need to comply with all other requirements during the permitting process.

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:
Unified Development Code
Development Map
Aerial Map
Site Map
Reduced Subdivision Plat

Figure 3.102-1
Single-Family Detached



A = Lot Area; B = Lot Width; C = Street Yard; D = Street Side Yard; E = Side Yard; F = Rear Yard; G = Building Height

Table 3.102-1
Single-Family Detached Lot and Building Standards

	Minimum						Maximum
Zoning District	Lot Area	Lot Width (ft)	Street Yard[1] (ft)	Street Side Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Building Height (ft)
Agriculture and Open Space (AO)	5 ac.	300	60	30	30	40	35 / 60[2]
Residential, Suburban (RS)	15,000 sf	90	30	15	15	30	35
Residential, Primary (RP)	5,000 sf	50	20	10	6	20	35
Residential, Urban and Townhome (RM)[3]	4,000 sf	40	10 / 18[4]	10	6[5]	10 / 18[4]	35

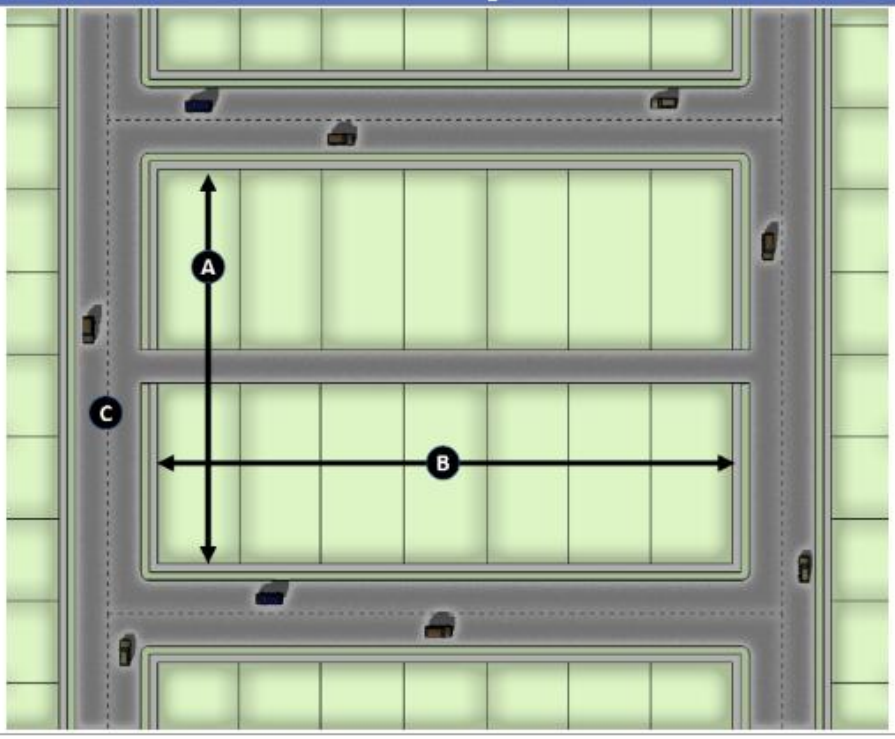
ARTICLE 5 - SUBDIVISION STANDARDS

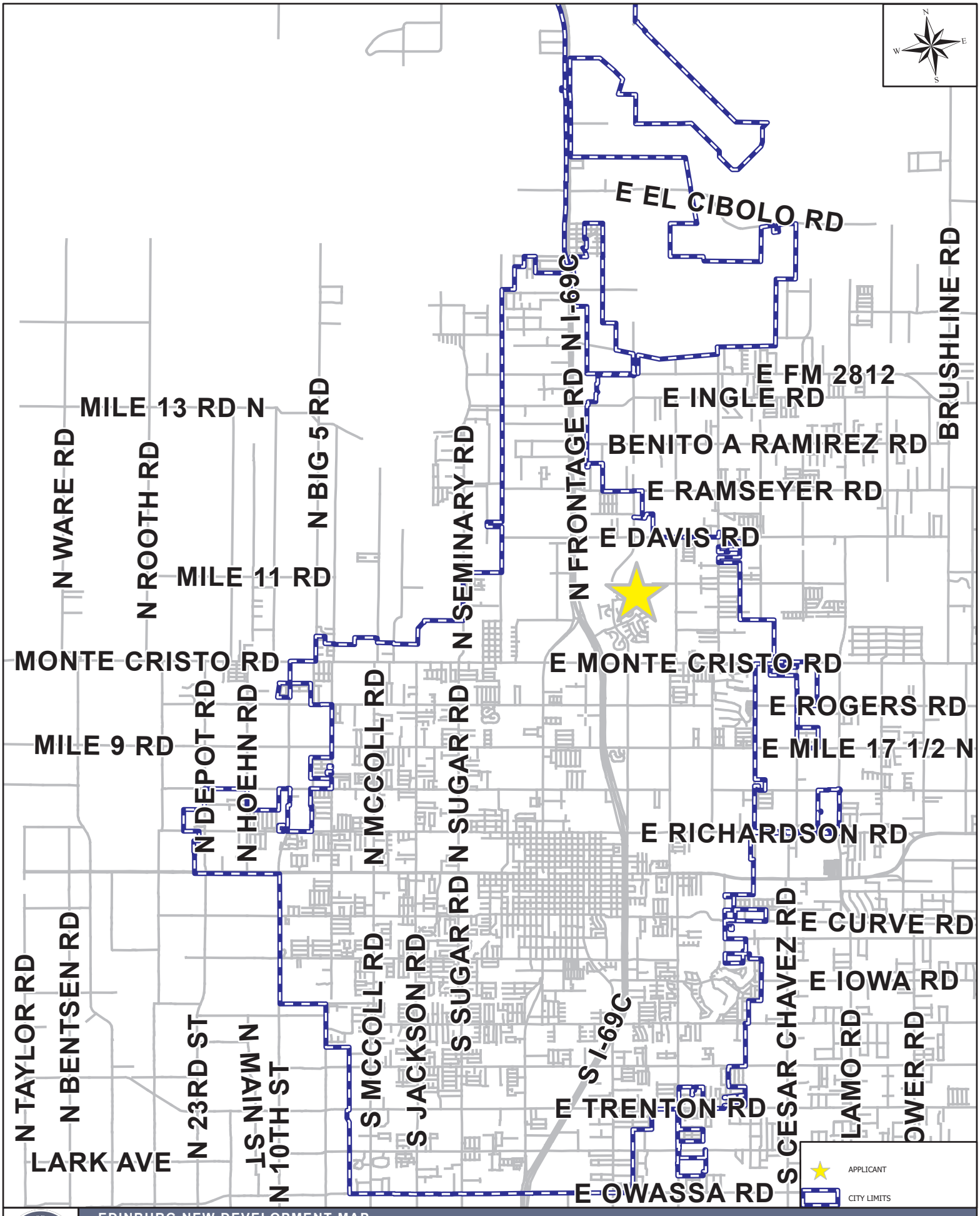
Division 5.200, Subdivision Design Standards

Sec. 5.206, Blocks

A. Block Length. Except in the AO and RS districts, no block may exceed 1,000 feet in length. The length, width, and shape of blocks should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection. In the RS district and in the ETJ, no block shall exceed 1,200 feet in length. There is no maximum block length in the AO district. See Figure 5.206-1., *Block Length*.

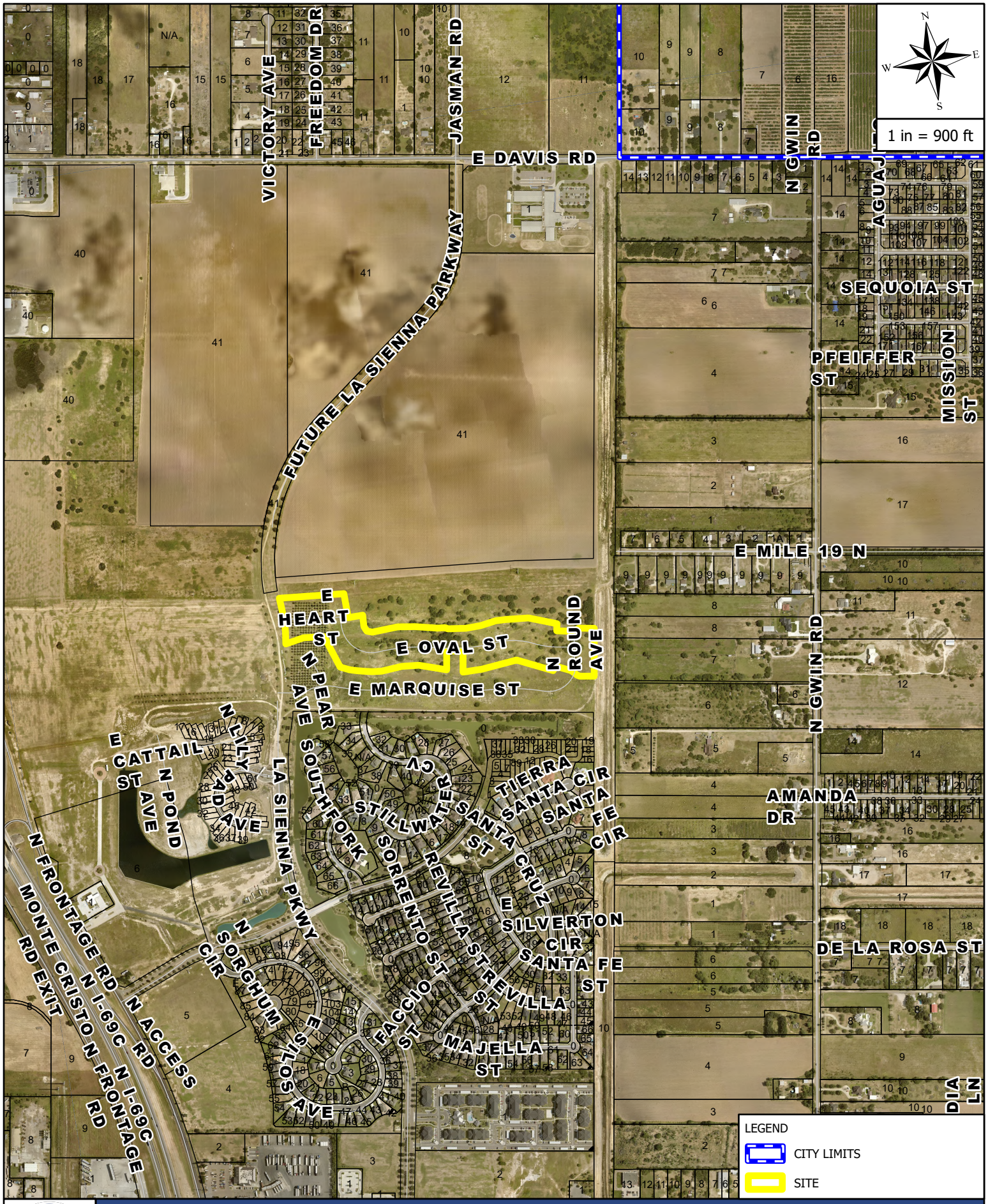
Figure 5.206-1
Block Length





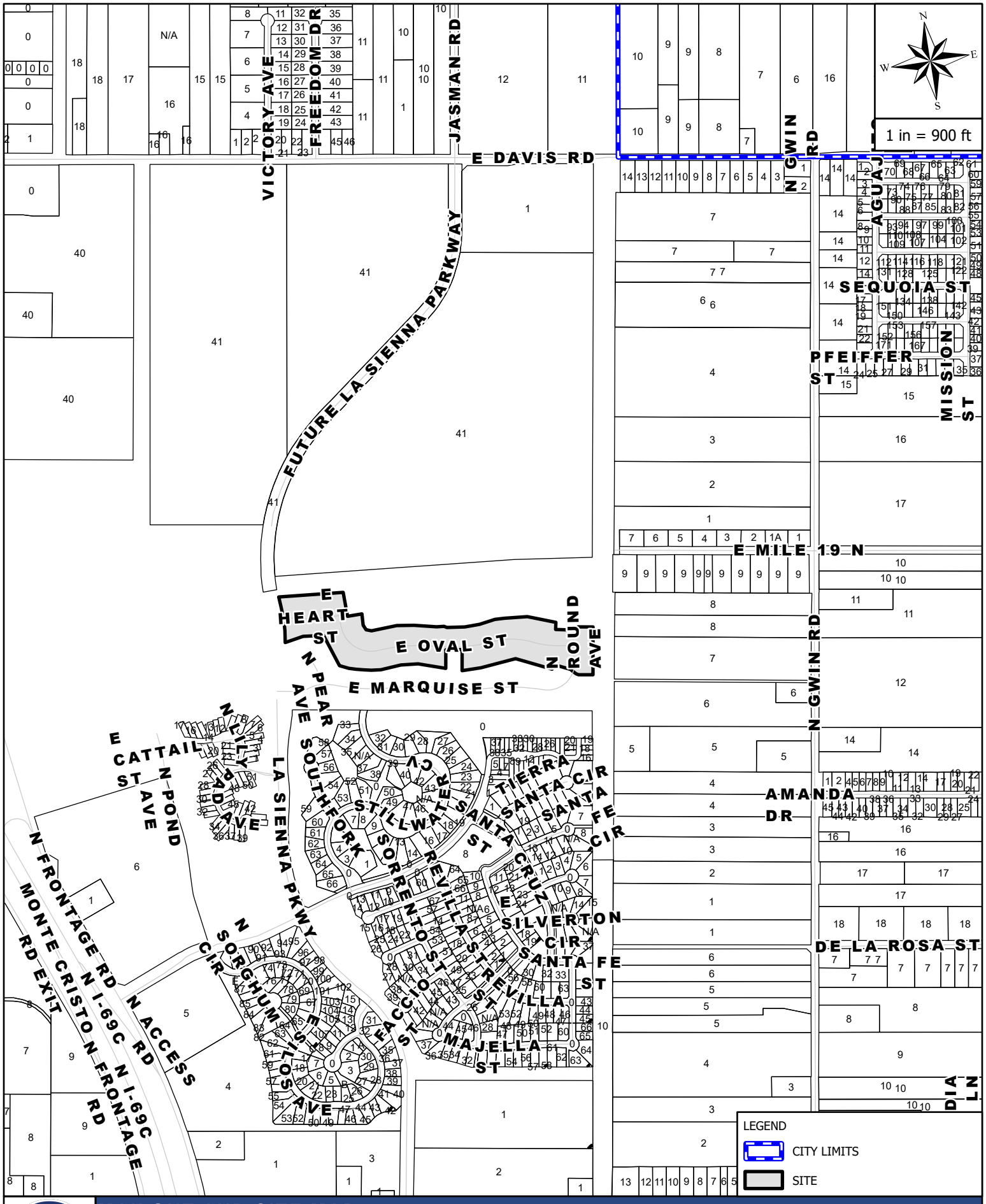
EDINBURG NEW DEVELOPMENT MAP

4498 LA SIENNA PKWAY



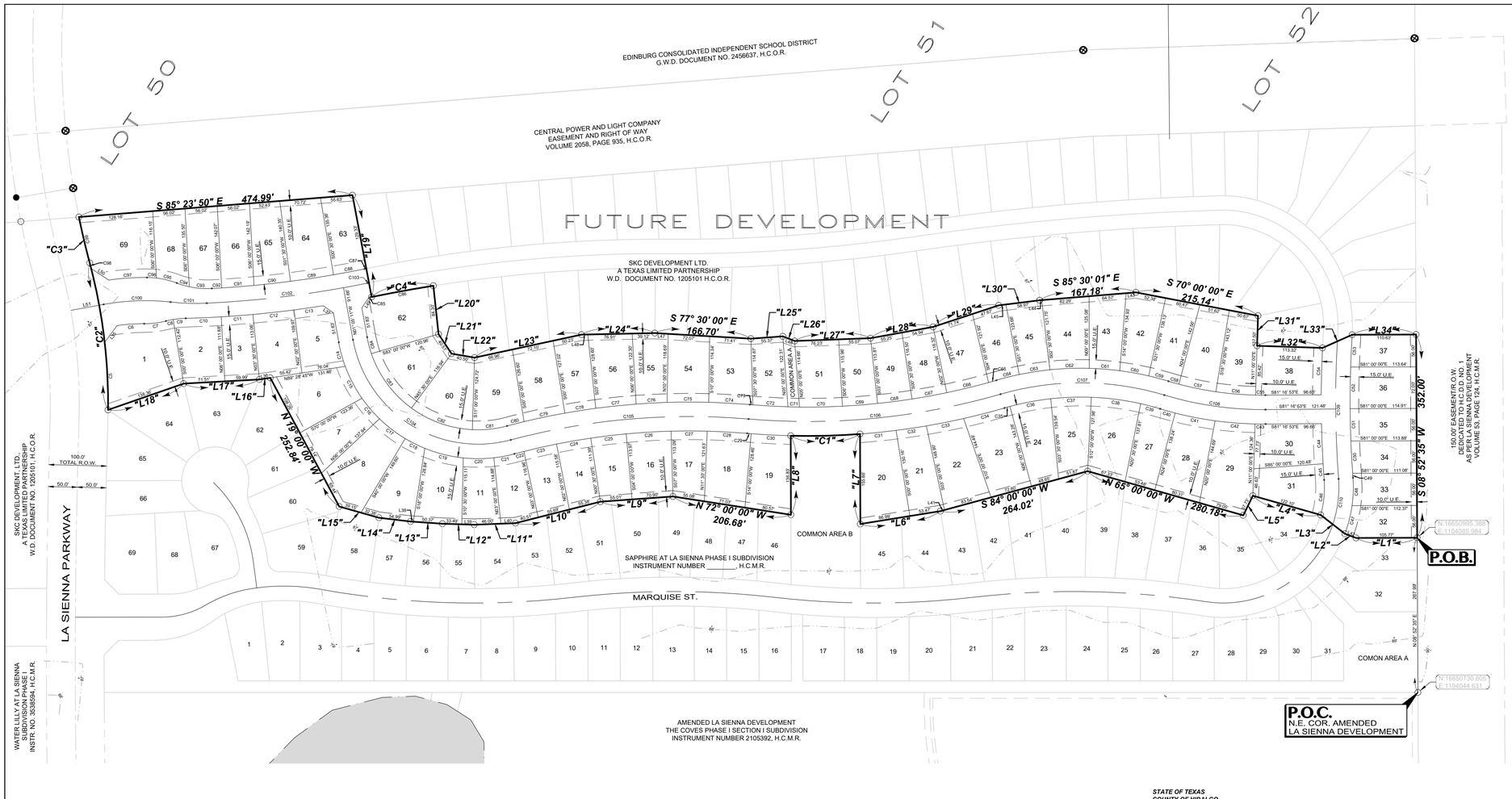
AERIAL MAP

4498 LA SIENNA PARKWAY



MAILOUT AND SITE MAP

4498 LA SIENNA PARKWAY



STATE OF TEXAS
COUNTY OF HIDALGO:

I/WE THE UNDERSIGNED,OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERIN AS SAPPHIRE AT LA SIENNA PHASE I SUBDIVISION SO 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 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 HOMEOWNER 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 THE DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS 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 THE RESPONSIBILITY OF THE CITY OF EDINBURG.

SAPPHIRE AT LA SIENNA SPE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICK RHODES, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, MANAGER OF SAPPHIRE AT LA SIENNA SPE, LLC. PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

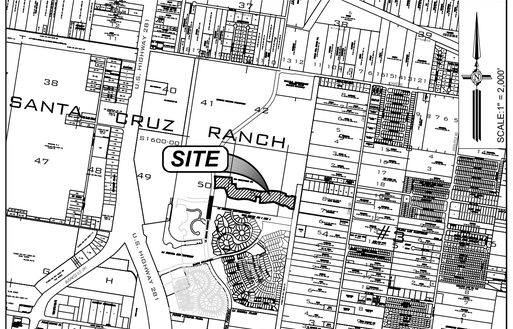
DATE PREPARED: 10/22/2025
ENGINEERING JOB # 25180.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

SUBDIVISION MAP OF
SAPPHIRE AT LA SIENNA PHASE II SUBDIVISION

BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50, 51 AND 52, SANTA CRUZ RANCH SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

LOCATION MAP



THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20 _____

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

DATE SURVEYED: 08/26/2024
SURVEYING JOB No. 24678.08

ROBERTO N. TAMEZ
6238

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF 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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPPHIRE AT LA SIENNA PHASE II 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

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

DRAWN BY: J.L.G. DATE 10-22-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SHEET 1 OF 2 SHEETS

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 01/08/2026

— SUBDIVISION VARIANCE —

THE ELMS SUBDIVISION

1. **Agenda Item:** Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots and Building Standards, for Minimum Lot Area, Lot Width, Side Yard Setbacks, and Table Note To Table 3.102-1 (RM3), Article 5, Section 5.203-A. Table 5.203-1, Right-Of-Way Widths And Article 4, Section 4.204-A. Table 4.204-1 Development Standards for Bufferyard Requirement For The Elms Subdivision, Being a 5.818-Acre Tract of Land, out of Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County Map of Records Located at 1000 W. Alberta Road, As Requested By, Melden & Hunt, Inc.

2. **Description/Scope:** The property is located on the south side of W. Alberta Road and approximately 1,326 feet east of Sugar Road, and is within the City of Edinburg City Limits. The 5.818 tract of land is currently going through the Subdivision process, the proposed development consists of 58 single-family lot. Melden & Hunt, Inc., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Table 5.203-1
   This requested variance is to Article 5, Table 5.203-1 as it applies to right-of-way widths. The developer is proposing a right-of-way width of 40 feet, the UDC requires right-of-way width of 50 feet.

   Variance Request: Table 3.102-1
   This requested variance is to Article 3, Table 3.102-1 as it applies to Single-Family detached lot and building standards. The Developer is proposing a lot area of 2,844 square feet, the UDC requires a lot area of 4,000 square feet.

   Variance Request: Table 3.102-1
   This requested variance is to Article 3, Table 3.102-1 as it applies to Single-Family detached lot and building standards. The Developer is proposing a lot width of 36 feet, The UDC requires a lot width of 40 feet.

   Variance Request: Table 3.102-1
   This Requested variance is to Article 3, Table 3.102-1 as it applies to Single-Family detached lot and building standards. The developer is also proposing a side yard setback of 5 feet, the UDC requires 6 feet for the side yard setback.

   Variance Request: Table 3.102-1

This requested variance is to Article 3, Table 3.102-1 as it applies to Single-Family detached lot and building standards. The developer is requesting a variance to Residential, Urban and Townhome (RM)3 under Table Notes that states If adjacent to an Agriculture and Open Space (AO) District or Residential Suburban (RS) District, lots on the perimeter of the subdivision shall meet the lot area, lot width, and setback requirement of the Residential Primary (RP) District.

Variance Request: Table 4.204-1

This requested variance is to Article 4, Table 4.204-1 as it applies to Bufferyards. The UDC requires that a lot that is 200 feet or less in depth a wood fence may be provided, but if a lot that is greater than 200 feet in depth a masonry wall shall be provided. The developer is proposing a six foot wood fence.

Staff's Recommendation: Staff recommends denial of the six variance requests. If approved, the applicant would need to comply with all other requirements during the permitting process.

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:
Unified Development Code
Development Map
Aerial Map
Site Map
Reduced Subdivision Plat

UNIFIED DEVELOPMENT CODE

(Ord. No. 2022-4764, 08/09/2022)

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.200, Subdivision Design Standards

Sec. 5.203, Streets Cross Sections

A. **Right-of-Way and Pavement Widths.** Rights-of-way shall conform to those set out in Table 5.203-1, *Right-of-Way Widths*, and as generally depicted in Figure 5.203-1, *Sample Right-of-Way Cross-Section*.

B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.

C. **Half Streets Prohibited.** No half-streets shall be permitted in new subdivision plats.

Table 5.203-1
Right-of-Way Widths[1]

Road Classification	Minimum Right-of-Way Width Required (A)	Minimum Pavement Width Required[2] (B)	Lanes (C)	Sidewalks (width and sides of street) (D)
Principal Arterial	120 feet	81 feet	5 including center	5 feet / Both
Minor Arterial	100 feet	64 feet	5 including center	5 feet / Both
Collector	80 feet	57 feet	3 including center	5 feet / Both
Residential Collector[3]	60 feet	43 feet	2	5 feet / Both
Minor Street	50 feet / 60 feet	32 feet / 36 feet	2	5 feet / Both
Alleys	20 feet	18 feet	--	--

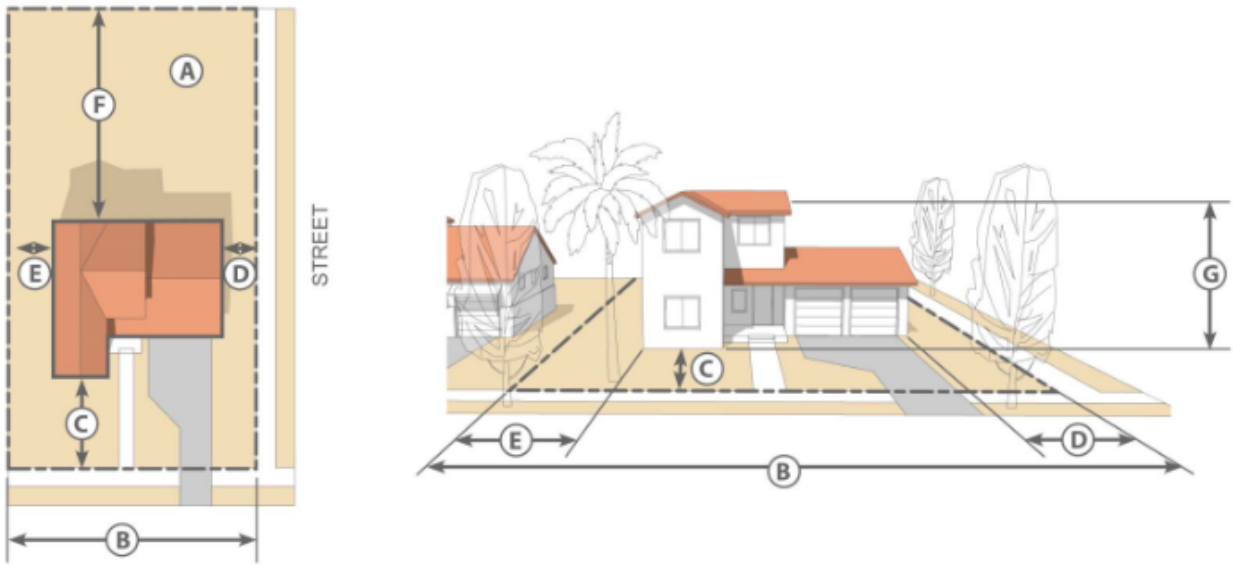
TABLE NOTES:

[1]Refer to the City Standards Manual Street Details for more information.

[2]From back-of-curb to back-of-curb.

[3]Multi-family subdivisions shall be required to comply with residential collector street standards except that internal streets may have a minimum right-of-way width of 50 feet, a minimum pavement width of 40 feet, and shall require easements that are 10 feet in width on both sides of the street for utilities and sidewalks. Streets on the perimeter of the development are not eligible for this reduction.

Figure 3.102-1
Single-Family Detached



A = Lot Area; B = Lot Width; C = Street Yard; D = Street Side Yard; E = Side Yard; F = Rear Yard; G = Building Height

Table 3.102-1
Single-Family Detached Lot and Building Standards

	Minimum						Maximum
Zoning District	Lot Area	Lot Width (ft)	Street Yard[1] (ft)	Street Side Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Building Height (ft)
Agriculture and Open Space (AO)	5 ac.	300	60	30	30	40	35 / 60[2]
Residential, Suburban (RS)	15,000 sf	90	30	15	15	30	35
Residential, Primary (RP)	5,000 sf	50	20	10	6	20	35
Residential, Urban and Townhome (RM)[3]	4,000 sf	40	10 / 18[4]	10	6[5]	10 / 18[4]	35

TABLE NOTES:

[1]Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots in the RP District.

[2]The second height refers to agricultural structures.

[3]If adjacent to an AO or RS district, lots on the perimeter of the subdivision shall meet the lot area, lot width, and setback requirements of the RP district.

[4]The first number is the house setback; the second is the setback for a front load garage.

[5]Side yard setbacks in the RM district may be reduced to 5 feet if approved by Fire Marshal.

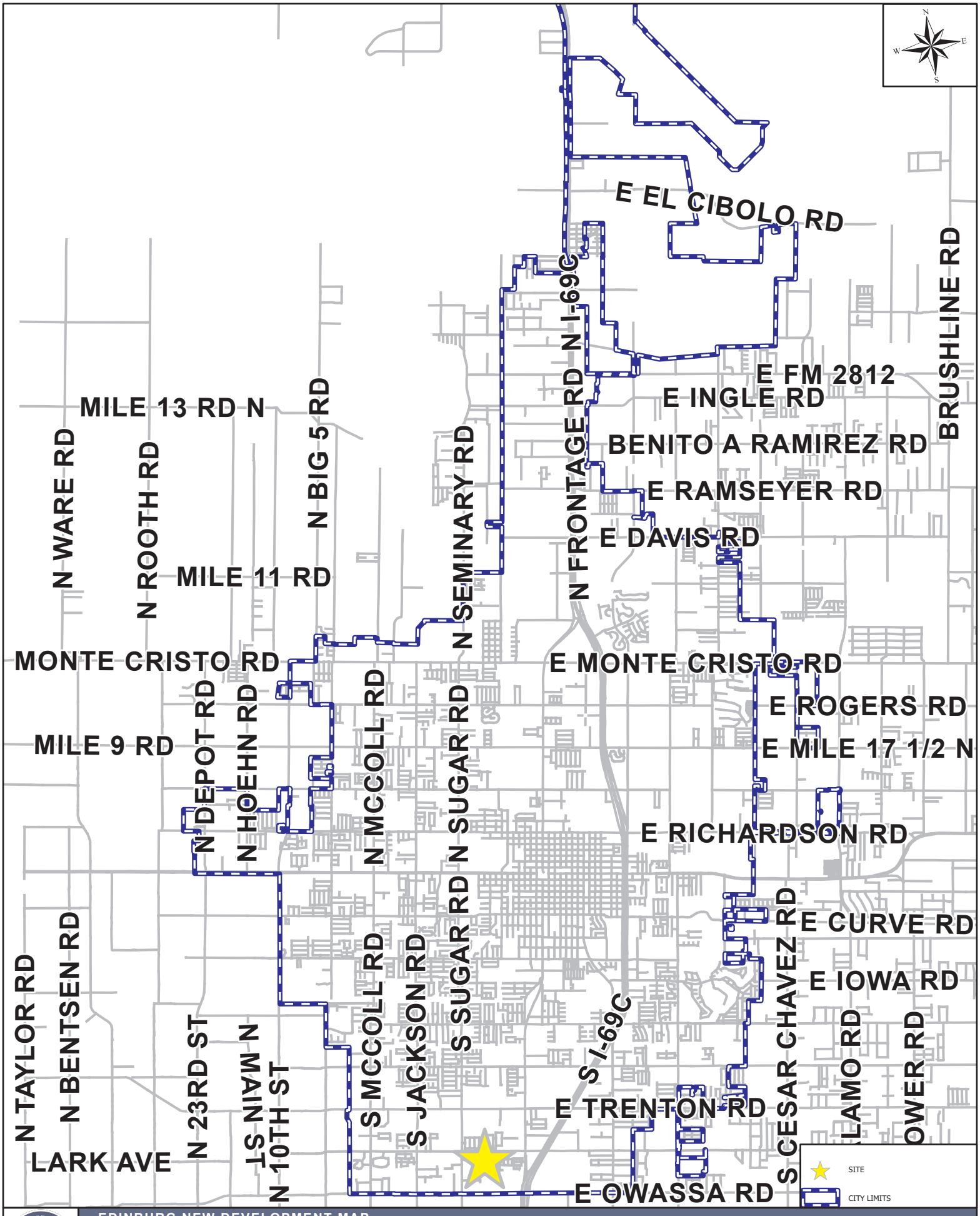
Sec. 4.204, Bufferyards

A. Bufferyard Classifications. Bufferyards are classified as requiring a wall or fence only (Class A) or requiring a wall or fence and plantings (Class B). The width and composition of bufferyards shall be as set out in Table 4.204-1, *Bufferyard Classifications* and are in addition to required setbacks.

Table 4.204-1
Bufferyard Classifications

Classification	Width	Large Trees	Small Trees	Berm or Opaque Wall or Fence
Class A	10 ft.	N/A	N/A	6-foot high wall (masonry, brick, stone, or equivalent material) or wood fence[1]
Class B	20 ft.	1 / 100 linear ft.	2 / 100 linear ft.	6-foot high wall (masonry, brick, stone, or equivalent material) or wood fence[1]

TABLE NOTES:
[1]A lot that is 200 feet or less in depth may provide a wood fence. A lot that is greater than 200 feet in depth shall provide a wall.

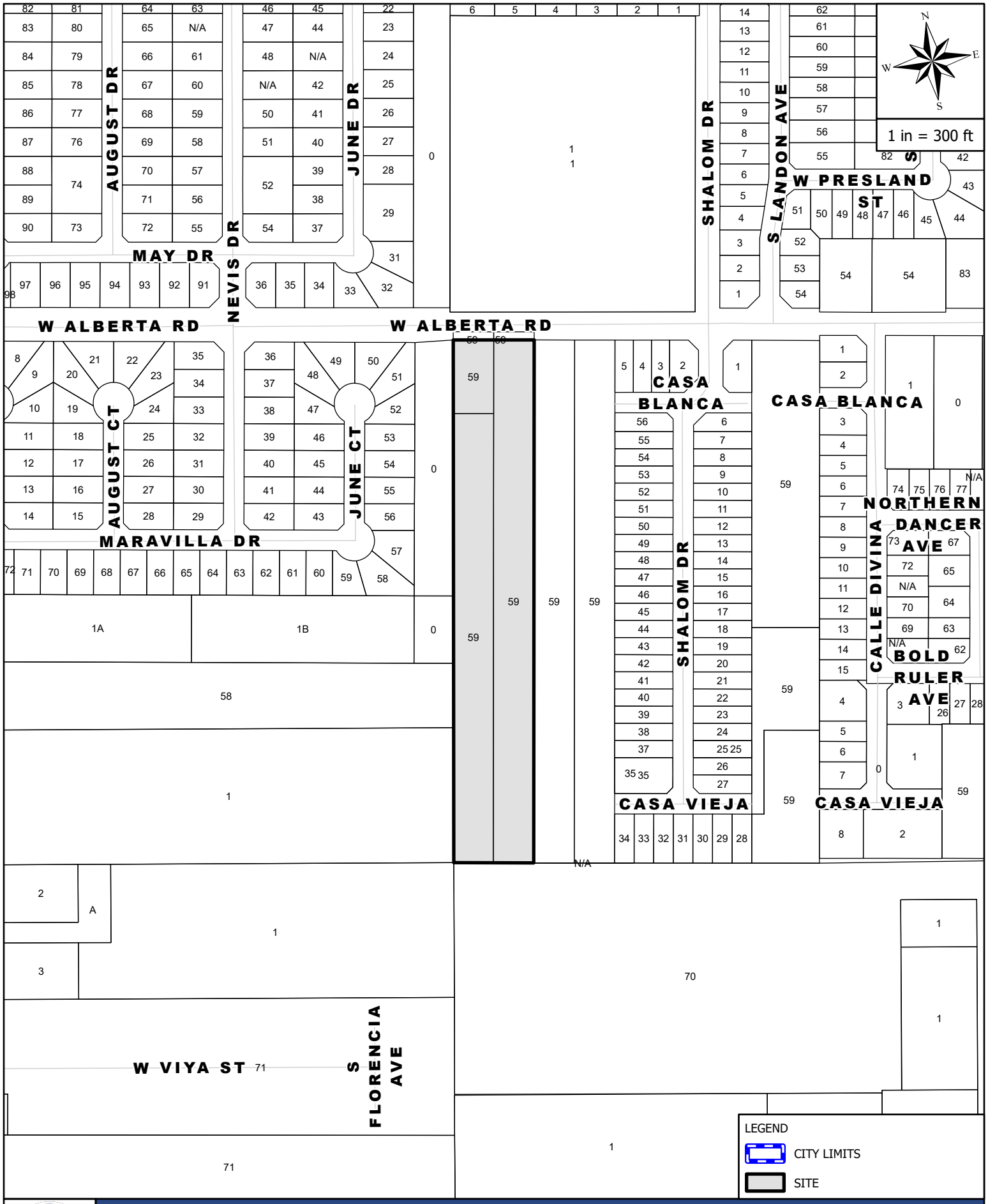


EDINBURG NEW DEVELOPMENT MAP

1000 W ALBERTA

AERIAL MAP

1000 W ALBERTA



MAILOUT AND SITE MAP

1000 W ALBERTA

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE ELMS SUBDIVISION

Date Prepared: December 23, 2025
Planning and Zoning Meeting: January 8, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of The Elms Subdivision, being a 5.818 Acre tract of Land out of the Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County, Located at 1000 W. Alberta Road, As Requested By, Melden & Hunt, Inc.
Location:	The property is located south of Alberta Road and approximately 400 feet east of Sugar Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Suburban (RS) District. The proposed zoning is for Residential, Urban and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Suburban (RS) District, Front 30 ft., Side 6 ft., Side Corner 10 ft, and Rear 20 ft. UDC Setbacks for Residential, Urban and Townhome (RU) District, Front 10 ft., Garage 18ft,, Street Side 10 ft., Side 6 ft., and Rear 10ft.
Analysis:	The Preliminary Plat development consists of 58 Single-Family Residential lots averaging approximately 2,844 square feet.
Utilities:	Water Distribution System will be provided by the City of Edinburg, 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.

SUBMITTAL SUMMARY REPORT (PLAT-2025-0348)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 1000 W ALBERTA
Edinburg, TX 78539

PARCEL: K2400-00-000-0059-16

APPLICATION DATE: 11/03/2025
EXPIRATION DATE: 05/02/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: The Elms Subdivision
5.818 acres o/o Lot 59, Kelly Pharr Subdivision

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Lydia Flores	Melden & Hunt Inc.	115 W. McIntyre Street Edinburg, TX 78541
	Lydia Flores	Melden & Hunt Inc.	7011 N Seminary Rd Edinburg, TX 78539
	Ruben	Melden & Hunt Inc	115 W McIntyre St Edinburg, TX 78541
Authorized Agent	Ruben	Melden & Hunt Inc	115 W McIntyre St Edinburg, TX 78541
Developer		RBR DEVELOPMENT & INVESTMENTS LLC	931 S MCCOLL EDINBURG, TX
Owner		BEN & MIKE VENTURES	2600 W FREDDY GONZALEZ DR Edinburg, TX

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	11/06/2025	12/02/2025		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1

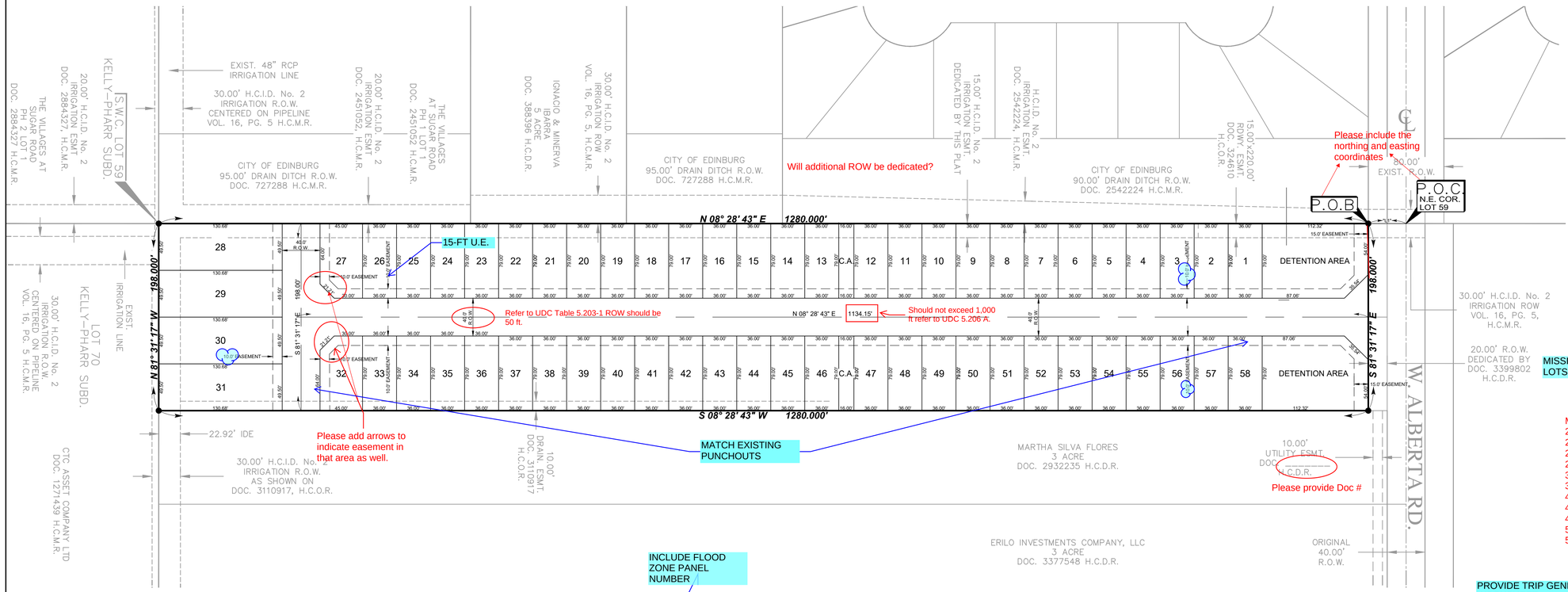
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	12/02/2025	11/21/2025	Complete
Comments	1) INCLUDE FLOOD ZONE PANEL NUMBER 2) SHOW PROPOSED DETENTION ON PLAT NOTES 3) PROVIDE TRIP GEN WORKSHEET 4) INCLUDE MISSING LOTS IN LOT TABLE 5) MATCH EXISTING PUNCHOUTS 6) 15' UTILITY EASEMENTS 7) VERIFY THAT VALVES ARE A MAX SPACING OF EVERY 600' ONSITE AS PER CITY OF EDINBURG STANDARDS. 8) LOT 20 AND LOT 39 MISSING SEWER SERVICE. 9) 3' MINIMUM COVER ON STORM PIPES ACCORDING TO CITY OF EDINBURG STANDARDS. [SEE COMMENTS ON PLAT]			
Fire (Fire)	Anthony Riojas	12/02/2025	11/21/2025	Requires Re-submit
Comments	PENDING INFFORMATION: 1. SITE PLAN: Need to provide a property site plan for intended property use; current plan submittals do not have adequate details for review. Will proposed town homes be detached are attached?			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	12/02/2025	11/21/2025	Requires Re-submit
Comments	COMMENTS & REDLINES IN BLUEBEAM			
Public Works (Public Works)	David De La Fuente	12/02/2025	11/20/2025	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan			
Solid Waste (Solid Waste)	Laura Olivarez	12/02/2025	11/07/2025	Complete
Comments	Plat message and guidelines sent			
Utilities (Utilities)	Gerardo Carmona	12/02/2025	11/21/2025	Requires Re-submit
Comments	COMMENTS SENT ON PDF			
Utilities (Utilities)	Priscilla Bernal	12/02/2025	11/14/2025	Approved
Comments				

The preliminary utility fees are as follows:

1. Water Tap Fees - $37,700.00
2. Sewer Fees - $$3,770.0
3. Water Rights - $17,454.00
4. Transfer Fees - N/A

Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.

Will submit comments to Engineering and Planning & Zoning.



BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE:1"=~~60'~~ 100'

LEGEND

- ● FOUND No.4 REBAR
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- DOC. NO. - DOCUMENT NUMBER

Lot Line Table		
Line #	Length	Direction
"L1"	40.00'	N08° 28' 43"E

Lot Area Table		
Lot #	SQ. FT.	Area
2	2844.00	0.065
4	2844.00	0.065
7	2844.00	0.065
10	2844.00	0.065
11	2844.00	0.065
12	2844.00	0.065
13	2844.00	0.065
14	2844.00	0.065
15	2844.00	0.065
16	2844.00	0.065
17	2844.00	0.065
18	2844.00	0.065
22	2844.00	0.065
23	2844.00	0.065
24	2844.00	0.065
25	2844.00	0.065
26	2844.00	0.065
27	3442.50	0.079
32	3442.50	0.079
33	2844.00	0.065
34	2844.00	0.065
35	2844.00	0.065
36	2844.00	0.065
37	2844.00	0.065
38	2844.00	0.065
40	2844.00	0.065
41	2844.00	0.065
42	2844.00	0.065
43	2844.00	0.065
44	2844.00	0.065
45	2844.00	0.065
46	2844.00	0.065
50	2844.00	0.065
51	2844.00	0.065

Lot Area Table		
Lot #	SQ. FT.	Area
54	2844.00	0.065
55	2844.00	0.065
56	2844.00	0.065
57	2844.00	0.065
58	2844.00	0.065

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.818 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT LOT 59, KELLY PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.818 ACRES WERE CONVEYED TO BEN & MIKE VENTURES, LLC, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3400157, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.818 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING IN THE CENTERLINE OF W. ALBERTA ROAD FOR THE NORTHWEST CORNER OF SAID LOT 59;

THENCE, S 8° 28'43" W, WITH AND ALONG THE WEST LINE OF SAID LOT 59, PASS AT 20.00 FEET, A 1/2-- INCH IRON ROD FOUND, THE ORIGINAL SOUTH RIGHT OF WAY LINE OF ALBERTA ROAD, AND THE NORTHWEST CORNER OF TRACT I, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A No. 4 REBAR FOUND, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT;

1. THENCE, S 81° 31'17" E, WITH AND ALONG THE SOUTH LINE OF THE CITY OF EDINBURG TRACT, A TOT AL DISTANCE OF 198.00 FEET TO A No. 4 REBAR FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE S 8° 28'43" W, AND ALONG THE WEST LINE OF THE MARTHA SILVA FLORES TRACT, DESCRIBED IN DOCUMENT NO. 2932235, HCDR, A DISTANCE OF 1280.00 FEET, TO A TO A No. 4 REBAR FOUND IN SOUTH LINE OF SAID LOT 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE N 81° 31'17" W, ALONG THE SOUTH LINE OF SAID LOT 59, A TOTAL DISTANCE OF 198.00 FEET, TO A No. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 59 FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 8° 28'43" E, WITH AND ALONG THE WEST LINE OF SAID LOT 59 TO A No. 4 REBAR FOUND, THE NORTHWEST CORNER OF TRACT 2 AND THE SOUTHWEST CORNER OF TRACT I, CONTINUING A TOT AL DISTANCE OF 1280.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.818 ACRES OF LAND, MORE OR LESS.

correct spacing

correct spacing

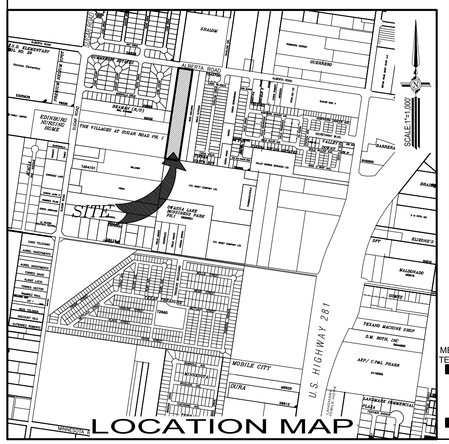
SUBDIVISION MAP OF

THE ELMS

A 5.818 ACRE TRACT OF LAND OUT OF THE LOT 59, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 3, PAGE 133-134 H.C.M.R. HIDALGO COUNTY, TEXAS.

Property currently zoned Residential, Suburban refer to UDC Table 3.102-1 for setback clarification. If rezoned to Residential, Urban and Townhome for Detached homes refer to UDC table 3.102-1/ 3.102-2 and table 3.102-3 for Attached Homes.

General Notes:
-Plat Note Requirement: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.
-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP
-Will subdivision be private?
-HOA documents need to be submitted prior to recording
-Must submit street light layout
-Please show sidewalks



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. 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 0030 E, REVISED JUNE 6, 2000.

2. SETBACKS:
FRONT: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

Verify setbacks

3. 7, MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT,
4. 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 34,758 CUBIC--FEET OR 0.798 ACRE--FEET OF STORM WATER RUNOFF.
5. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
6. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG ALBERTA ROAD DURING SUBDIVISION STAGE,
8. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN COMMON AREAS (DETENTION POND) AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
13. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO ALBERTA ROAD FROM LOT 1.
15. DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED AT NO MORE THAN 5 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOT DURING BUILDING PERMIT.
16. HOA OR LOT 1 OWNER, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG ALBERTA ROAD.
17. 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.
18. COMMON AREA LOT SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR ALBERTA 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.

Verify spelling

Correct subdivision name

SHOW PROPOSED DETENTION AS WELL

COMMENT ON D.R.

HIDALGO COUNTY
CERTIFICATE OF PLAT 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2,

DATED THIS THE _____ DAY OF _____,

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.13 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT

PLANNING AND ZONING

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

CHAIRMAN, PLANNING AND ZONING COMISSION — DATE

Correct spelling

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

CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:

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

RUBEN JAMES DE JESUS, P.E. # 126282 — DATE:
DATE PREPARED: 11-29-2025
ENGINEERING JOB No. 25192.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

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

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 — DATE:
DATE SURVEYED: XX-XX-XXXX
SURVEY JOB No. 25192.08

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ELMS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE 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.

MICHAEL MANOJ, MANAGER — DATE
BEN & MIKE VENTURES, LLC
A TEXAS LIMITED LIABILITY COMPANY

General Comments:

1.Must Contact the Growth Coordinator form the United States Postal Service- Ismael Medina (956)383-5383 for cluster box locations and pad details.
2.Provide an approved Drainage Report form HCDD #1 prior to recording.
3.Street names to be included in layout and initiate verification process with Engineering Department-GIS Division **coe_gis@cityofedinburg.com**
4.Subdivision rear of lots shall have a min. 10ft and fronts of 15ft Utility Easement.
5.Any proposed ROW or Utility Easement must state "Dedicated By This Plat" at the end of them.
6.All corner clips must comply with COE Standards Manual.
7.Block length shall not exceed 1000'. Provide additional stubouts to break block length.
8.The plans must be signed and sealed by a licensed professional engineer in the State of Texas. Please ensure this requirement is met for the approved plans.
9.Missing Metes and Bounds description, ensure it includes the POB and POC and have GPS coordinates (Northing and Easting), include on layout.

MICHAEL MANOJ, INSTRUMENT, AND CONSIDERATIONS

_____, 2024.

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

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

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MICHAEL MANOJ	616 BLUEBIRD AVE	McALLEN, TEXAS 78504	CO(956) 381-0981	CO(956) 381-1839
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Lot Area Table		
Lot #	SQ, FT,	Area
2	2844.00	0.065
4	2844.00	0.065
7	2844.00	0.065
10	2844.00	0.065
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57	2844.00	0.065
58	2844.00	0.065

JOB No.
25192.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 383-4183 - FAX: (956) 383-4185
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095800

ENG. TECH: E.V.Z.
PROJECT ENG. RUBEN J. DE JESUS
REVIEWED BY: R.J., J.V.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON NOVEMBER 06, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

LOT LAYOUT

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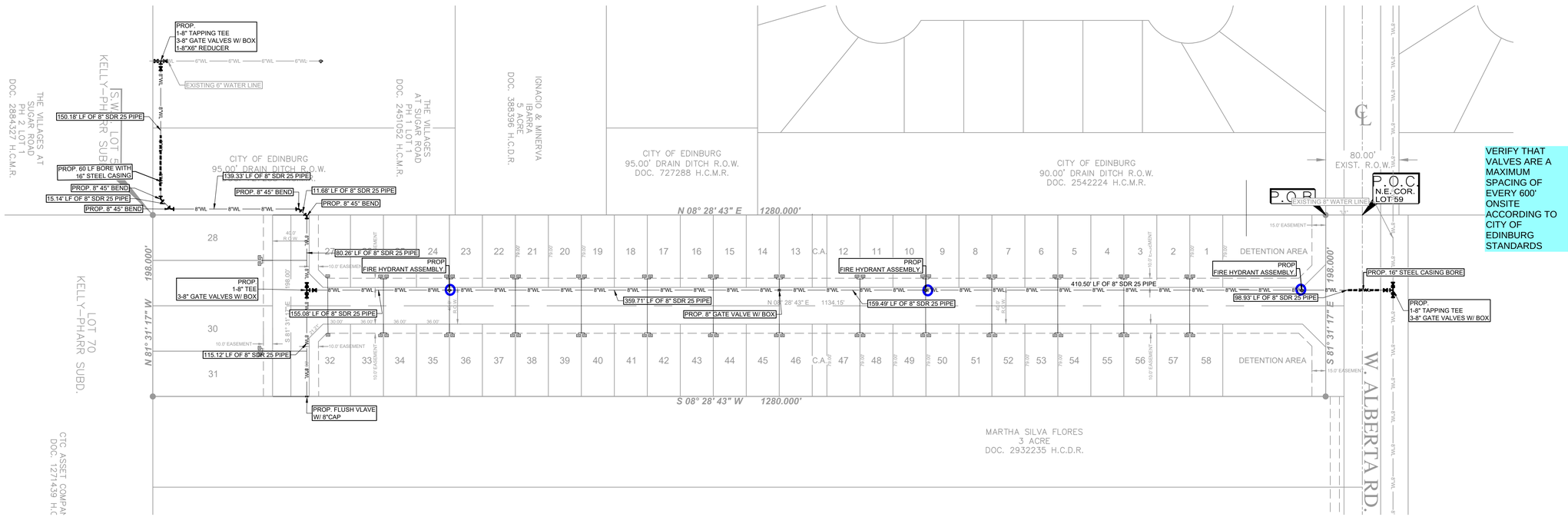
File Name: 25192.00

SHEET 01 OF 04



JOB No.
25192.00

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: E.V.Z.
PROJECT ENG: RUBEN J. DE JESUS
REVIEWED BY: R.J., J.V.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
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THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

WATER LAYOUT

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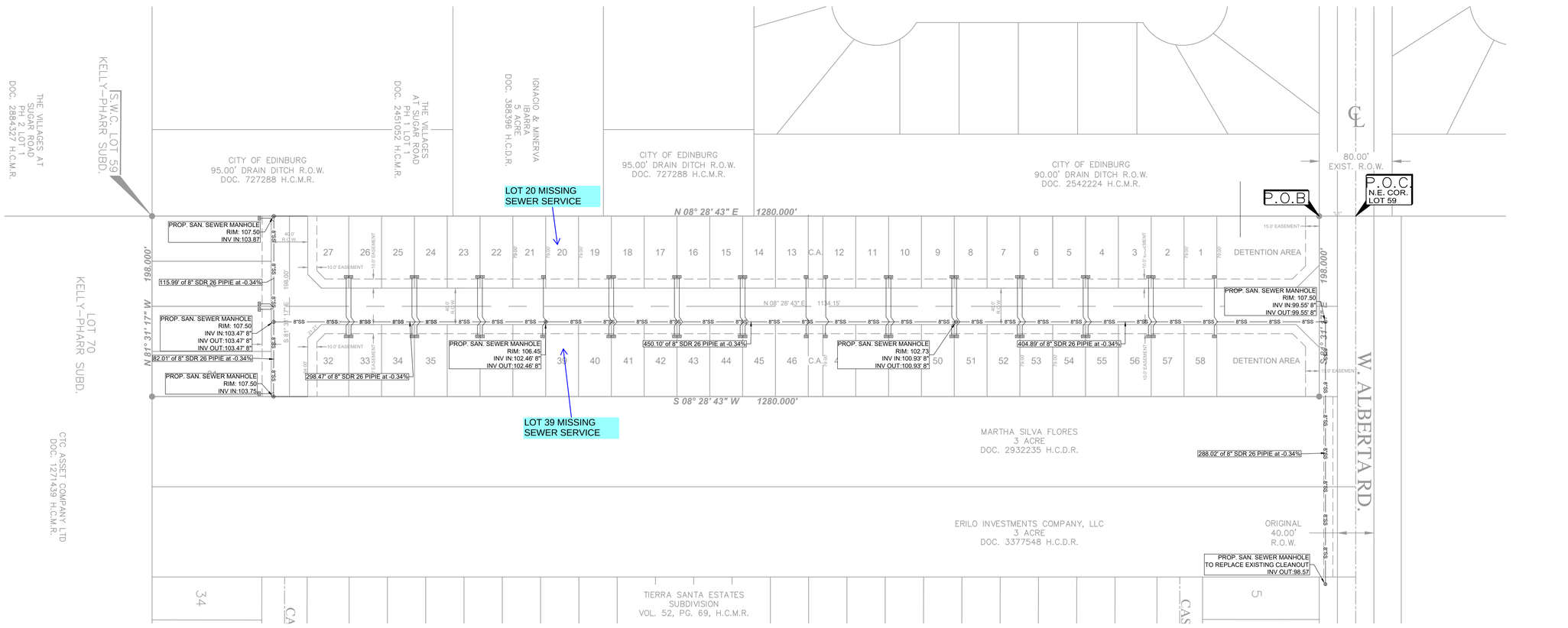
File Name: 25192.00

SHEET 02 OF 04



JOB No.
25192.00

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

ENG. TECH: E.V.Z.
PROJECT ENG: RUBEN J. DE JESUS
REVIEWED BY: R.J., J.V.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 60'

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THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

SANITARY SEWER LAYOUT

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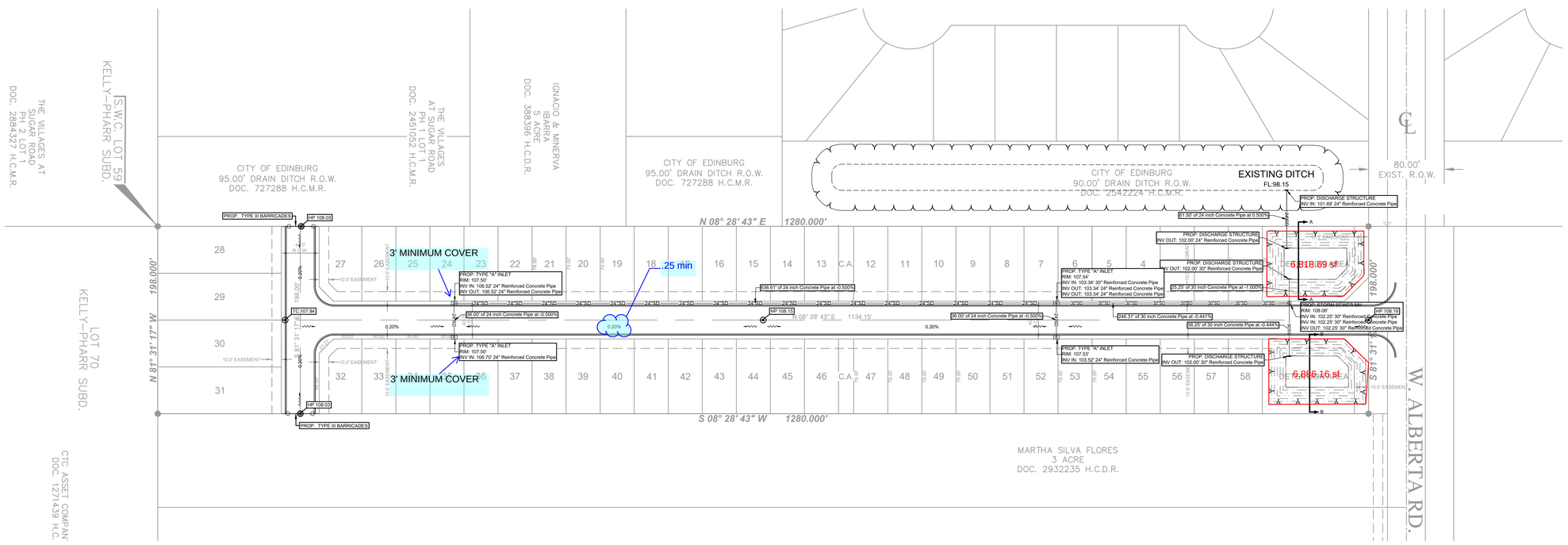
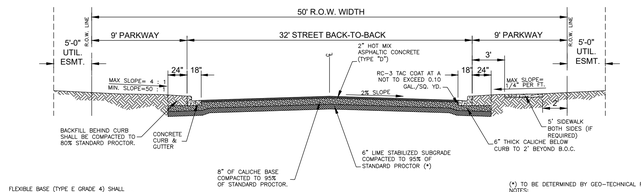
File Name: 25192.00

SHEET 03 OF 04



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.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
3.Review of 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.
4.Provide the 10 and 25-year HGL on plan and profiles.
5. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
6. Pilot channel must be shown and labeled on cross-sections.
7. A Safety Buffer around detention pond shall be 6' for private detention ponds.
8.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
9.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
10. Use a lighter line weight for the water and sewer layout to avoid conflicts with the storm layout.
11. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
12.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
13. Label all street widths.
14. Show all valley gutters. Valley gutters are to be 6' wide.
15. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
16. Provide approved drainage report prior to recording of the plat.
17. Show street profiles with any required vertical curves.
18. Label all street radius and must comply with COE radius requirements.
19. All street slopes must have a min. slope of 0.25%.
20. Include trash racks into outlet structure design.
21.Provide a detention pond, along with cross-sections of the detention areas to verify dimensions and proposed volume. COE Standards notes that all detention must be calculated for a 50YR storm event, with a discharge to nearby storm system at a 10YR storm event conditions.



FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME.

RETAINED ON SIEVE	PERCENT REQUIRED %
1/2"	20-40
NO. 4	40-75
NO. 40	70-90
NO. 200	15
WET BALL MIN	35
WET BALL MIN MAX AMOUNT	50

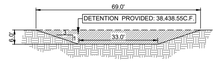
P-1

MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

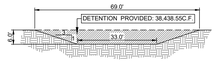
(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTES:
1. IF AN ALTERATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS)

NOTES:

ALL PROPOSED STORM DRAINAGE PIPES INSIDE PAVING SECTIONS OR WITHIN ROAD R.O.W. MUST BE REINFORCED CONCRETE PIPE RUBBER GASKET CLASS III (RCP RG CL III) AND ALL PIPES OUTSIDE PAVEMENT SECTION AND ROAD R.O.W. MAY BE REINFORCED CONCRETE PIPE CLASS III TONGUE AND GROVE (RCP T&G CL III)



DETENTION AREA SECTION A-A
N.T.S.



DETENTION AREA SECTION B-B
N.T.S.

DRAINAGE STORAGE VOLUMES
TOTAL REQUIRED: 34,756 C.F. (0.798 Ac.-Ft.)
TOTAL PROVIDED: 38,438.55 C.F. (0.882 Ac.-Ft.)

JOB No.
25192.00

REVISION	DATE	BY

MELDEN & HUNT INC.
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115 W. McINTYRE - EDINBURG, TX 78541
PH. (956) 381-0981 - FAX (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10096800

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PROJECT ENG: RUBEN J. DE JESUS
REVIEWED BY: R.J., J.V.
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HIDALGO COUNTY

STORM AND STREET LAYOUT

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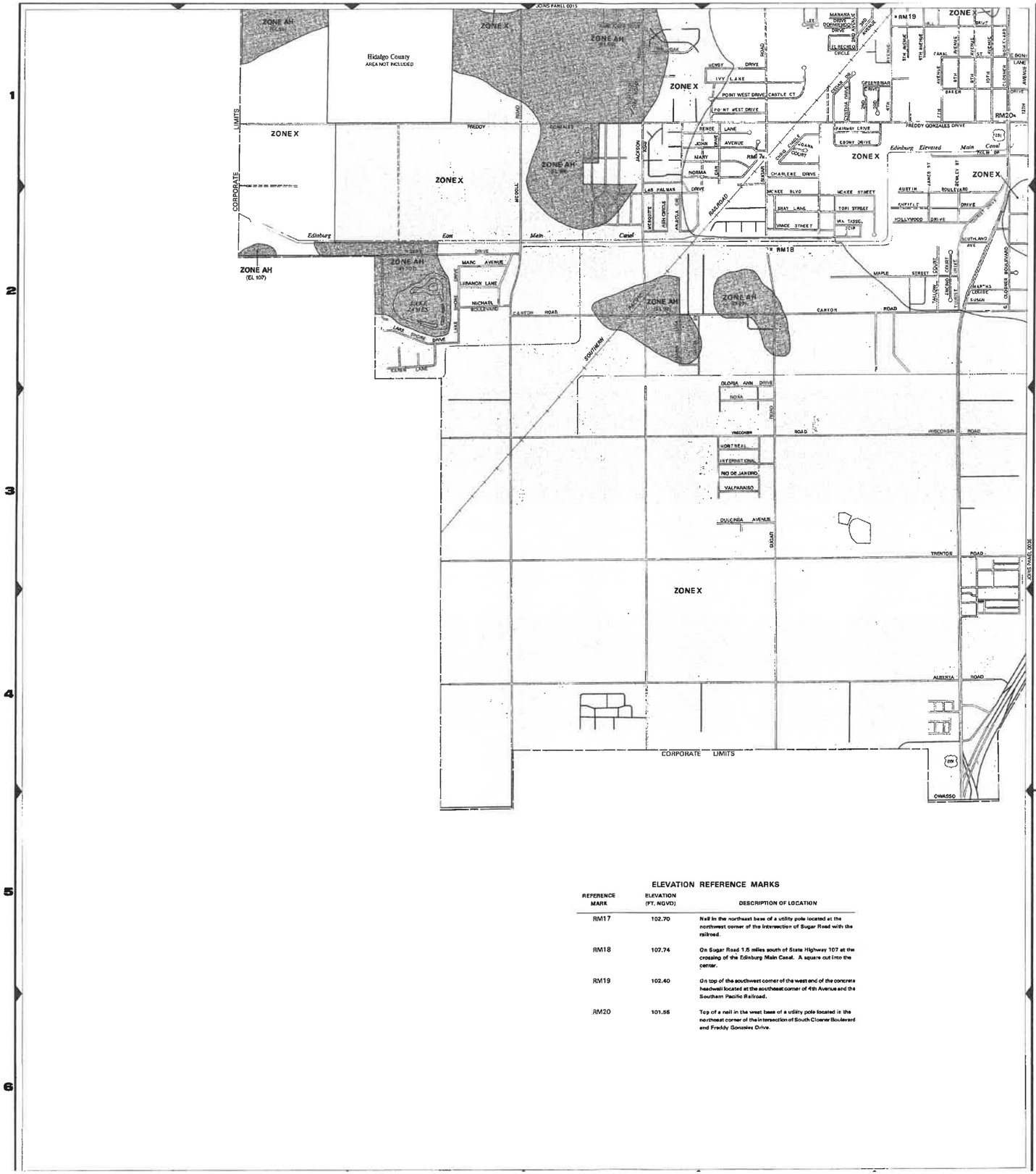
SHEET 04 OF 04



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM17	102.70	Nail in the northeast base of a utility pole located at the northwest corner of the intersection of Sugar Road with the railroad.
RM18	107.74	On Sugar Road 1.5 miles south of State Highway 107 at the crossing of the Edinburg Main Canal. A square cut into the center.
RM19	102.40	On top of the southwest corner of the west end of the concrete headwall located at the southeast corner of 4th Avenue and the Southern Pacific Railroad.
RM20	101.56	Top of a nail in the west base of a utility pole located in the northeast corner of the intersection of South Closner Boulevard and Freddy Gonzales Drive.

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A — No base flood elevations determined.
- ZONE AE — Base flood elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99 — To be protected from 100-year flood by federal flood protection system or due construction; no base flood elevations determined.
- ZONE V — Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE — Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- 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.

OTHER AREAS

- ZONE X — Areas determined to be outside 500-year flood-plain.
- ZONE D — Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†

Identified (1983) | Identified (1990) | Otherwise Protected Areas

†Coastal barrier areas are generally located within or adjacent to special flood hazard areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 — Base Flood Elevation Line; Elevation in Feet*
- (D)—(D) — Cross Section Line
- (EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*
- RM 7x — Elevation Reference Mark
- •M1.5 — River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on SFHAs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1:20 inch.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For adjoining panels, see separately printed Map Index.

MAP REPOSITORY
City of Edinburg
1906 South 25th Street
Edinburg, Texas 78540
(Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION:
JUNE 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISION:
APRIL 16, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:
MAY 2, 1977

FLOOD INSURANCE RATE MAP REVISIONS:
MARCH 2, 1982
AUGUST 4, 1987

Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE IN FEET
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
EDINBURG,
TEXAS
HIDALGO COUNTY

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480338 0030 E

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

SCALE:1"=60'

Lot Area Table		
Lot #	SQ. FT.	Area
2	2844.00	0.065
4	2844.00	0.065
7	2844.00	0.065
10	2844.00	0.065
11	2844.00	0.065
12	2844.00	0.065
13	2844.00	0.065
14	2844.00	0.065
15	2844.00	0.065
16	2844.00	0.065
17	2844.00	0.065
18	2844.00	0.065
22	2844.00	0.065
23	2844.00	0.065
24	2844.00	0.065
25	2844.00	0.065
26	2844.00	0.065
27	3442.50	0.079
32	3442.50	0.079
33	2844.00	0.065
34	2844.00	0.065
35	2844.00	0.065
36	2844.00	0.065
37	2844.00	0.065
38	2844.00	0.065
40	2844.00	0.065
41	2844.00	0.065
42	2844.00	0.065
43	2844.00	0.065
44	2844.00	0.065
45	2844.00	0.065
46	2844.00	0.065
50	2844.00	0.065
51	2844.00	0.065

Lot Area Table		
Lot #	SQ. FT.	Area
54	2844.00	0.065
55	2844.00	0.065
56	2844.00	0.065
57	2844.00	0.065
58	2844.00	0.065

JOB No.
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115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 383-4183 - FAX: (956) 383-4185
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TBPELS No. 10095800

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PROJECT ENG. RUBEN J. DE JESUS
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HIDALGO COUNTY

LOT LAYOUT

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The preliminary utility fees are as follows:
1. Water Tap Fees - $37,700.00
2. Sewer Fees - $$3,770.0
3. Water Rights - $17,454.00
4. Transfer Fees - N/A
Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.

SCALE:1"=60'

HOW THIS IS GOING TO BE POSSIBLE

ALL PROPOSED WATER LINES MUST BE AWWA C-900 DR-18 AS PER COE STD MANUAL

THIS ROW IS NOT ALLOWED - REVISE DESIGN

PROP. 1-8" TAPPING TEE 3-8" GATE VALVES W/ BOX 1-8"X6" REDUCER

EXISTING 6" WATER LINE

150.18' LF OF 8" SDR 25 PIPE

PROP. 60 LF BORE WITH 16" STEEL CASING

PROP. 8" 45° BEND

15.14' LF OF 8" SDR 25 PIPE

PROP. 8" 45° BEND

139.33' LF OF 8" SDR 25 PIPE

PROP. 8" 45° BEND

11.85' LF OF 8" SDR 25 PIPE

PROP. 8" 45° BEND

ADD GATE VALVE AT 600'

P.O.B. EXISTING 8" WATER LINE

P.O.C. N.E. COR. LOT 59

DISTANCE? EXTEND CASING 5' BEYOND EOP OR BACK OF CURB

PROP. 16" STEEL CASING BORE

SLEEVE

PROP. 1-8" TAPPING TEE 3-8" GATE VALVES W/ BOX

8" PVC C-900 DR-18

98.93' LF OF 8" SDR 25 PIPE

410.50' LF OF 8" SDR 25 PIPE

159.49' LF OF 8" SDR 25 PIPE

PROP. 8" GATE VALVE W/ BOX

359.71' LF OF 8" SDR 25 PIPE

80.26' LF OF 8" SDR 25 PIPE

155.08' LF OF 8" SDR 25 PIPE

115.12' LF OF 8" SDR 25 PIPE

PROP. FLUSH VLAVE W/ 8"CAP

PROP. 1-8" TEE 3-8" GATE VALVES W/ BOX

PROP FIRE HYDRANT ASSEMBLY

STUB OUT IS NOT ALLOWED TOWARDS WEST - CUL DE SAC MAY BE IMPLEMENTED INSTEAD

ADD GATE VALVE AT STUB OUT

INSTALL CASING AT UTILITIES CROSSINGS

INSTALL UTILITIES (WATER/SAN SEWER) INSIDE OF PROPOSED EASEMENTS

LABEL PROPOSED SERVICE OR PROVIDE A LEGEND FOR CONNECTION- FOLLOW COE STANDARD DETAIL

THE VILLAGES AT SUGAR ROAD PH. 2 LOT 1 DOC. 2884327 H.C.M.R.

KELLY-PHARR SUBD. LOT 70

THE VILLAGES AT SUGAR ROAD PH. 1 LOT 1 DOC. 2451052 H.C.M.R.

IGNACIO & MINERVA SANCHEZ 5 ACRE DOC. 388396 H.C.D.R.

CITY OF EDINBURG 95.00' DRAIN DITCH R.O.W. DOC. 727288 H.C.M.R.

CITY OF EDINBURG 90.00' DRAIN DITCH R.O.W. DOC. 2542224 H.C.M.R.

MARTHA SILVA FLORES 3 ACRE DOC. 2932235 H.C.D.R.

CTC ASSET COMPANY DOC. 1271439 H.C.

W. ALBERTA RD.

80.00' EXIST. R.O.W.

DETENTION AREA

N 08° 28' 43" E 1280.000'

S 08° 28' 43" W 1280.000'

N 81° 31' 17" W 198.000'

S 81° 31' 17" E 198.000'

1134.15'

C.A.

MELDEN & HUNT INC.
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HIDALGO COUNTY

WATER LAYOUT

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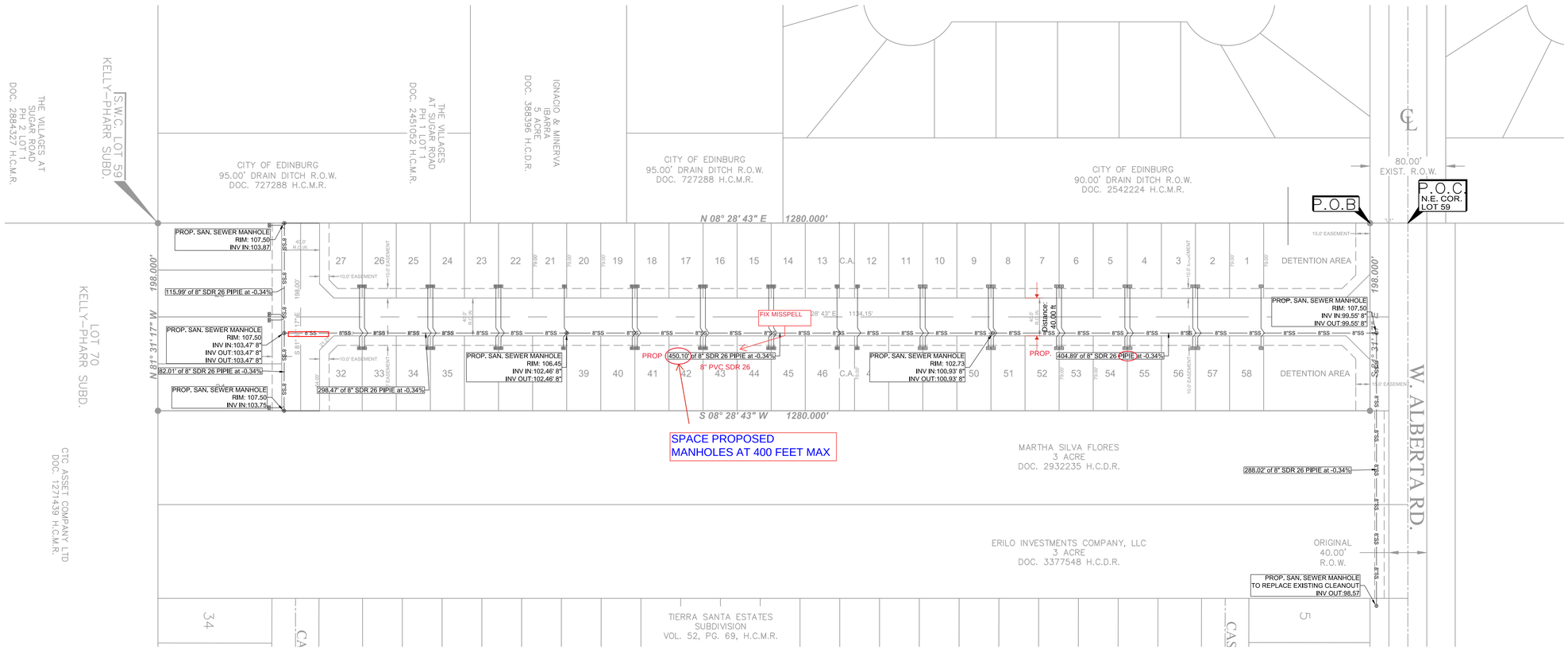

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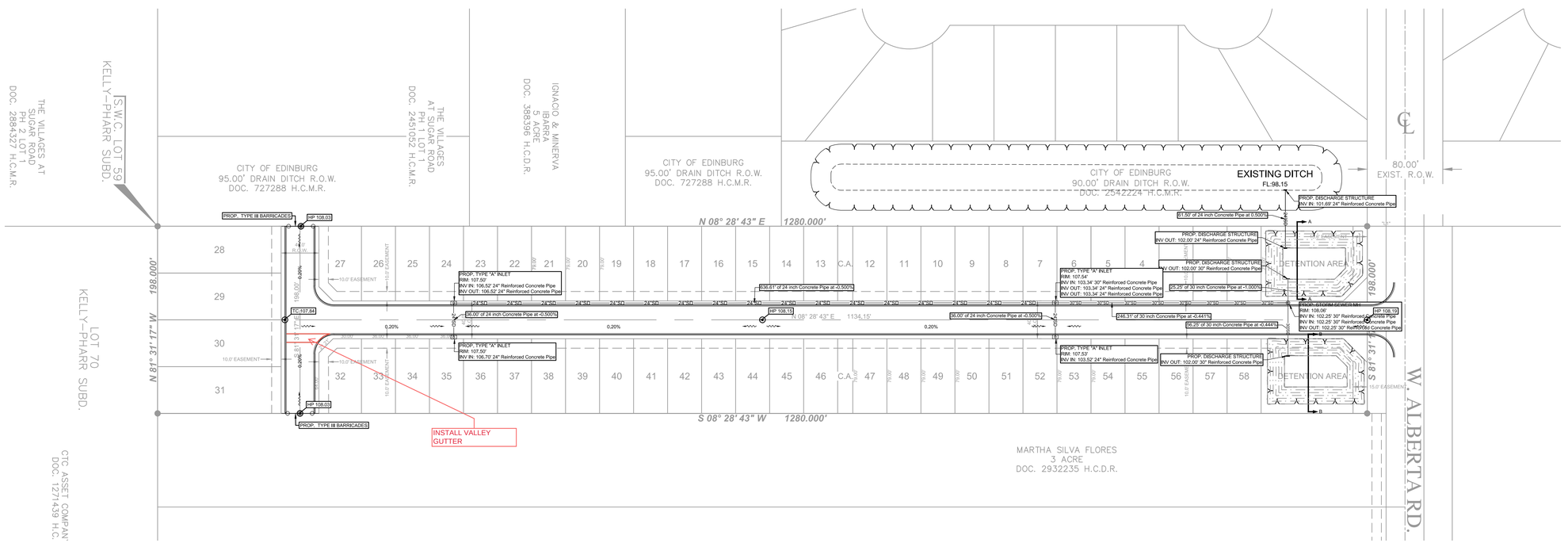

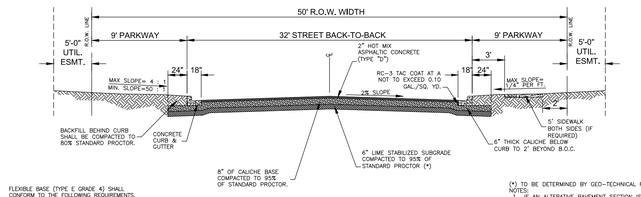

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RETAINED ON SIEVE	PERCENT REQUIRED
1 1/2"	0
1/2"	20–40
NO. 4	42–79
NO. 40	70–90
MAX. LL	40
MAX. PI	15
WET BALL MR MAX AMOUNT	50

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

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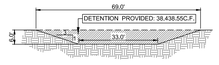

DETENTION AREA SECTION A-A
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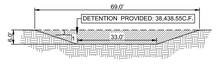

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STORM AND STREET LAYOUT

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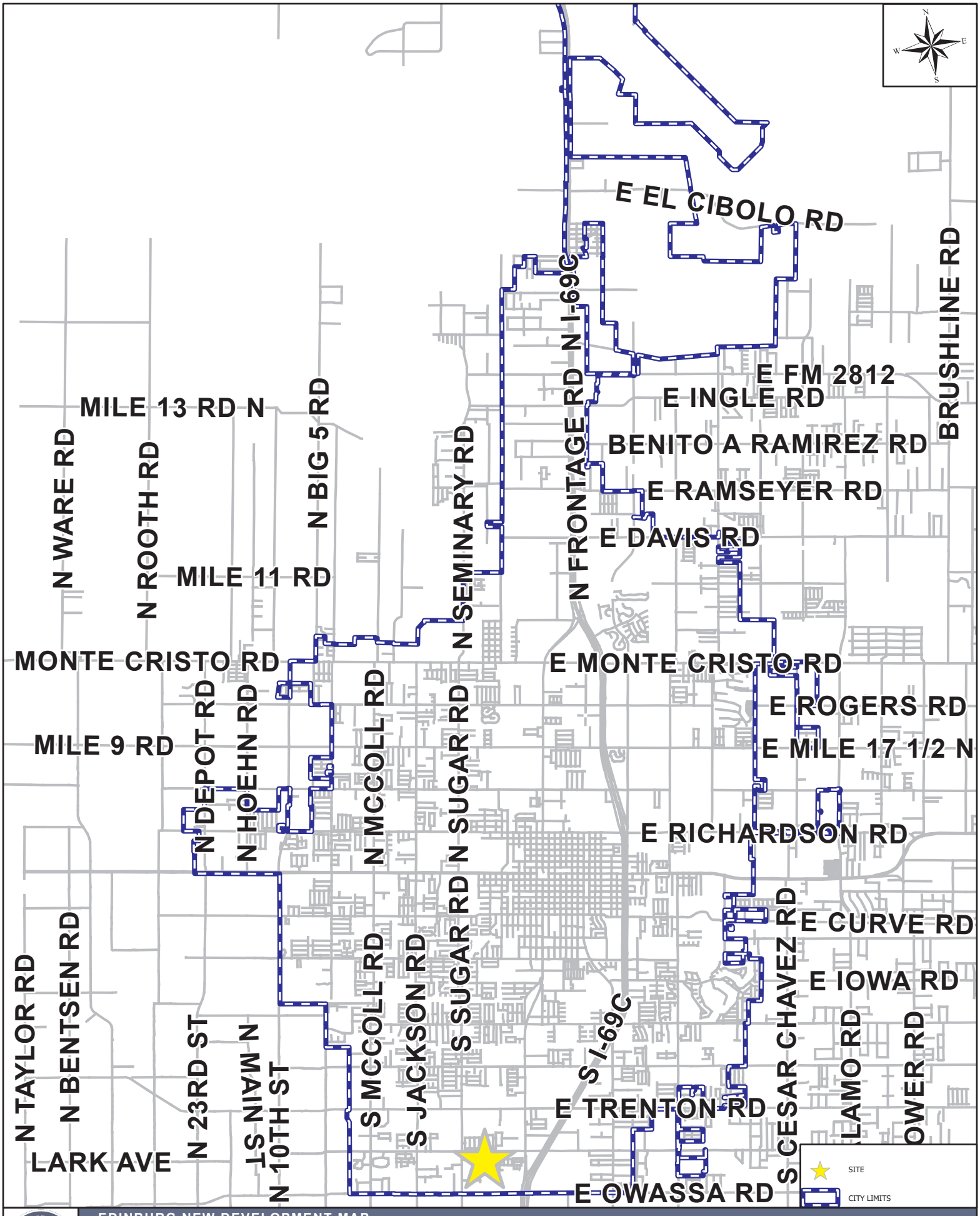
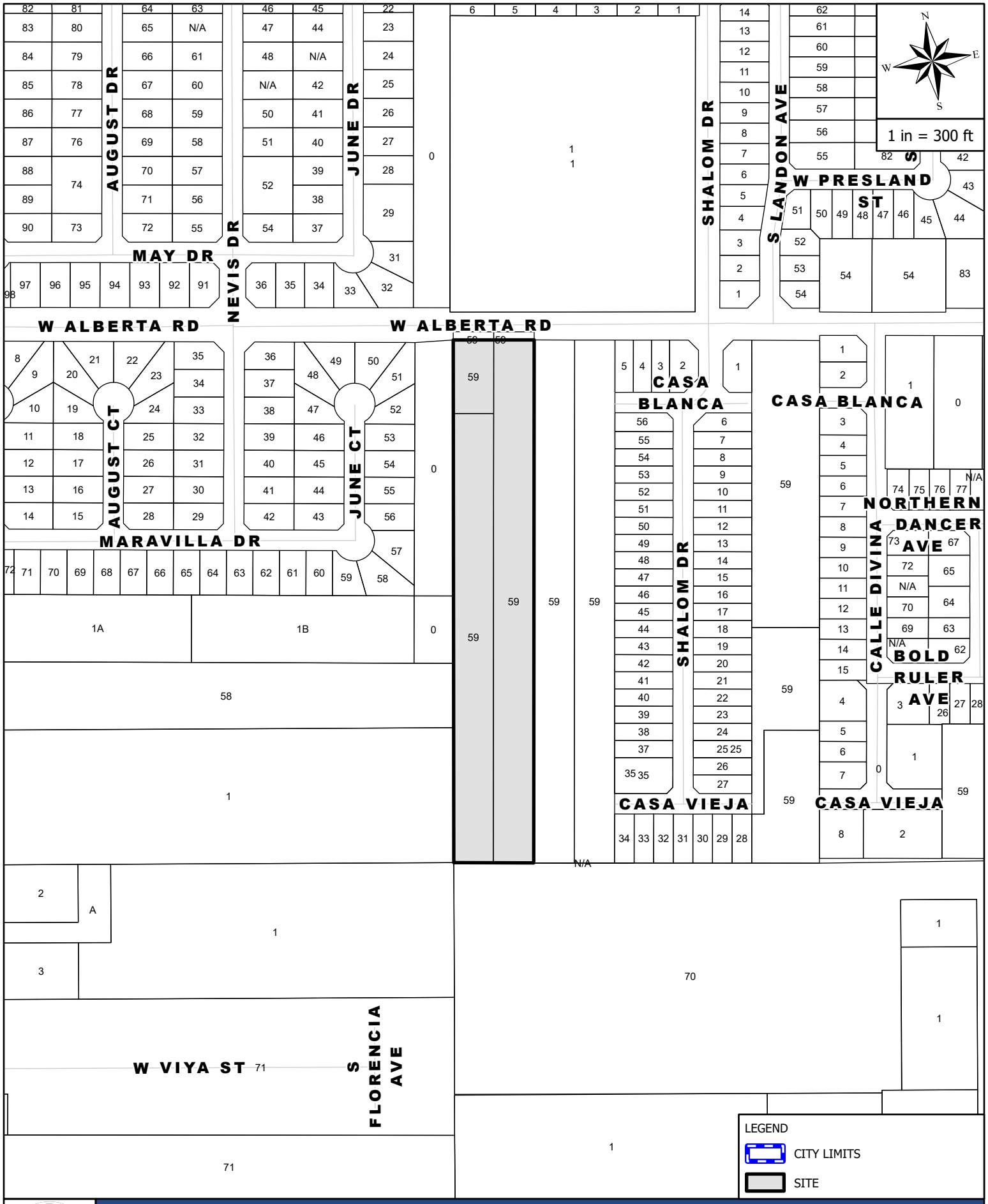


EDINBURG NEW DEVELOPMENT MAP

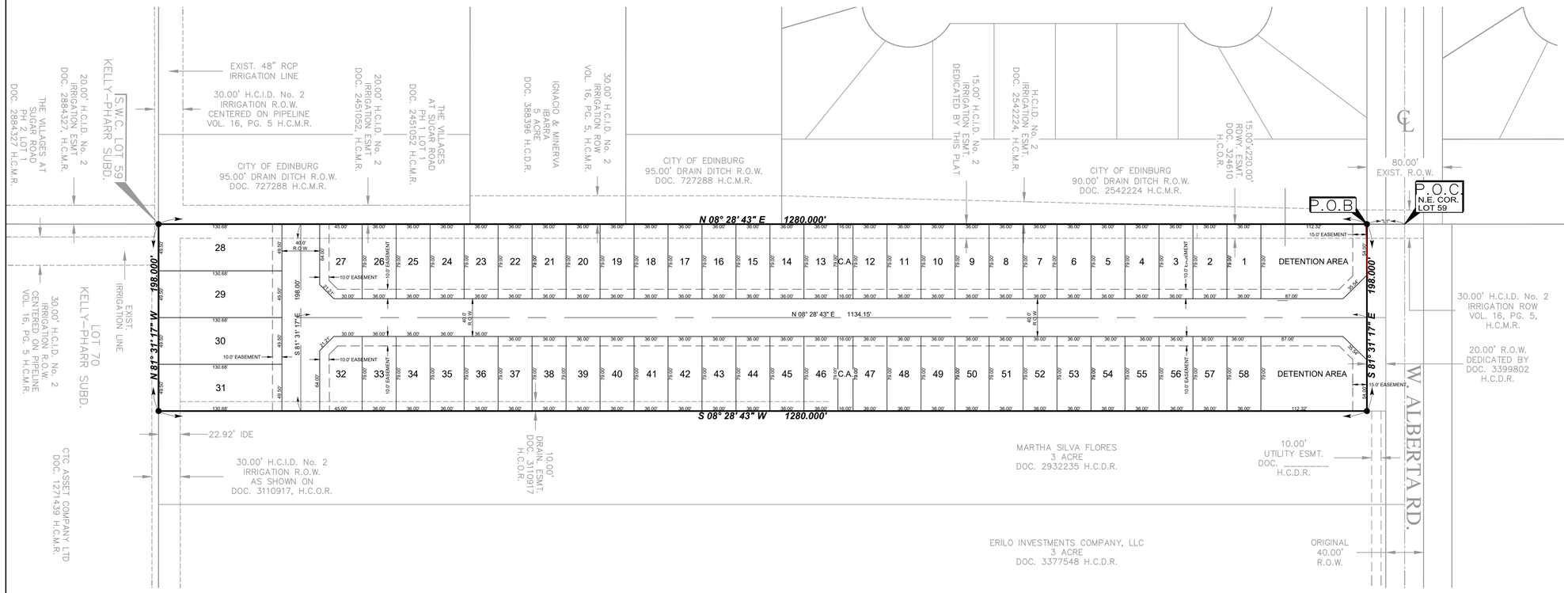


MAILOUT AND SITE MAP

1000 W ALBERTA

AERIAL MAP

1000 W ALBERTA



BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE:1"=60'

LEGEND

- ● FOUND No.4 REBAR
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- DOC. NO. - DOCUMENT NUMBER

Lot Line Table		
Line #	Length	Direction
"L1"	40.00'	N08° 28' 43"E

Lot Area Table		
Lot #	SQ. FT.	Area
2	2844.00	0.065
4	2844.00	0.065
7	2844.00	0.065
10	2844.00	0.065
11	2844.00	0.065
12	2844.00	0.065
13	2844.00	0.065
14	2844.00	0.065
15	2844.00	0.065
16	2844.00	0.065
17	2844.00	0.065
18	2844.00	0.065
22	2844.00	0.065
23	2844.00	0.065
24	2844.00	0.065
25	2844.00	0.065
26	2844.00	0.065
27	3442.50	0.079
32	3442.50	0.079
33	2844.00	0.065
34	2844.00	0.065
35	2844.00	0.065
36	2844.00	0.065
37	2844.00	0.065
38	2844.00	0.065
40	2844.00	0.065
41	2844.00	0.065
42	2844.00	0.065
43	2844.00	0.065
44	2844.00	0.065
45	2844.00	0.065
46	2844.00	0.065
50	2844.00	0.065
51	2844.00	0.065

Lot Area Table		
Lot #	SQ. FT.	Area
54	2844.00	0.065
55	2844.00	0.065
56	2844.00	0.065
57	2844.00	0.065
58	2844.00	0.065

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.818 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT LOT 59, KELLY PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.818 ACRES WERE CONVEYED TO BEN & MIKE VENTURES, LLC, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3400157, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.818 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING IN THE CENTERLINE OF W. ALBERTA ROAD FOR THE NORTHWEST CORNER OF SAID LOT 59;

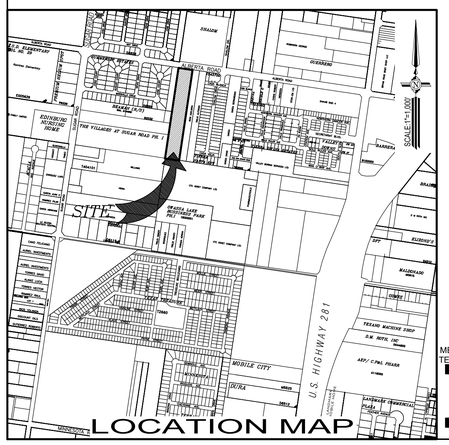
THENCE, S 8° 28'43" W, WITH AND ALONG THE WEST LINE OF SAID LOT 59, PASS AT 20.00 FEET, A 1/2-- INCH IRON ROD FOUND, THE ORIGINAL SOUTH RIGHT OF WAY LINE OF ALBERTA ROAD, AND THE NORTHWEST CORNER OF TRACT I, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A No. 4 REBAR FOUND, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT;

1. THENCE, S 81° 31'17" E, WITH AND ALONG THE SOUTH LINE OF THE CITY OF EDINBURG TRACT, A TOT AL DISTANCE OF 198.00 FEET TO A No. 4 REBAR FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE S 8° 28'43" W, AND ALONG THE WEST LINE OF THE MARTHA SILVA FLORES TRACT, DESCRIBED IN DOCUMENT NO. 2932235, HCDR, A DISTANCE OF 1280.00 FEET, TO A TO A No. 4 REBAR FOUND IN SOUTH LINE OF SAID LOT 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE N 81° 31'17" W, ALONG THE SOUTH LINE OF SAID LOT 59, A TOTAL DISTANCE OF 198.00 FEET, TO A No. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 59 FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 8° 28'43" E, WITH AND ALONG THE WEST LINE OF SAID LOT 59 TO A No. 4 REBAR FOUND, THE NORTHWEST CORNER OF TRACT 2 AND THE SOUTHWEST CORNER OF TRACT I, CONTINUING A TOT AL DISTANCE OF 1280.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.818 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF

THE ELMS

A 5.818 ACRE TRACT OF LAND OUT OF THE LOT 59, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 3, PAGE 133–134 H.C.M.R. HIDALGO COUNTY, TEXAS.



LOCATION MAP

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. 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 0030 E, REVISED JUNE 6, 2000.
2. SETBACKS:
   FRONT: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER.
   REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. 7, MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT,
4. 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 34.756 CUBIC--FEET OR 0.798 ACRE--FEET OF STORM WATER RUNOFF.
5. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
6. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG ALBERTA ROAD DURING SUBDIVISION STAGE,
8. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN COMMON AREAS (DETENTION POND) AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
13. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO ALBERTA ROAD FROM LOT 1.
15. DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED AT NO MORE THAN 5 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOT DURING BUILDING PERMIT.
16. HOA OR LOT 1 OWNER, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG ALBERTA ROAD.
17. 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.
18. COMMON AREA LOT SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR ALBERTA 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.

HIDALGO COUNTY
CERTIFICATE OF PLAT 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2,

DATED THIS THE _____ DAY OF _____,

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.13 RIGHTS-OF-WAY OR EASEMENTS.

_____
PRESIDENT

PLANNING AND ZONING

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMISSION DATE

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

_____ _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____ _____
RUBEN JAMES DE JESUS, P.E. # 126282 DATE:
DATE PREPARED: 11-29-2025
ENGINEERING JOB No. 25192.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____ _____
RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE:
DATE SURVEYED: XX-XX-XXXX
SURVEY JOB No. 25192.08

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ELMS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE 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.

_____ _____
MICHAEL MANOJ, MANAGER DATE
BEN & MIKE VENTURES, LLC
A TEXAS LIMITED LIABILITY COMPANY
616 BLUEBIRD AVE.
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL MANOJ KNOWN 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 _____, 2024.

_____
NOTARY PUBLIC
IN AND FOR THE STATE OF 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

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

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MICHAEL MANOJ	616 BLUEBIRD AVE	McALLEN, TEXAS 78504	CO(956) 381-0981	CO(956) 381-1839
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: CRISTO CROSSING SUBDIVISION

Date Prepared: December 23, 2025
Planning and Zoning Meeting: January 8, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of Cristo Crossing Subdivision, being a 12.05 Acre tract of land out of Lots 3 and 4, Section 239, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 1, Page 12, map records, Hidalgo County, Texas, and according to Warranty Deed with vendor's lien recorded under County Clerk's Document Number 1108016, official records, Hidalgo County, Texas located at 1898 W. Monte Cristo, As Requested By, Quintanilla, Headley, & Accociates, Inc.
Location:	The property is located on the south side of Monte Cristo Road between Sugar Road and Jackson Road, and 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 and Exterior Side Yard 25 ft., Side 10 ft., and Rear 10 ft.
Analysis:	The Preliminary Plat development consists of 10 Commercial lots averaging approximately 5,374 square feet.
Utilities:	Half of the Water Distribution System will be provided by Sharyland Water Supply Corporation and the other half will be provided by City of Edinburg, 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.

SUBMITTAL SUMMARY REPORT (PLAT-2025-0346)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 1898 W MONTE CRISTO
Edinburg, TX 78541

PARCEL: T2100-00-239-0003-01

APPLICATION DATE: 10/30/2025
EXPIRATION DATE: 04/28/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: A 12.05 acre tract of land out of Lots 3 and 4, Section 239, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Quintanilla, Headley & Associates, Inc.	Quintanilla, Headley & Associates, Inc.	124 E Stubbs st Edinburg, TX 78539
Developer		LEDESMA BARRERA & SMITH LLC	7134 STATE HIGHWAY 107 MISSION, TX 78573-7420
Engineer	Alfonso Quintanilla	QUINTANILLA, HEADLEY, & ASSOCIATES, INC	124 E Stubbs Edinburg, TX 78539

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Meet 2018 IFC	Other required: Meet 2018 International Fire Code	Gabriel Espinoza	12/15/2025		Yes

SUBMITTAL SUMMARY REPORT (PLAT-2025-0346)

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Other Condition	Other Condition	Gabriel Espinoza	12/15/2025	GENERAL COMMENTS: 2. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum) 3. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details) 4. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating) 5. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards. 6. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details) 7. FIRE DEPARTMENT ACCESS ROADS: Need to provide fire department access road(s); shall be established and installed prior to building construction stage. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. approved surface materials, dimensions, construction, location, accessibility, and quantity requirements) 8. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering “NO PARKING FIRE LANE”) and blue reflective street markers (installed on roadway centerline). 9. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s). 10. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	12/04/2025	12/18/2025		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL SUMMARY REPORT (PLAT-2025-0346)

SUBMITTAL DETAILS

Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	12/18/2025	12/19/2025	Complete
Fire (Fire)	Gabriel Espinoza	12/18/2025	12/15/2025	Requires Re-submit
Comments	PENDING INFFORMATION: 1. FIRE HYDRANTS: Need to provide a maximum of 300' intervals spacing between hydrants; please identify existing vs proposed locations (current plans showing varying spacing intervals). Shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300' based on designated zoning district, 30-inch setbacks)			
Planning & Zoning (Planning & Zoning)	Leonel Duran	12/18/2025	12/12/2025	Complete
Comments	A CMU was is required on the southern property lines where the C,G zoning meets residential and multifamily zonings. A 20ft. landscaped buffer is also required and will be enforced during the site plan/ building permit stage of the process.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	12/18/2025	12/19/2025	Requires Re-submit
Comments	COMMENTS ON BLUEBEAM			
Public Works (Public Works)	David De La Fuente	12/18/2025	12/18/2025	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Stormwater Plat Note			
Solid Waste (Solid Waste)	Laura Olivarez	12/18/2025	12/11/2025	Complete
Comments	Plat message and guidelines sent			
Utilities (Utilities)	Priscilla Bernal	12/18/2025	12/15/2025	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - $9,880.00 (COE fees) 2. Sewer Fees - $900.00 3. Water Rights - $14,400.00 4. Transfer Fees - $30.00 (SWSC fees) Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning.			
Utilities (Utilities)	Gerardo Carmona	12/18/2025	12/19/2025	Complete

eREVIEW SESSION FILES:

2.96 Acres out of Lot 4, Section 239, Tex-Mex Railway (Tract No. 4).pdf
3.12 Acres out of Lot 4, Section 239, Texas-Mexican Railway Company's Survey (Tract No. 2).pdf
CRISTO CROSSING-PLAT 10-22-25.pdf
EROSION CONTROL (12-2-25).pdf
HCDD No1 Drainage Report (First Submittal) 11-19-25.pdf
SANITARY SEWER AND PAVING.pdf
STREET LIGHT LAYOUT (10-22-25).pdf
WATER & SEWER.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
JoGuajardo	SHARYLAND WSC CCN AREA	12/05/2025 5:09 pm	WATER & SEWER.pdf	1
JoGuajardo	CITY OF EDINBURG CCN AREA	12/05/2025 5:10 pm	WATER & SEWER.pdf	1
JoGuajardo	LOTS 5 -10 ARE IN SWSC CCN AREA AND LOTS 1- 4 COE CCN AREA	12/05/2025 7:21 pm	WATER & SEWER.pdf	1
JoGuajardo	PROPOSED WATER SERVICES MUST BE 2" FOR COMMERCIAL LOTS	12/05/2025 7:24 pm	WATER & SEWER.pdf	1
JoGuajardo	SHOW EXISTING WATERLINE FOR PROP. SERVICES CONNECTION	12/05/2025 8:27 pm	WATER & SEWER.pdf	1
JoGuajardo	400' MAX SPACE BETWEEN PROPOSED MH -	12/05/2025 8:42 pm	WATER & SEWER.pdf	1
JoGuajardo	15.0' UE	12/05/2025 9:11 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
JoGuajardo	15.0' UE	12/05/2025 9:13 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
JoGuajardo	10.0' UE	12/05/2025 9:45 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
JoGuajardo	10.0' UE	12/05/2025 9:51 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
JoGuajardo	10.0' UE	12/05/2025 9:51 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
JoGuajardo	10.0' UE	12/05/2025 9:51 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2

SUBMITTAL SUMMARY REPORT (PLAT-2025-0346)

gaespinoza	300' MAX SPACING BETWEEN HYDRANTS	12/15/2025	8:18 pm	WATER & SEWER.pdf	1
Claudia	As per UDC table 3.202-2 side yard setback for Commercial General zone should be 10 ft	12/16/2025	5:06 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	1000'	12/16/2025	5:12 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	Please remove mayor block unless a variance is requested	12/16/2025	5:15 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	Verify R.O.W. amount with RGVMPO and GIS. Will they be dedicating or Escrowing.	12/16/2025	10:02 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Please include northing and easting coordinates	12/16/2025	10:10 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Please include northing and easting coordinates	12/16/2025	10:17 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Please include northing and easting coordinates	12/16/2025	10:39 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Please include northing and easting coordinates	12/16/2025	10:40 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	1000'	12/17/2025	3:01 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Please include easements refer to UDC Section 5.207, Easements A. 1.	12/17/2025	11:12 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Include abbreviation U.E. & E.E. note here	12/18/2025	4:08 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Claudia	Remove plat note and move to note legend	12/18/2025	4:09 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	Please remove plat note	12/18/2025	4:11 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	-Plat Note Requirement: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process. 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/multifamily construction.	12/18/2025	4:12 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	Prior to final plat approval make sure this is filled out.	12/18/2025	4:40 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	Verify metes and bounds, and Bounds Description shall include POB and POC and have Northing and Easting	12/18/2025	4:41 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Claudia	Verify width of sidewalk along Monte Cristo with Engineering Dept.	12/18/2025	4:50 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Rudy Cantu	CONNECT THE ARROW TO ITEM	12/19/2025	8:21 pm	WATER & SEWER.pdf	1
Rudy Cantu	PLEASE FADE ANYTHING NOT PERTAINING TO WATER OR SANITARY SEWER FOR THIS PLAT	12/19/2025	8:31 pm	WATER & SEWER.pdf	1
Isael Posadas Jr	MUST FOLLOW ENGINEERING MANUAL SECTION 1.10 (COMPENSATORY STORAGE...ETC)	12/19/2025	9:40 pm	SANITARY SEWER AND PAVING.pdf	2
Isael Posadas Jr	WILL YOU PROCCED WITH LOMR-F?	12/19/2025	9:44 pm	SANITARY SEWER AND PAVING.pdf	2
Isael Posadas Jr	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.	12/19/2025	9:48 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	1
Isael Posadas Jr	PROVIDE TRIP GENERATION WORKSHEET	12/19/2025	9:51 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Isael Posadas Jr	MITIGATE ACCESS BETWEEN MONTE CRISTO ROAD AND RESIDENTIAL ROADS WITH ACCESS EASEMENTS	12/19/2025	9:52 pm	CRISTO CROSSING-PLAT 10-22-25.pdf	2
Isael Posadas Jr	PROVIDE LEGIBLE CALLOUTS	12/19/2025	10:06 pm	WATER & SEWER.pdf	1
Isael Posadas Jr	IS THIS DESINGED TO ACCOMADATE FLOW? IF NOT NEW SEPERATE CONNECTION IS REQUIRED.	12/19/2025	10:20 pm	HCDD No1 Drainage Report (First Submittal) 11-19-25.pdf	22
Isael Posadas Jr	HOW IS THIS OUTFALLING?	12/19/2025	10:22 pm	SANITARY SEWER AND PAVING.pdf	2

CRISTO CROSSING SUBDIVISION

A 12.05 TRACT OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

Verify metes and bounds, and Bounds Description shall include POB and POC and have Northing and Easting

TRACT No. 1

A 2.10 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 3 AND IN THE CENTERLINE OF SUGAR ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 09°05' E, 1,001.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE; N 80°55' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF SUGAR ROAD, A TOTAL DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 237.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°06'49" E, A DISTANCE OF 42.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 242.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED J.E. SAENZ FOUND FOR THE NORTHWEST CORNER OF THE RAUL J. GONZALEZ, JR. TRACT (REMAINDER OF A 0.99 OF AN ACRE TRACT OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 533950, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°05' W, ALONG THE WEST LINE OF THE RAUL J. GONZALEZ, JR. TRACT, A DISTANCE OF 174.94 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH LINE OF THE RAUL J. GONZALEZ, JR. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 187.57 FEET FOR THE WEST RIGHT OF WAY LINE OF SUGAR ROAD, A TOTAL DISTANCE OF 207.57 FEET TO A COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 3 AND IN THE CENTERLINE OF SUGAR ROAD FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, ALONG THE EAST LINE OF LOT 3 AND THE CENTERLINE OF SUGAR ROAD, A DISTANCE OF 92.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES OF LAND MORE OR LESS.

TRACT No. 2

A 3.12 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°05' E, 1,001.00 FEET, AND N 80°55' W, 540.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE; N 80°55' W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 238.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°06'50" E, A DISTANCE OF 42.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 35°53'10" E, A DISTANCE OF 42.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, A DISTANCE OF 237.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.12 ACRES OF LAND MORE OR LESS.

TRACT No. 3

A 3.87 ACRE TRACT OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°05' E, 1,001.00 FEET, AND N 80°55' W, 1,110.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE; N 80°55' W, A DISTANCE OF 630.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 239.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°06'50" E, A DISTANCE OF 42.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 570.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 35°53'11" E, A DISTANCE OF 42.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, A DISTANCE OF 238.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.87 ACRES OF LAND MORE OR LESS.

TRACT No. 4

A 2.96 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°55' W, 480.71 FEET, AND N 09°05' E, 1,001.00 FEET FROM THE SOUTHEAST CORNER OF LOT 4.

THENCE; N 80°55' W, A DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE DOMINGA CORONADO TRACT (A 1.00 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1893, PAGE 492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, ALONG THE EAST LINE OF THE DOMINGA CORONADO TRACT, AND THE EAST LINE OF THE ROEL RIOS TRACT (REMAINDER OF A 0.36 OF AN ACRE OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1677533, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 269.72 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHEAST CORNER OF THE ROEL RIOS TRACT THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

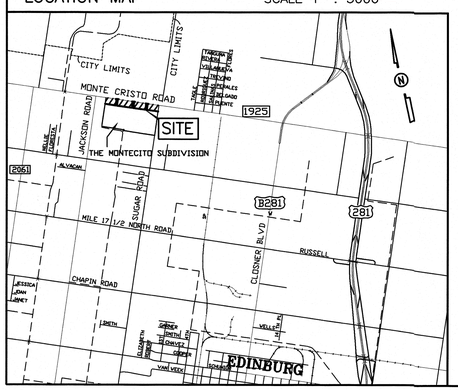
THENCE; S 35°53'10" E, A DISTANCE OF 42.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, A DISTANCE OF 239.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.96 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LAS CRUCES COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 41, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION MAP

SCALE 1" : ~~3000'~~ 1000'



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

OCTOBER 16, 2025
DATE

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
AREA 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.
AND
FLOOD ZONE DESIGNATION: ZONE "AE"
BASE FLOOD ELEVATIONS DETERMINED. (EL 91)

COMMUNITY-PANEL NUMBER 480338 0015 E
MAP REVISED: JUNE 6, 2000
MAP REVISED: MAY 14, 2001 (LOMR)

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.....10.00 FEET
SIDE .....0.00 FEET
CORNER SIDE .....25.00 FEET

As per UDC table 3.202-2 side yard setback for Commercial General zone should be 10 ft

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. No. 1 ELEVATION = 88.10 TOP OF TYPE "A" INLET AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION NAVD 88 DATUM.
B.M. No. 2 ELEVATION = 88.25 TOP OF TYPE "A" INLET AT THE SOUTHEAST CORNER OF LOT 9 OF THIS SUBDIVISION NAVD 88 DATUM.

6.– DRAINAGE RETENTION PER LOT IS: _____ C.F.

Prior to final plat approval make sure this is filled out.

7.– NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.

8.– ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

9.– ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.

Please remove plat note

10.– U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT

Remove plat note and move to note legend

11.– ALL COMMON ACCESS, PARKING LAND LANDSCAPING AREAS WILL BE MAINTAINED BY OWNER.

12.– A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MONTE CRISTO ROAD AND SUGAR ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

Verify width of sidewalk along Monte Cristo with Engineering Dept.

13.– 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 ALONG ALADDIN STREET, DUNES DRIVE AND SHOWBOAT DRIVE.

14.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

16.– NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

-Plat Note Requirement: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.

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/multifamily construction.

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.

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

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.

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. No. 95534

10-21-25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CRISTO CROSSING SUBDIVISION ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LEDESMA, BARRERA & SMITH, LLC
JAVIER LEDESMA MEMBER
7314 STATE HIGHWAY 107
MISSION, TEXAS 78573

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **MEMBER OF LEDESMA, BARRERA & SMITH, L.L.C., JAVIER LEDESMA** proved to me through his his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

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

CLARISSA QUINTANILLA
Notary ID #129615255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA–NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as CRISTO CROSSING 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 & ZONING COMMISSION

Please remove mayor block unless a variance is requested

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 of this City wherein my approval is required."

MAYOR–CITY OF EDINBURG — DATE

CITY SECRETARY — DATE

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_____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT — ATTEST: SECRETARY

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

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

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

DATE OF PREPERATION: SEPTEMBER 5, 2025

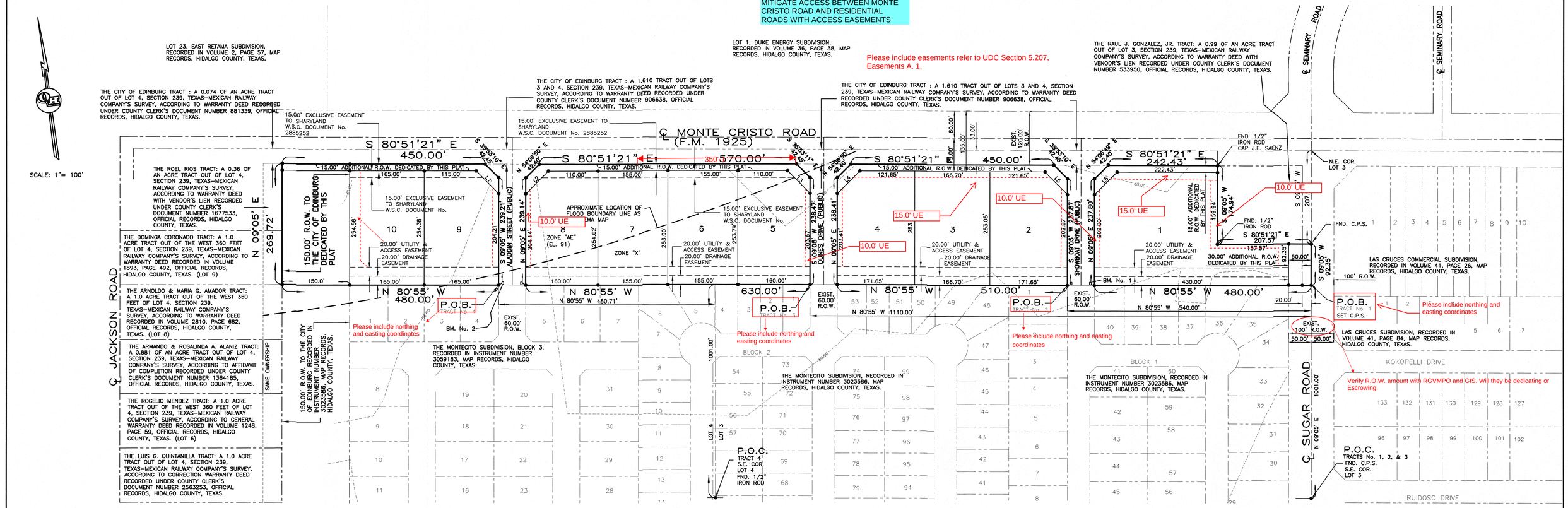
FILENAME : F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING SUBDIVISION_PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
SEPTEMBER 5, 2025	SC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

PROVIDE TRIP GENERATION WORKSHEET

MITIGATE ACCESS BETWEEN MONTE CRISTO ROAD AND RESIDENTIAL ROADS WITH ACCESS EASEMENTS

Please include easements refer to UDC Section 5.207, Easements A. 1.

SCALE: 1"= 100'

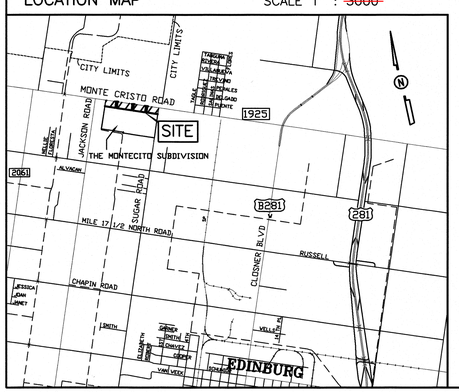


LOT	AREA (S.F.)	AREA (AC.)
1	82154.60	1.89
2	42170.68	0.97
3	42198.22	0.97
4	42232.09	0.97
5	39346.32	0.90
6	39345.89	0.90
7	39363.82	0.90
8	39402.42	0.90
9	40708.40	0.93
10	41987.31	0.96

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 35°53'11" E	70.75'
L2	N 54°06'17" E	70.68'
L3	S 35°53'43" E	70.74'
L4	N 54°06'49" E	70.67'
L5	S 35°53'10" E	70.75'
L6	N 54°06'50" E	70.67'

LOCATION MAP

SCALE 1" : ~~3000'~~ 1000'



CRISTO CROSSING SUBDIVISION

FOUR TRACTS OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

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

10-21-25
DATE

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

Include abbreviation U.E. & E.E. note here

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 · ALFONSO QUINTANILLA · 4856 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

OCTOBER 16, 2025
DATE

COUNTY COURT · COUNTY OF HIDALGO · TEXAS

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

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

BY: _____ DEPUTY

DATE OF PREPERATION: SEPTEMBER 5, 2025

FILENAME : F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING SUBDIVISION_PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
9-5-25	SC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

CRISTO CROSSING SUBDIVISION

A 12.05 TRACT OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 12.05 ACRE TRACT OF LAND OUT OF LOTS 3 & 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, 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.

TRACT No. 1

A 2.10 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 3 AND IN THE CENTERLINE OF SUGAR ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 09°05' E, 1,001.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE; N 80°55' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF SUGAR ROAD, A TOTAL DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 237.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°06'49" E, A DISTANCE OF 42.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 242.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED J.E. SAENZ FOUND FOR THE NORTHWEST CORNER OF THE RAUL J. GONZALEZ, JR. TRACT (REMAINDER OF A 0.99 OF AN ACRE TRACT OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 533950, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°05' W, ALONG THE WEST LINE OF THE RAUL J. GONZALEZ, JR. TRACT, A DISTANCE OF 174.94 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH LINE OF THE RAUL J. GONZALEZ, JR. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 187.57 FEET FOR THE WEST RIGHT OF WAY LINE OF SUGAR ROAD, A TOTAL DISTANCE OF 207.57 FEET TO A COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 3 AND IN THE CENTERLINE OF SUGAR ROAD FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, ALONG THE EAST LINE OF LOT 3 AND THE CENTERLINE OF SUGAR ROAD, A DISTANCE OF 92.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES OF LAND MORE OR LESS.

TRACT No. 2

A 3.12 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°05' E, 1,001.00 FEET, AND N 80°55' W, 540.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE; N 80°55' W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 238.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°06'50" E, A DISTANCE OF 42.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 35°53'10" E, A DISTANCE OF 42.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, A DISTANCE OF 237.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.12 ACRES OF LAND MORE OR LESS.

TRACT No. 3

A 3.87 ACRE TRACT OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°05' E, 1,001.00 FEET, AND N 80°55' W, 1,110.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE; N 80°55' W, A DISTANCE OF 630.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 239.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°06'50" E, A DISTANCE OF 42.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 570.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 35°53'11" E, A DISTANCE OF 42.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, A DISTANCE OF 238.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.87 ACRES OF LAND MORE OR LESS.

TRACT No. 4

A 2.96 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°55' W, 480.71 FEET, AND N 09°05' E, 1,001.00 FEET FROM THE SOUTHEAST CORNER OF LOT 4.

THENCE; N 80°55' W, A DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE DOMINGA CORONADO TRACT (A 1.00 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1893, PAGE 492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, ALONG THE EAST LINE OF THE DOMINGA CORONADO TRACT, AND THE EAST LINE OF THE ROEL RIOS TRACT (REMAINDER OF A 0.36 OF AN ACRE OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1677533, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 269.72 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE NORTHEAST CORNER OF THE ROEL RIOS TRACT THIS TRACT.

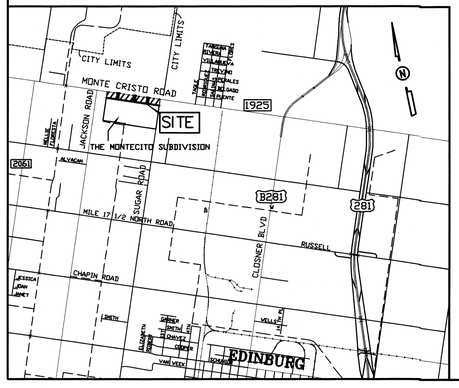
THENCE; S 80°51'21" E, ALONG THE SOUTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 35°53'10" E, A DISTANCE OF 42.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°05' W, A DISTANCE OF 239.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.96 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LAS CRUCES COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 41, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION MAP SCALE 1" : 3000'



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 ALFONSO QUINTANILLA 4856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

OCTOBER 16, 2025
DATE

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
AREA 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.
AND
FLOOD ZONE DESIGNATION: ZONE "AE"
BASE FLOOD ELEVATIONS DETERMINED. (EL 91)

COMMUNITY-PANEL NUMBER 480338 0015 E
MAP REVISED: JUNE 6, 2000
MAP REVISED: MAY 14, 2001 (LOMR)

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.....10.00 FEET
SIDE .....0.00 FEET
CORNER SIDE .....25.00 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. No. 1 ELEVATION = 88.10 TOP OF TYPE "A" INLET AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION NAVD 88 DATUM.
B.M. No. 2 ELEVATION = 88.25 TOP OF TYPE "A" INLET AT THE SOUTHEAST CORNER OF LOT 9 OF THIS SUBDIVISION NAVD 88 DATUM.

6.-TOTAL DRAINAGE DETENTION IS: 87,492.38 C.F. 2.01 AC-FT
LOT 1= 16,536.67 CF, LOT 2=8,189.59 CF, LOT 3= 8,189.59 CF, LOT 4=8,189.59 CF,
LOT 5= 7,618.68 CF, LOT 6=7,618.68 CF, LOT 7= 7,618.68 CF, LOT 8=7,618.68 CF,
LOT 9= 7,829.82 CF, LOT 10=8,082.40 CF

7.- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.

8.- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

9.- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.

10.- U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT

11.- ALL COMMON ACCESS, PARKING LAND LANDSCAPING AREAS WILL BE MAINTAINED BY OWNER.

12.- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MONTE CRISTO ROAD AND SUGAR ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

13.- 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 ALONG ALADDIN STREET, DUNES DRIVE AND SHOWBOAT DRIVE.

14.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

16.- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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 85534 LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 85534

11-19-25
DATE

LOT	AREA (S.F.)	AREA (AC.)
1	82154.60	1.89
2	42170.68	0.97
3	42198.22	0.97
4	42232.09	0.97
5	39346.32	0.90
6	39345.89	0.90
7	39363.82	0.90
8	39402.42	0.90
9	40708.40	0.93
10	41987.31	0.96

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.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CRISTO CROSSING SUBDIVISION ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LEDESMA, BARRERA & SMITH, LLC
JAVIER LEDESMA MEMBER
7314 STATE HIGHWAY 107
MISSION, TEXAS 78573

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared MEMBER OF LEDESMA, BARRERA & SMITH, L.L.C., JAVIER LEDESMA proved to me through his his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

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

CLARISSA QUINTANILLA
Notary ID #128815255
My Commission Expires
November 04, 2025

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 CRISTO CROSSING 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 & ZONING COMMISSION

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 of this City wherein my approval is required."

MAYOR-CITY OF EDINBURG — DATE

CITY SECRETARY — DATE

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_____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT — ATTEST: SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

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

DATE OF PREPERATION: SEPTEMBER 5, 2025

FILENAME : F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING SUBDIVISION\ PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
SEPTEMBER 5, 2025	SC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SCALE: 1"= 100'

LOT 23, EAST RETAMA SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, DUKE ENERGY SUBDIVISION, RECORDED IN VOLUME 36, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE RAUL J. GONZALEZ, JR. TRACT: A 0.99 OF AN ACRE TRACT OUT OF LOT 3, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 533950, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE CITY OF EDINBURG TRACT : A 0.074 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 881339, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE CITY OF EDINBURG TRACT : A 1.610 TRACT OUT OF LOTS 3 AND 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 906638, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE CITY OF EDINBURG TRACT : A 1.610 TRACT OUT OF LOTS 3 AND 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 906638, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ROEL RIOS TRACT: A 0.36 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1877533, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE DOMINGA CORONADO TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1893, PAGE 492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 9)

THE ARNOLDO & MARIA G. AMADOR TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2810, PAGE 682, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 8)

THE ARMANDO & ROSALINDA A. ALANIZ TRACT: A 0.881 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO AFFIDAVIT OF COMPLETION RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1364185, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SAME OWNERSHIP

THE ROGELIO MENDEZ TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED IN VOLUME 1248, PAGE 59, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 6)

THE LUIS G. QUINTANILLA TRACT: A 1.0 ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2563253, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00' EXCLUSIVE EASEMENT TO SHARYLAND W.S.C. DOCUMENT No. 2885252

15.00' EXCLUSIVE EASEMENT TO SHARYLAND W.S.C. DOCUMENT No.

15.00' EXCLUSIVE EASEMENT TO SHARYLAND W.S.C. DOCUMENT No.

C MONTE CRISTO ROAD (F.M. 1925)

C JACKSON ROAD

C SEMINARY ROAD

C SUGAR ROAD

S 80°51'21" E 450.00'

S 80°51'21" E 570.00'

S 80°51'21" E 450.00'

S 80°51'21" E 242.43'

N 09°05' E 269.72'

15.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

150.00' R.O.W. TO THE CITY OF EDINBURG DEDICATED BY THIS PLAT

ALADDIN STREET (PUBLIC)

DUNES DRIVE (PUBLIC)

SHOSHAN PLACE (PUBLIC)

APPROXIMATE LOCATION OF FLOOD BOUNDARY LINE AS PER FEMA MAP

ZONE "AE" (EL. 91)

ZONE "X"

20.00' UTILITY & ACCESS EASEMENT

26.00' DRAINAGE EASEMENT

15.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

30.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

EXIST. 120.00' R.O.W.

EXIST. 60.00' R.O.W.

EXIST. 100' R.O.W.

FND. 1/2" IRON ROD CAP J.E. SAENZ

FND. 1/2" IRON ROD

FND. C.P.S.

SET C.P.S.

BM. No. 1

BM. No. 2

N.E. COR. LOT 3

P.O.B. TRACT No. 4

P.O.B. TRACT No. 3

P.O.B. TRACT No. 2

P.O.B. TRACT No. 1

N 80°55' W 480.00'

N 80°55' W 630.00'

N 80°55' W 510.00'

N 80°55' W 480.00'

N 80°55' W 1110.00'

N 80°55' W 540.00'

N 80°55' W 480.71'

S 09°05' W 92.35'

S 09°05' W 207.94'

S 09°05' E 1001.00'

N 09°05' E 1001.00'

P.O.C. TRACTS No. 1, 2, & 3 FND. C.P.S. S.E. COR. LOT 3

P.O.C. TRACT 4 S.E. COR. LOT 4 FND. 1/2" IRON ROD

LOT 4 LOT 3

LAS CRUCES COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 41, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LAS CRUCES SUBDIVISION, RECORDED IN VOLUME 41, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

KOKOPELLI DRIVE

RUIDOSO DRIVE

THE MONTECITO SUBDIVISION, BLOCK 3, RECORDED IN INSTRUMENT NUMBER 3059183, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE MONTECITO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3023586, MAP RECORDS, HIDALGO COUNTY, TEXAS.

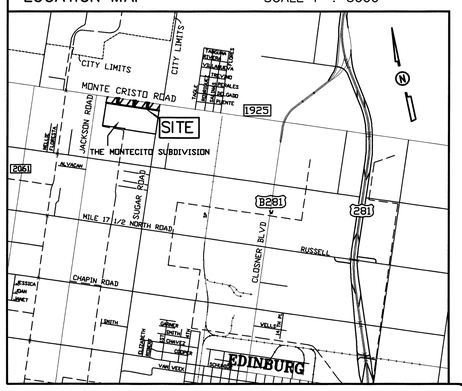
150.00' R.O.W. TO THE CITY OF EDINBURG RECORDED IN INSTRUMENT NUMBER 3023586, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)	AREA (AC.)
1	82154.60	1.89
2	42170.68	0.97
3	42198.22	0.97
4	42232.09	0.97
5	39346.32	0.90
6	39345.89	0.90
7	39363.82	0.90
8	39402.42	0.90
9	40708.40	0.93
10	41987.31	0.96

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 35°53'11" E	70.75'
L2	N 54°06'17" E	70.68'
L3	S 35°53'43" E	70.74'
L4	N 54°06'49" E	70.67'
L5	S 35°53'10" E	70.75'
L6	N 54°06'50" E	70.67'

LOCATION MAP

SCALE 1" : 3000'



CRISTO CROSSING SUBDIVISION

FOUR TRACTS OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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 · 95934 · LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA P.E.
P.E. No. 95934

11-19-25
DATE

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

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 · ALFONSO QUINTANILLA · 4856 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

OCTOBER 16, 2025
DATE

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

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

BY: _____ DEPUTY

DATE OF PREPERATION: SEPTEMBER 5, 2025

FILENAME : F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING SUBDIVISION_PLAT			
DATE PREPARED 9-5-25	PREPARED BY SC	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SCALE 1" =100'

LOT 23, EAST RETAMA SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, DUKE ENERGY SUBDIVISION, RECORDED IN VOLUME 36, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LIFT STATION #14 CHAINLINK FENCE

℄ MONTE CRISTO ROAD (F.M. 1925)

℄ SEMINARY ROAD

℄ JACKSON ROAD

℄ SUGAR ROAD

IS THIS DESINGED TO ACCOMADATE FLOW? IF NOT NEW SEPERATE CONNECTION IS REQUIRED.

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LAS CRUCES COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 41, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

KOKOPELLI DRIVE

BLOCK 1

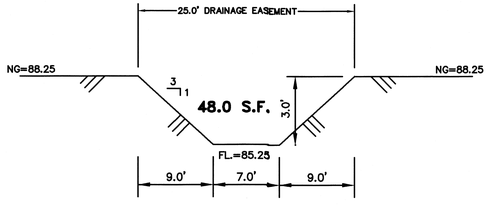
BLOCK 2

DUNES DRIVE (PUBLIC)

SHOREBAT DRIVE (PUBLIC)

ALADDIN STREET (PUBLIC)

SAME OWNERSHIP



25.0' DRAINAGE EASEMENT SECTION

N.T.S.

LOT 1	LOTS 2–4	LOTS 5–8	LOTS 9 & 10
51.0 S.F. X 430 L.F.	51.0 S.F. X 510 L.F.	51.0 S.F. X 630 L.F.	51.0 S.F. X 330 L.F.
21,930.00 C.F.	26,010.00 C.F.	32,130.00 C.F.	16,830.00 C.F.
21,930.00 CF/LOT	8,670.00 CF/LOT	8,032.50 CF/LOT	8,415.00 CF/LOT

LEGEND

TOTAL DETENTION REQUIRED – 94,888.99 C.F.

LOT 1=16,536.67 CF, LOT 2=8,189.59 CF, LOT 3=8,189.59 CF, LOT 4=8,189.59 CF, LOT 5=7,618.68 CF,
LOT 6=7,618.68 CF, LOT 7=7,618.68 CF, LOT 8=7,618.68 CF, LOT 9=7,829.82 CF, LOT 10=8,082.40 CF

TOTAL DETENTION PROVIDED – 133,500.00 C.F.

LOT 1=21,930.00 CF, LOT 2=8,670.00 CF, LOT 3=8,670.00 CF, LOT 4=8,670.00 CF, LOT 5=8,032.50 CF,
LOT 6=8,032.50 CF, LOT 7=8,032.50 CF, LOT 8=8,032.50 CF, LOT 9=8,415.00 CF, LOT 10=8,415.00 CF

NOTES:

1.–DIRT EXCAVATED FROM DETENTION POND SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER. ALL LOTS TO HAVE POSITIVE GRADE TO THE STREETS.
2.–ALL MATERIALS SHALL BE DOMESTIC.
3.–ALL PIPES WITHIN ROW MUST PASS DENSITY TESTING AND HAVE MIN. 3.0' OF COVER. CEMENT STABILIZED BACKFILL WILL BE REQUIRED IN AREAS LESS THAN 3.0' OF COVER
4.–ALL RING AND COVERS SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.
5.–ALL LOTS MUST HAVE A 1% SLOPE FROM THE REAR TO FRONT OF LOTS
6.–ALL VALLEY GUTTERS TO BE 6.0' WIDE

F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING_UTILITY			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-16-2025	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

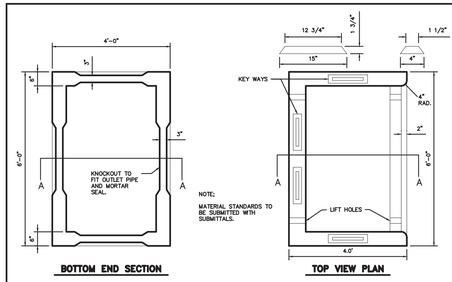
JOB NO. | DATE 10-16-2025 | REVISION | SCALE 1"=100' | DRAWN BY LG | SHEET

CRISTO CROSSING SUBDIVISION
PAVING AND DRAINAGE LAYOUT

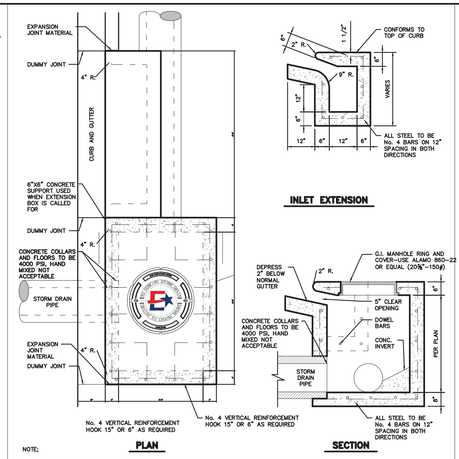
11-14-25

ALFONSO QUINTANILLA 85834 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

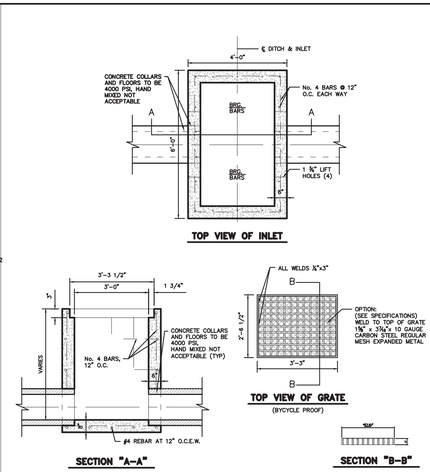
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM



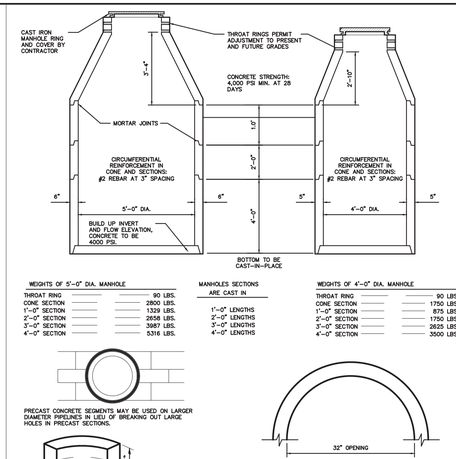
D-1 TYPE "A" INLET



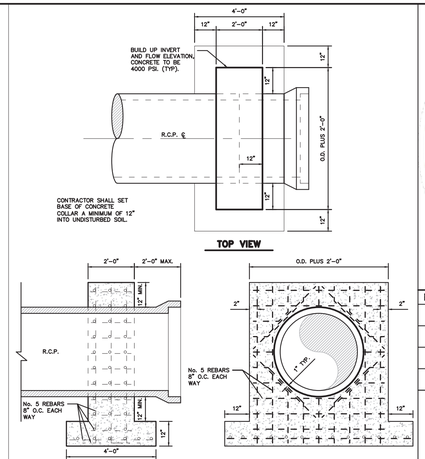
D-2 TYPE "A" INLET WITH EXTENSION



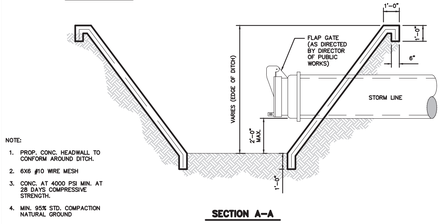
D-3 TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)



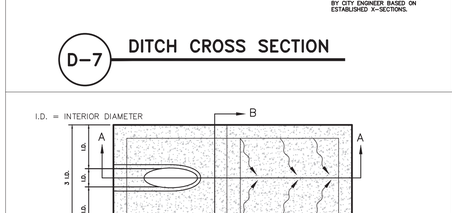
D-4 PRECAST CONCRETE MANHOLE



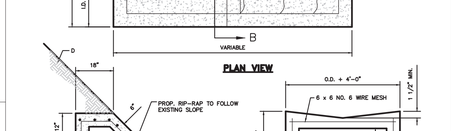
D-5 CONCRETE PIPE SUPPORT COLLAR



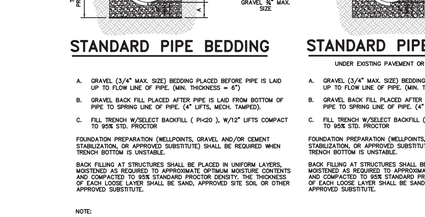
D-6 DOWN DRAIN STRUCTURE



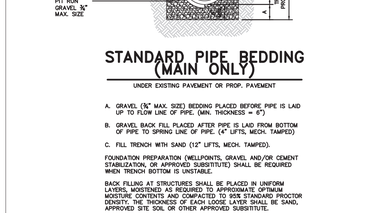
D-7 DITCH CROSS SECTION



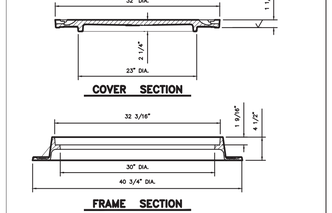
D-12 CONCRETE SLOPED-END TREATMENT



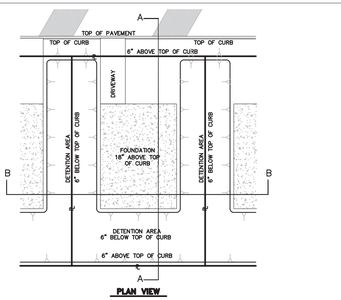
D-8 STANDARD PIPE BEDDING



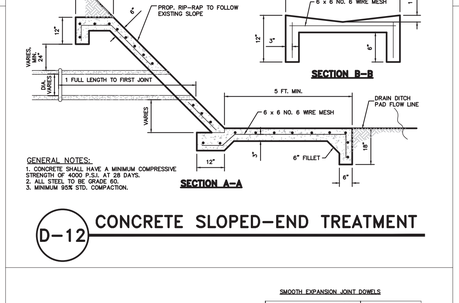
D-9 UTILITY CROSSING AT EXISTING ACTIVE STREET
(STORM SEWER)



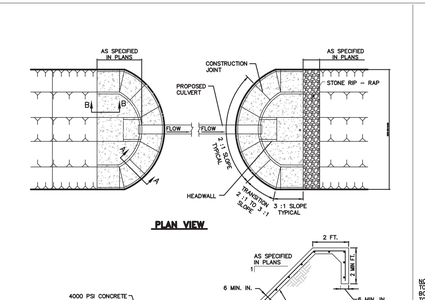
D-10 MANHOLE COVER



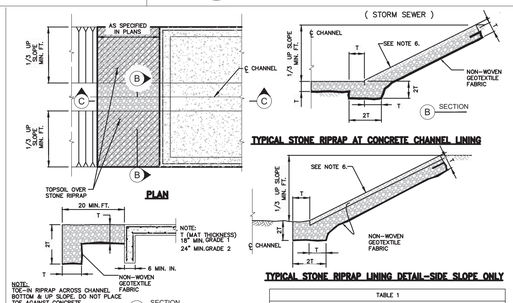
D-11 LOT LAYOUT GRADING



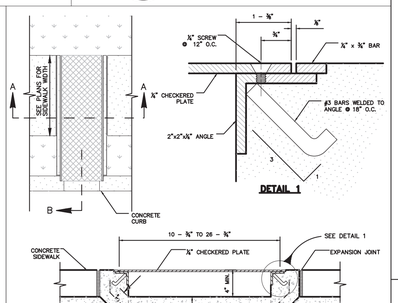
D-13 DOWEL TYPE EXPANSION JOINT FOR DRAINAGE STRUCTURES



D-14 CONCRETE SLOPE PROTECTION



D-15 STONE RIPRAP



D-16 CONCRETE SIDEWALK DRAIN

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

SHEET NAME:
DRAINAGE STANDARD DETAILS

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

SHEET **OF**

SCALE 1" =100'

LOT 23, EAST RETAMA SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, DUKE ENERGY SUBDIVISION, RECORDED IN VOLUME 36, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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THE RAUL J. GONZALEZ, JR. TRACT: A 0.99 OF AN ACRE TRACT OUT OF LOT 3, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 533950, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LAS CRUCES COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 41, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LAS CRUCES SUBDIVISION, RECORDED IN VOLUME 41, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-3-2017	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

F:\DATA\SUBDIVS\EDINBURG\THE MONTECITO SUBDIVISION\WATER SEWER PAC

JOB NO.	
DATE	11-3-2017
REVISION	
SCALE	1"=100'
DRAWN BY	LG
SHEET	

J LEDEZMA SANITARY SEWER COLLECTION SYSTEM

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
dfonseca@qhc-eng.com

SCALE 1" =100'

WILL YOU PROCCED WITH LOMR-F?

MUST FOLLOW ENGINEERING MANUAL SECTION 1.10 (COMPENSATORY STORAGE...ETC)

HOW IS THIS OUTFALLING?

LOT 23, EAST RETAMA SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, DUKE ENERGY SUBDIVISION, RECORDED IN VOLUME 36, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE CITY OF EDINBURG TRACT : A 1.610 TRACT OUT OF LOTS 3 AND 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 906638, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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THE DOMINGA CORONADO TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1893, PAGE 492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 9)

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THE ARMANDO & ROSALINDA A. ALANIZ TRACT: A 0.881 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO AFFIDAVIT OF COMPLETION RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1364185, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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LAS CRUCES COMMERCIAL SUBDIVISION RECORDED IN VOLUME 41, PAGE RECORDS, HIDALGO COUNTY, TEXA

LAS CRUCES SUBDIVISION, RECO VOLUME 41, PAGE 84, MAP REC HIDALGO COUNTY, TEXAS.

C MONTE CRISTO ROAD (F.M. 1925)

C MONTE CRISTO RD (F.M. 1925)

C SEMINARY ROAD

C JACKSON ROAD

KOKOPELLI DRIVE

BLOCK 1

BLOCK 2

FILL TO ELEV 91.00
7,600 CY COMPACTED

FILL TO ELEV 91.00
17,400 CY COMPACTED

EXIST. CONVERT TYPE "F" INLET TO TYPE "CC"

EXIST. 44.00' B-B

EXIST. TYPE "A" INLET 2A TOP=88.25 FL=83.75

EXIST. TYPE "A" INLET 1A TOP=88.25 FL=83.09

EXIST. TYPE "A" INLET 3A TOP=88.00 FL=83.45

EXIST. TYPE "A" INLET 4A TOP=88.00

EXIST. TYPE "A" INLET 2B TOP=88.00 FL=84.00

EXIST. TYPE "A" INLET 1B TOP=88.00 FL=84.15

EXIST. TYPE "A" INLET 1C TOP=88.10 FL=84.20

EXIST. TYPE "A" INLET 2C TOP=88.10 FL=84.05

EXIST. 32.00' B-B

PROP. 20.0' DETENTION AREA

PROP. RIP RAP

PROP. 18" BLEEDER LINE 40.0 LF TIE INTO EXIST. INLET

EXIST. STORM M.H. TOP=88.40 FL=83.50

EXIST. RIP-RAP FL=82.00

EXIST. TYPE III BARRICADE

EXIST. 20.00 PAVEMENT PLUS CURB & GUTTER

10.0' ELECTRICAL & U.E.

5.0' UTILITY & SIDEWALK EASEMENT

EXIST. 6" WATERLINE (SHARYLAND WATER SUPPLY CORP.)

EXIST. 12" WATERLINE CITY OF EDINBURG

EXIST. 4" GAS PIPELINE

3-TELEPHONE LINES AT&T

FIBER OPTIC LINE AT&T

EFFLUENT LINE TOP=85.75

EXIST. 6.00' VALLEY GUTTER

EXIST. FIRE HYDRANT

OVERHEAD POWER LINE

GAS MARKER

HOG WIRE FENCE

WOOD FENCE

BLOCK FENCE

BARB WIRE FENCE

EXIST. 10" WATERLINE CITY OF EDINBURG

SIGN, SPEED LIMIT 30

LOT LINE

N 09°05' W 269.72'

S 09°05' W 174.94'

S 80°51'21" E 207.57'

N 09°05' W 92.35'

150.0'

60.00'

120.00'

33.00'

18"

SAME OWNERSHIP

F:\DATA\SUBDMS\EDINBURG\THE MONTECITO SUBDMSION_WATER SEWER PAC

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
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JOB NO.	
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SCALE	1"=100'
DRAWN BY	LG
SHEET	

J LEDESMA
PAVING AND DRAINAGE LAYOUT

ALFONSO QUINTANILLA 98834 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

9-18-25

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

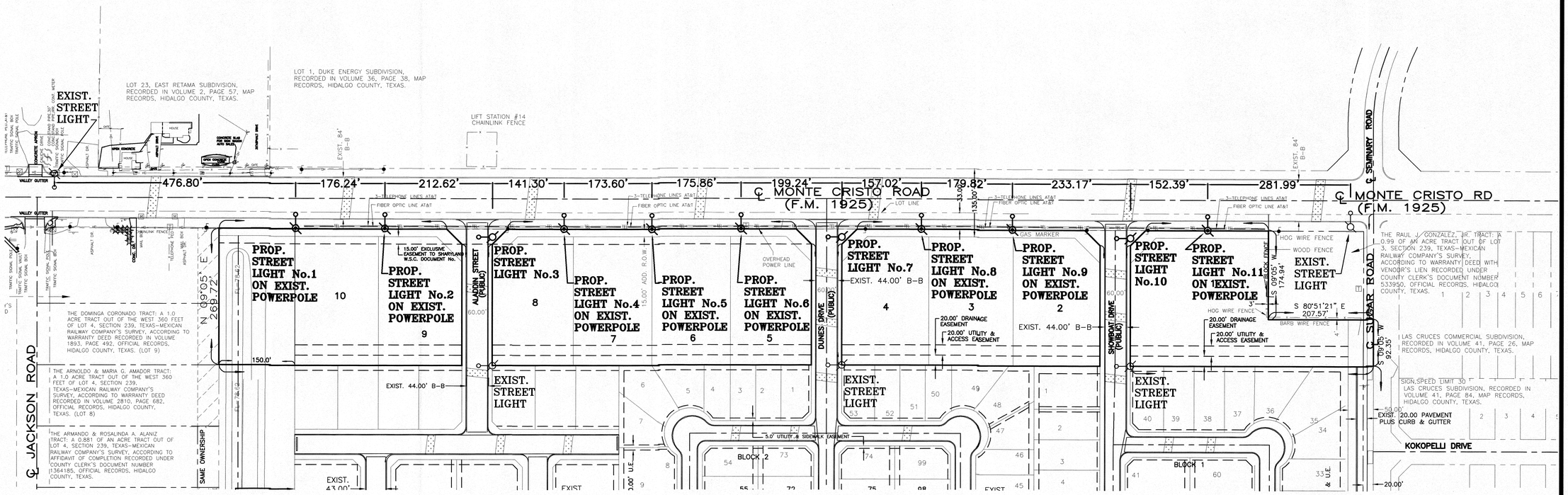
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

CRISTO CROSSING SUBDIVISION
STREET LIGHT LAYOUT

10-22-2025

JOB NO.	
DATE	10-22-2025
REVISION	
SCALE	1"=100'
DRAWN BY	ALEX Q
SHEET	

SCALE 1" =100'



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DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-22-2025	ALEX Q		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

ALFONSO QUINTANILLA 98834 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

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ALFONSOQ@QHA-ENG.COM

SCALE 1" =100'

300' MAX SPACING BETWEEN HYDRANTS

279'-6 1/4" | 389'-11 1/2" | 265'-5" | 503'-7 3/4" | 204'-5 1/4"

PROPOSED WATER SERVICES MUST BE 2" FOR COMMERCIAL LOTS

SHOW EXISTING WATERLINE FOR PROP. SERVICES CONNECTION

CONNECT THE ARROW TO ITEM

400' MAX SPACE BETWEEN PROPOSED MH -

PROVIDE LEGIBLE CALLOUTS

LOT 23, EAST RETAMA SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, DUKE ENERGY SUBDIVISION, RECORDED IN VOLUME 36, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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THE MONTECITO SUBDIVISION, BLOCK 3, RECORDED IN INSTRUMENT NUMBER 3059183, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE MONTECITO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3023586, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SHARYLAND WSC CCN AREA

CITY OF EDINBURG CCN AREA

LOTS 5 -10 ARE IN SWSC CCN AREA AND LOTS 1- 4 COE CCN AREA

PLEASE FADE ANYTHING NOT PERTAINING TO WATER OR SANITARY SEWER FOR THIS PLAT

F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING\ UTILITY

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-16-2025	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO. | DATE 10-16-2025 | REVISION | SCALE 1"=100' | DRAWN BY LG | SHEET

CRISTO CROSSING SUBDIVISION
UTILITY LAYOUT

ALFONSO QUINTANILLA 96554 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

11-14-25

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
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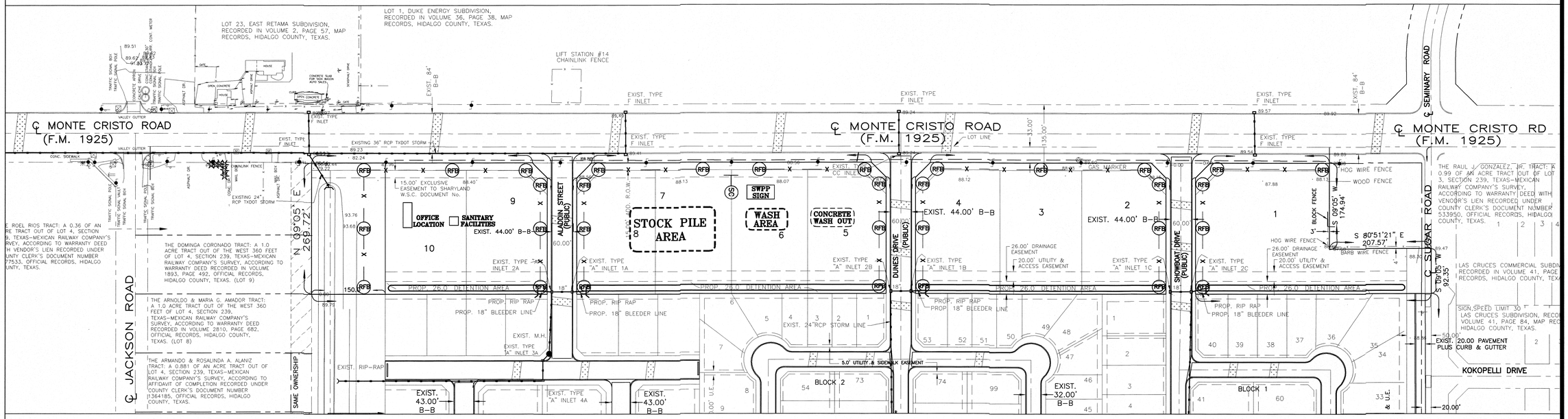


SCALE 1" =100'

LEGEND

- INLET
- IPB — INLET PROTECTION BARRIER
- HS — HYFROMULCH SEEDING
- SC — STABILIZED CONSTRUCTION EXIT
- FF — FILTER FABRIC FENCE
- RFB — REINFORCED FILTER FABRIC BARRIER

NOTES: EROSION CONTROL

1.– ALL NON–PAVED DISTURBED AREAS SHALL BE HYDRO–MULCH SEEDED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDED.

2.– STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.

3.– CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.

4.– CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).

5.– CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.

6.– CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.

7.– CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN

8.– CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS

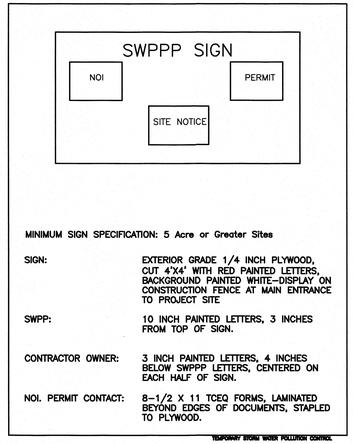
NOTES: POLLUTION PREVENTION

1.– CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.

2.– CONTRACTOR SHALL CONTROL DUSTING BY WASTERSPRINKLING.

3.– CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.

4.– CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.



LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

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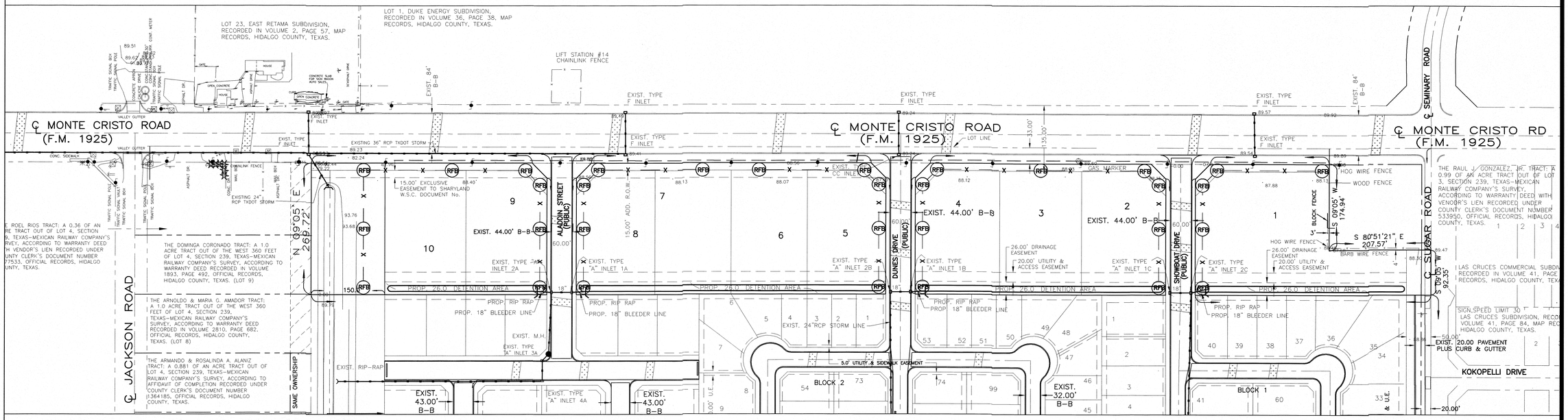
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-20-2025	ALEX Q		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO. | DATE 11-20-2025 | REVISION | SCALE 1"=100' | DRAWN BY ALEX Q | SHEET

CRISTO CROSSING SUBDIVISION
PRE EROSION CONTROL & POLLUTION PREVENTION PLAN

STATE OF TEXAS — ALFONSO QUINTANILLA — 95534 — LICENSED PROFESSIONAL ENGINEER — 12-2-25

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



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LEGEND

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- HS — HYFROMULCH SEEDING
- SC — STABILIZED CONSTRUCTION EXIT
- FF — FILTER FABRIC FENCE
- RFB — REINFORCED FILTER FABRIC BARRIER

NOTES: EROSION CONTROL

1.– ALL NON–PAVED DISTURBED AREAS SHALL BE HYDRO–MULCH SEEDED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDED.

2.– STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.

3.– CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.

4.– CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).

5.– CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.

6.– CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.

7.– CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN

8.– CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS

NOTES: POLLUTION PREVENTION

1.– CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.

2.– CONTRACTOR SHALL CONTROL DUSTING BY WASTERSPRINKLING.

3.– CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.

4.– CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

SWPPP SIGN

NOI | PERMIT | SITE NOTICE

MINIMUM SIGN SPECIFICATION: 5 Acre or Greater Sites

SIGN:	**EXTERIOR GRADE 1/4 INCH PLYWOOD, CUT 4'X4' WITH RED PAINTED LETTERS, BACKGROUND PAINTED WHITE–DISPLAY ON CONSTRUCTION FENCE AT MAIN ENTRANCE TO PROJECT SITE**
SWPP:	**10 INCH PAINTED LETTERS, 3 INCHES FROM TOP OF SIGN.**
CONTRACTOR OWNER:	**3 INCH PAINTED LETTERS, 4 INCHES BELOW SWPPP LETTERS, CENTERED ON EACH HALF OF SIGN.**
NOI. PERMIT CONTACT:	**8–1/2 X 11 TCEQ FORMS, LAMINATED BEYOND EDGES OF DOCUMENTS, STAPLED TO PLYWOOD.**

TEMPORARY STORM WATER POLLUTION CONTROL

LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING\ EROSION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11–20–2025	ALEX Q		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.
DATE 11–20–2025
REVISION
SCALE 1"=100'
DRAWN BY ALEX Q
SHEET

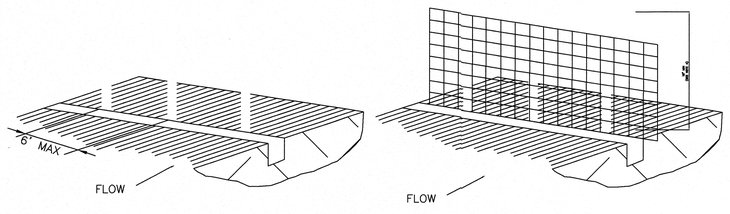
CRISTO CROSSING SUBDIVISION POST EROSION CONTROL & POLLUTION PREVENTION PLAN

ALFONSO QUINTANILLA 95534 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 12-2-25

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

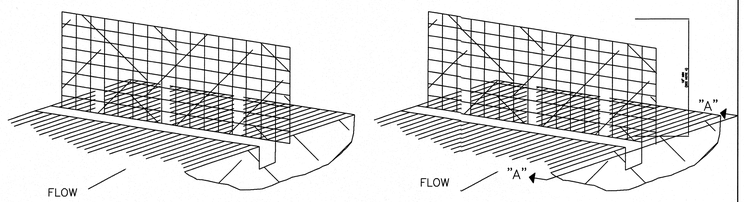
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG LINE OF POSTS (SEE NOTE 1).

2. SECURE WIRE FENCING TO POSTS (SEE NOTE 2).

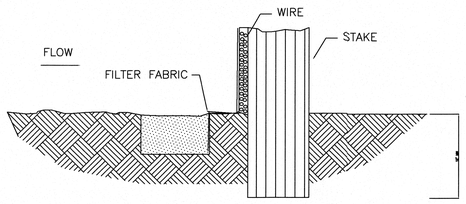


3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH (SEE NOTE 3).

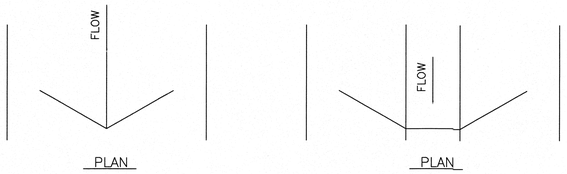
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH

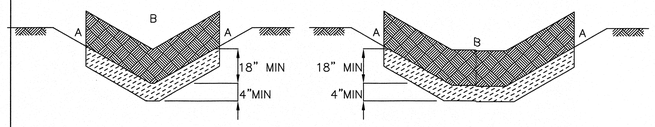


SECTION "A"



PLAN PLAN

POINTS A SHOULD BE HIGHER THAN POINT B, OR AT TOP OF BANK (TYP)



"V-DITCH" SECTION/ELEVATION TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

1.- SET IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.

2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH METAL TIES

3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.

4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.

5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR 4LVG3 36" POSTS, AND FOLDED.

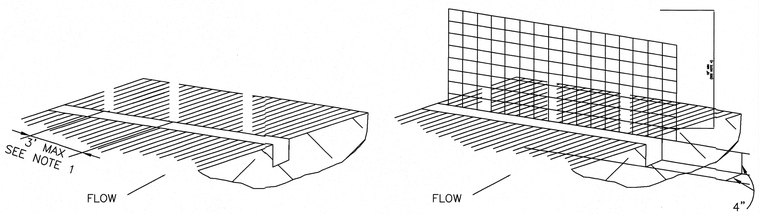
6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

X — (RFB) — X
SYMBOL

REINFORCED FILTER FABRIC BARRIER

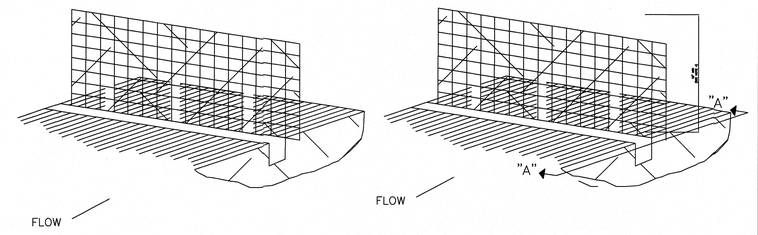
1. SET POSTS AT REQUIRED SPACING.

2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. ATTACH FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH

ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH

SECTION "B" SECTION "B" ALTERNATE

X — (FF) — X
SYMBOL

CONSTRUCTION NOTES:

1.-IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.

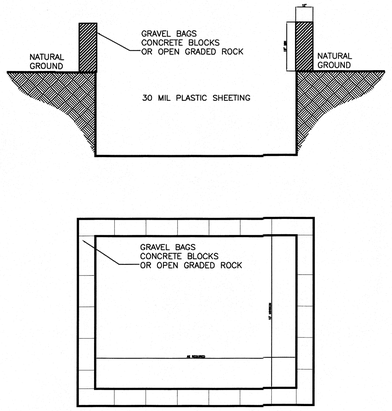
2.- ATTACH FILTER FABRIC TO IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.

3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR USE 4LVG3 36" POST, AND FOLDED.

4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE

WASHOUT DETAIL



WASHOUT NOTES:

1.- THE EXCAVATION FOR THE CONCRETE TRUCK WASHOUT SHALL BE A MINIMUM OF 10' WIDE AND OF SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND /OR 50 GALLONS OF WASHOUT WATER AND CONCRETE PER PUMP TRUCK PER DAY.

2.- IN THE EVENT THAT THE SELF-INSTALLED CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND IT SHALL BE 10' WIDE AND 10' LONG WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN ITEM 1.

3.- THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL PLASTIC SHEETING. WITHOUT HOLES OF TEARS. WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURES DIRECTION.

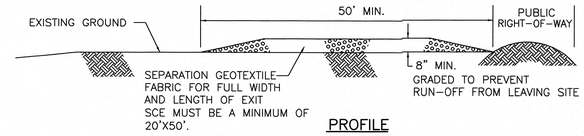
4.- THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVERLAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST 2 TIMES.

5.- THE GRAVEL BAGS OR CONCRETE BLOCKS SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.

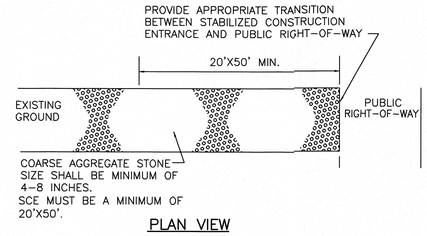
6.- THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18" HIGH AND NO LESS THAN 12" WIDE.

7.- THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.

8.- SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERTY AND ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING REPLACED BEFORE NEXT USE.



PROFILE



PLAN VIEW

CONSTRUCTION NOTES:

1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.

2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.

3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.

5.- STABILIZED AREA MAY BE WIDENED OF LENGTHENED TO ACCOMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

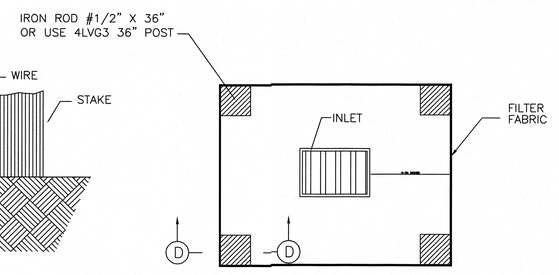
6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.

7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

SC
SYMBOL

STABILIZED CONSTRUCTION EXIT

Z:\data\SUBDIVISIONS\Edinburg\CRISTO CROSSING\EROSION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-20-2025	JUJIS OVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

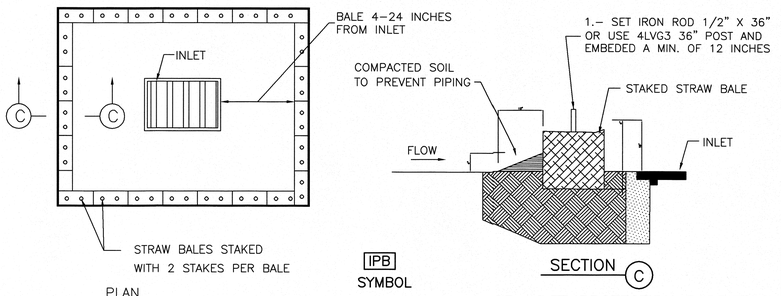


SECTION (D) IPB SYMBOL PLAN

SILT FENCE INLET PROTECTION BARRIER

CONSTRUCTION NOTE:

1.- SEE CONSTRUCTION NOTES FOR RFB.



PLAN IPB SYMBOL SECTION (C)

STRAW BALE DROP INLET PROTECTION BARRIER

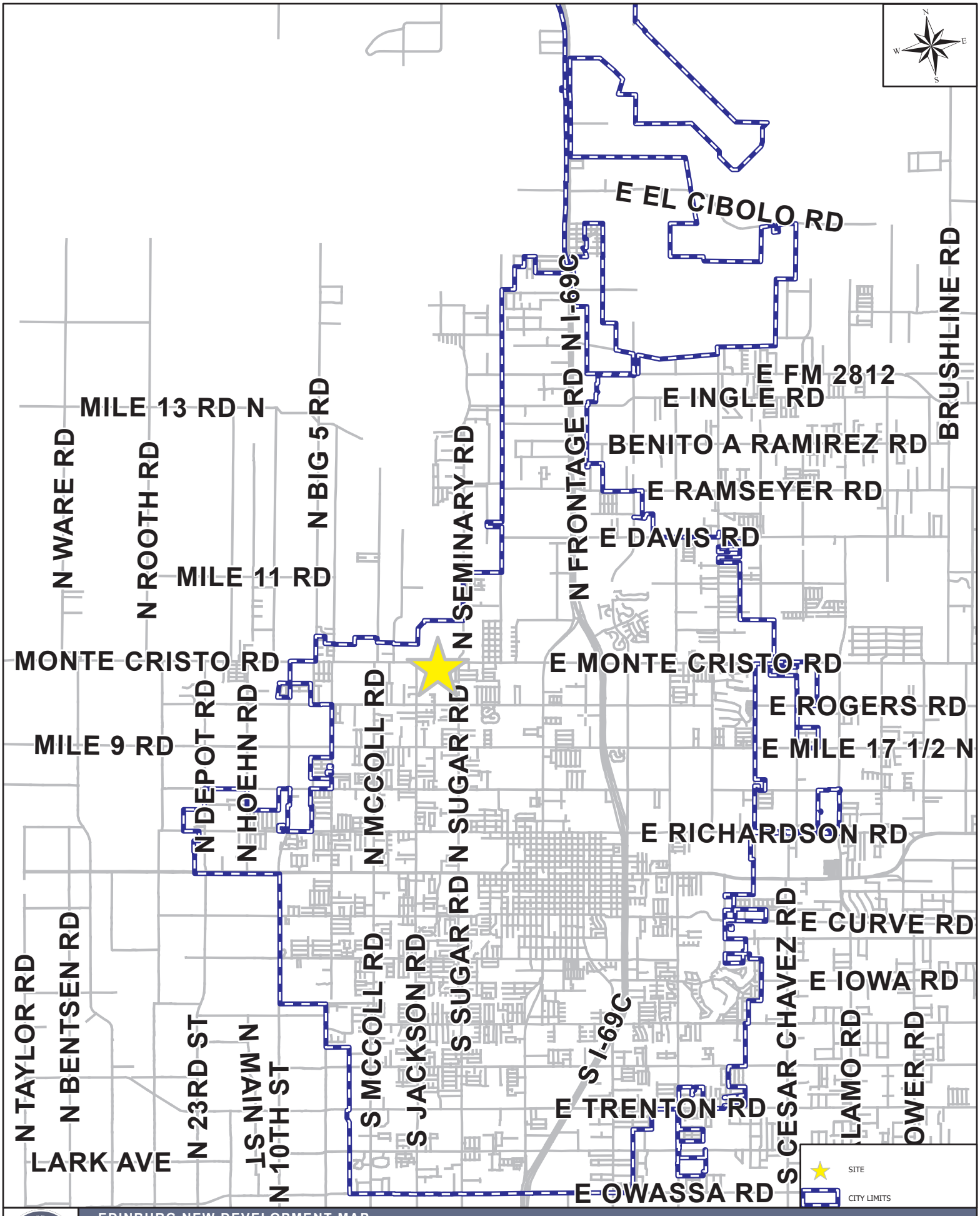
JOB NO.	
DATE	9-4-2024
REVISION	
SCALE	1"=100'
DRAWN BY	JUIS OVZS
SHEET	

CRSITO CROSSING EROSION CONTROL AND POLLUTION PREVENTION DETAILS

12-3-25

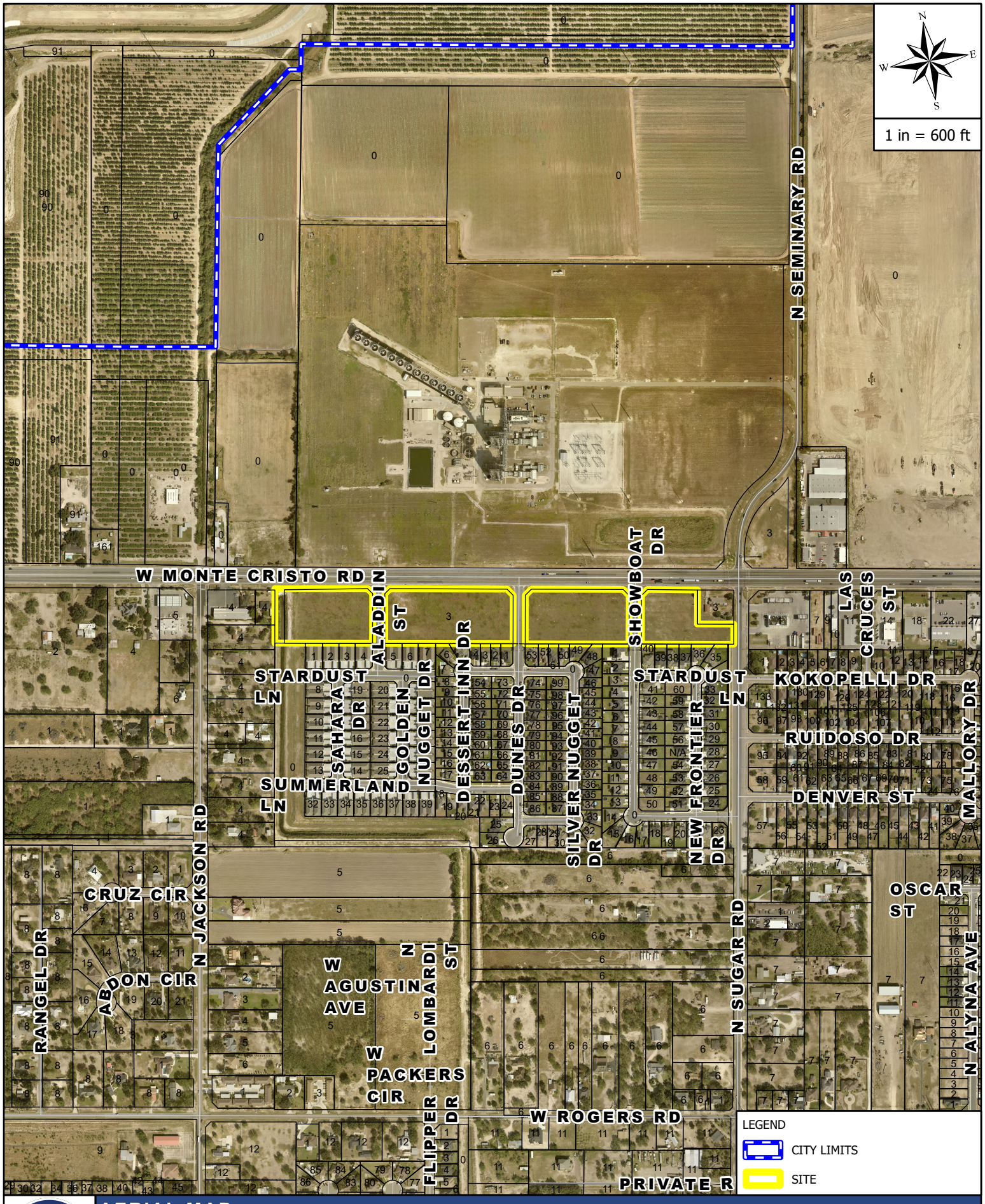
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

MARCO A. GONZALEZ 120016 LICENSED PROFESSIONAL ENGINEER



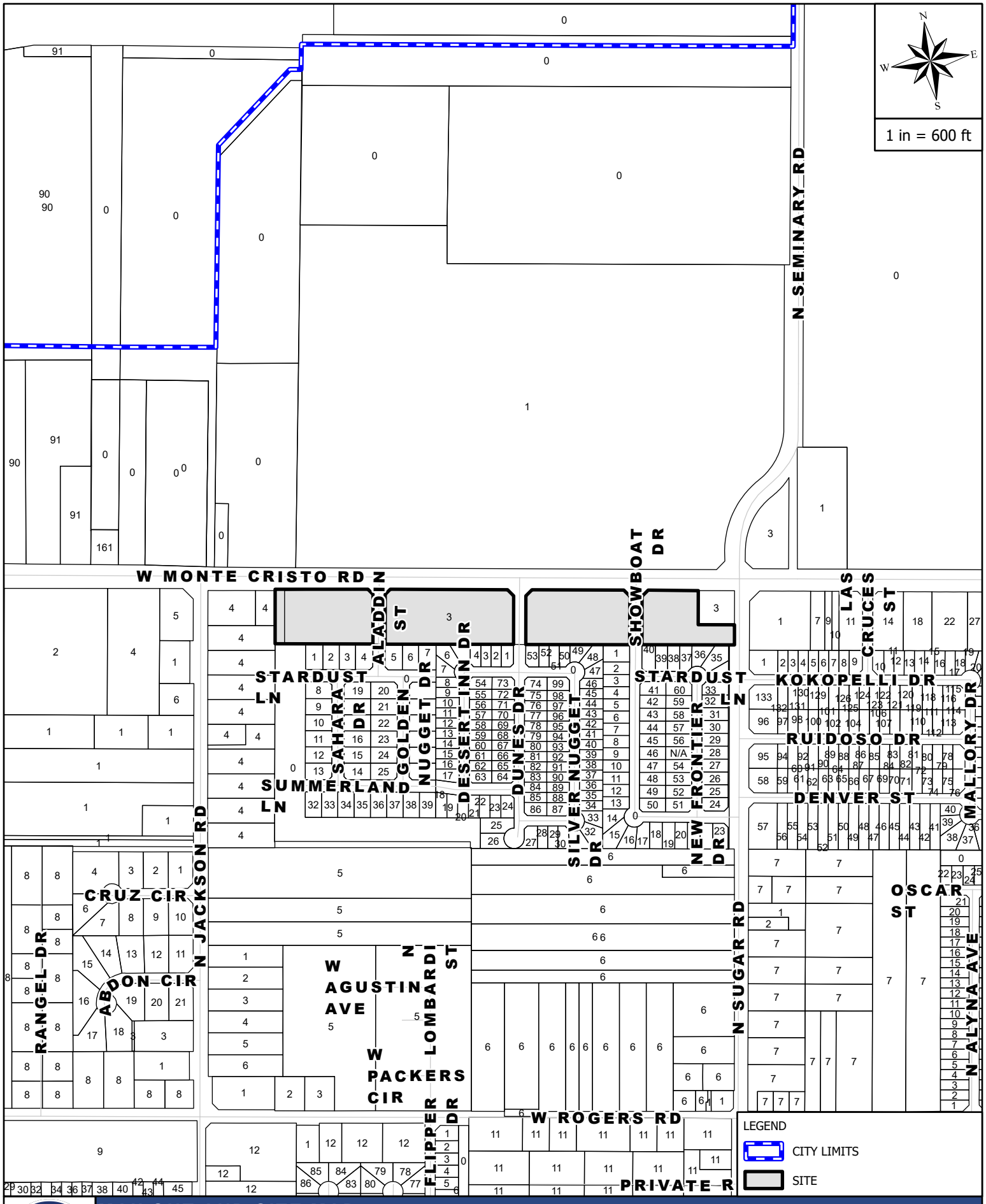
EDINBURG NEW DEVELOPMENT MAP

1898 W MONTE CRISTO RD



AERIAL MAP

1898 W MONTE CRISTO RD



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

1898 W MONTE CRISTO RD

SCALE: 1"= 100'

LOT 23, EAST RETAMA SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE CITY OF EDINBURG TRACT : A 0.074 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 881339, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ROEL RIOS TRACT: A 0.36 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1677533, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE DOMINGA CORONADO TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1893, PAGE 492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 9)

THE ARNOLDO & MARIA G. AMADOR TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2810, PAGE 682, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 8)

THE ARMANDO & ROSALINDA A. ALANIZ TRACT: A 0.881 OF AN ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO AFFIDAVIT OF COMPLETION RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1364185, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SAME OWNERSHIP

THE ROGELIO MENDEZ TRACT: A 1.0 ACRE TRACT OUT OF THE WEST 360 FEET OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED IN VOLUME 1248, PAGE 59, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (LOT 6)

THE LUIS G. QUINTANILLA TRACT: A 1.0 ACRE TRACT OUT OF LOT 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2563253, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

℄ JACKSON ROAD

N 09°05' E 269.72'

150.00' R.O.W. TO THE CITY OF EDINBURG DEDICATED BY THIS PLAT

150.00' R.O.W. TO THE CITY OF EDINBURG RECORDED IN INSTRUMENT NUMBER 3021555, M.R.H.C.T.

15.00' EXCLUSIVE EASEMENT TO SHARYLAND W.S.C. DOCUMENT No. 2885252

THE CITY OF EDINBURG TRACT : A 1.610 TRACT OUT OF LOTS 3 AND 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 906638, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00' EXCLUSIVE EASEMENT TO SHARYLAND W.S.C. DOCUMENT No. 2885252

℄ MONTE CRISTO ROAD (F.M. 1925)

S 80°51'21" E 450.00'

S 35°53'10" E 42.45'

N 54°06'50" E 42.40'

S 80°51'21" E 570.00'

S 35°53'11" E 42.45'

N 54°06'49" E 42.40'

S 80°51'21" E 450.00'

S 35°53'10" E 42.45'

N 54°06'50" E 42.40'

S 80°51'21" E 242.43'

222.43'

FND. 1/2" IRON ROD CAP J.E. SAENZ

℄ SEMINARY ROAD

℄ SEMINARY ROAD

THE RAUL J. GONZALEZ, JR. TRACT: A 0.99 OF AN ACRE TRACT OUT OF LOT 3, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 533950, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

N.E. COR. LOT 3

15.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

15.00' EXCLUSIVE EASEMENT TO SHARYLAND W.S.C. DOCUMENT No.

APPROXIMATE LOCATION OF FLOOD BOUNDARY LINE AS PER FEMA MAP

ZONE "AE" (EL. 91)

ZONE "X"

20.00' UTILITY & ACCESS EASEMENT

20.00' DRAINAGE EASEMENT

ALADDIN STREET (PUBLIC)

DUNES DRIVE (PUBLIC)

SHOWBOAT DRIVE (PUBLIC)

15.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

30.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

FND. 1/2" IRON ROD

S 80°51'21" E 207.57'

157.57'

S 09°05' W 174.94'

S 09°05' W 207.94'

S 09°05' W 92.35'

50.00'

92.35'

BM. No. 1 430.00'

N 80°55' W 480.00'

P.O.B. TRACT No. 4

BM. No. 2

N 80°55' W 630.00'

N 80°55' W 480.71'

P.O.B. TRACT No. 3

N 80°55' W 510.00'

P.O.B. TRACT No. 2

N 80°55' W 1110.00'

EXIST. 60.00' R.O.W.

EXIST. 100' R.O.W.

50.00' 50.00'

N 80°55' W 540.00'

20.00'

P.O.B. TRACT No. 1 SET C.P.S.

100' R.O.W.

LAS CRUCES COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 41, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LAS CRUCES SUBDIVISION, RECORDED IN VOLUME 41, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

KOKOPELLI DRIVE

THE MONTECITO SUBDIVISION, BLOCK 3, RECORDED IN INSTRUMENT NUMBER 3059183, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE MONTECITO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3023586, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE MONTECITO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3023586, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 2

BLOCK 1

1001.00'

℄ SUGAR ROAD

N 09°05' E

P.O.C. TRACT 4 S.E. COR. LOT 4 FND. 1/2" IRON ROD

LOT 4 LOT 3

P.O.C. TRACTS No. 1, 2, & 3 FND. C.P.S. S.E. COR. LOT 3

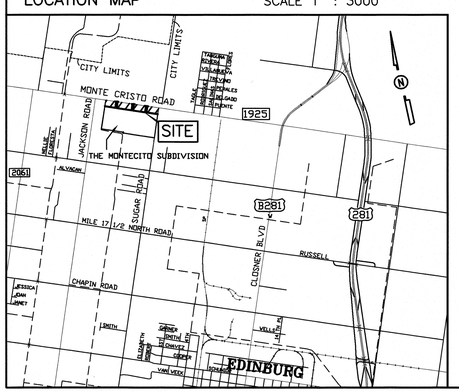
RUIDOSO DRIVE

LOT	AREA (S.F.)	AREA (AC.)
1	82154.60	1.89
2	42170.68	0.97
3	42198.22	0.97
4	42232.09	0.97
5	39346.32	0.90
6	39345.89	0.90
7	39363.82	0.90
8	39402.42	0.90
9	40708.40	0.93
10	41987.31	0.96

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 35°53'11" E	70.75'
L2	N 54°06'17" E	70.68'
L3	S 35°53'43" E	70.74'
L4	N 54°06'49" E	70.67'
L5	S 35°53'10" E	70.75'
L6	N 54°06'50" E	70.67'

LOCATION MAP

SCALE 1" : 3000'



CRISTO CROSSING SUBDIVISION

FOUR TRACTS OF LAND OUT OF LOTS 3 AND 4, SECTION 239, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1108016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956–381–6480
FAX 956–381–0527
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00
ALFONSOQ@QHA–ENG.COM

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

10-21-25
DATE

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

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 · ALFONSO QUINTANILLA · 4856 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

OCTOBER 16, 2025
DATE

COUNTY COURT · COUNTY OF HIDALGO · TEXAS

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

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

BY: _____ DEPUTY

DATE OF PREPERATION: SEPTEMBER 5, 2025

FILENAME : F:\DATA\SUBDIVS\EDINBURG\CRISTO CROSSING SUBDIVISION_PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
9-5-25	SC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: LAS FUENTES HEIGHTS AT RINCON SUBDIVISION

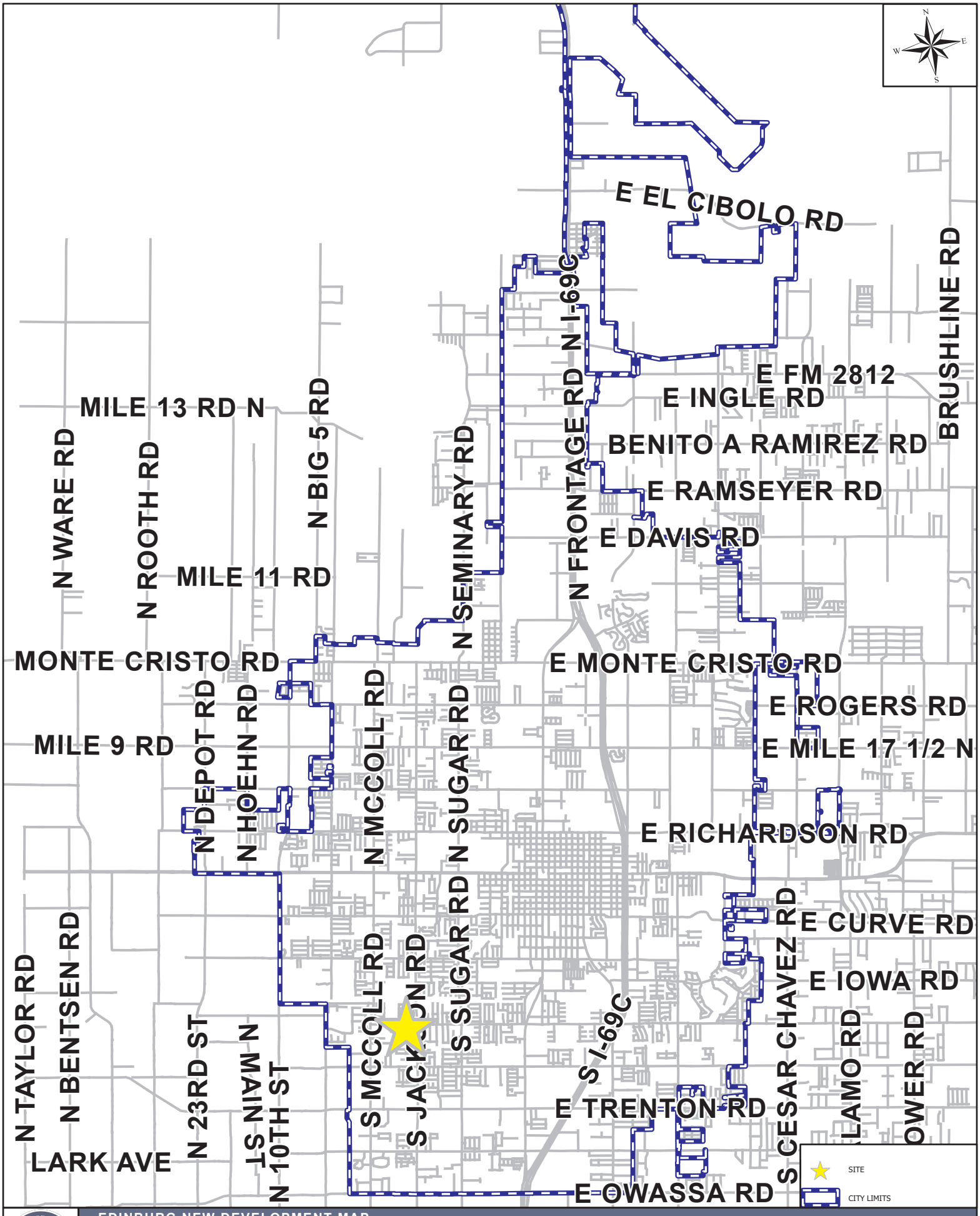
Date Prepared: December 22, 2025
Planning and Zoning Meeting: January 8, 2026
Final Plat Approval

Subject:	Consider the Final Plat approval of Las Fuentes Heights at Rincon Subdivision, being a 3.152 acre tract of land out of Lot 3, Block 1, A.J. McColl Subdivision located at 2400 W. Canton Road, As Requested By SDI Engineering.
Location:	The property is located on the south side of Canton Road, east of Allen Drive, 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 20 ft., Side 0 ft., Side Corner 10 ft, and Rear 20 ft.
Analysis:	The Final Plat development consists of 26 Single-Family Residential lots averaging approximately 2,400 square feet.
Utilities:	Water Distribution System will be provided by City of Edinburg, 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:

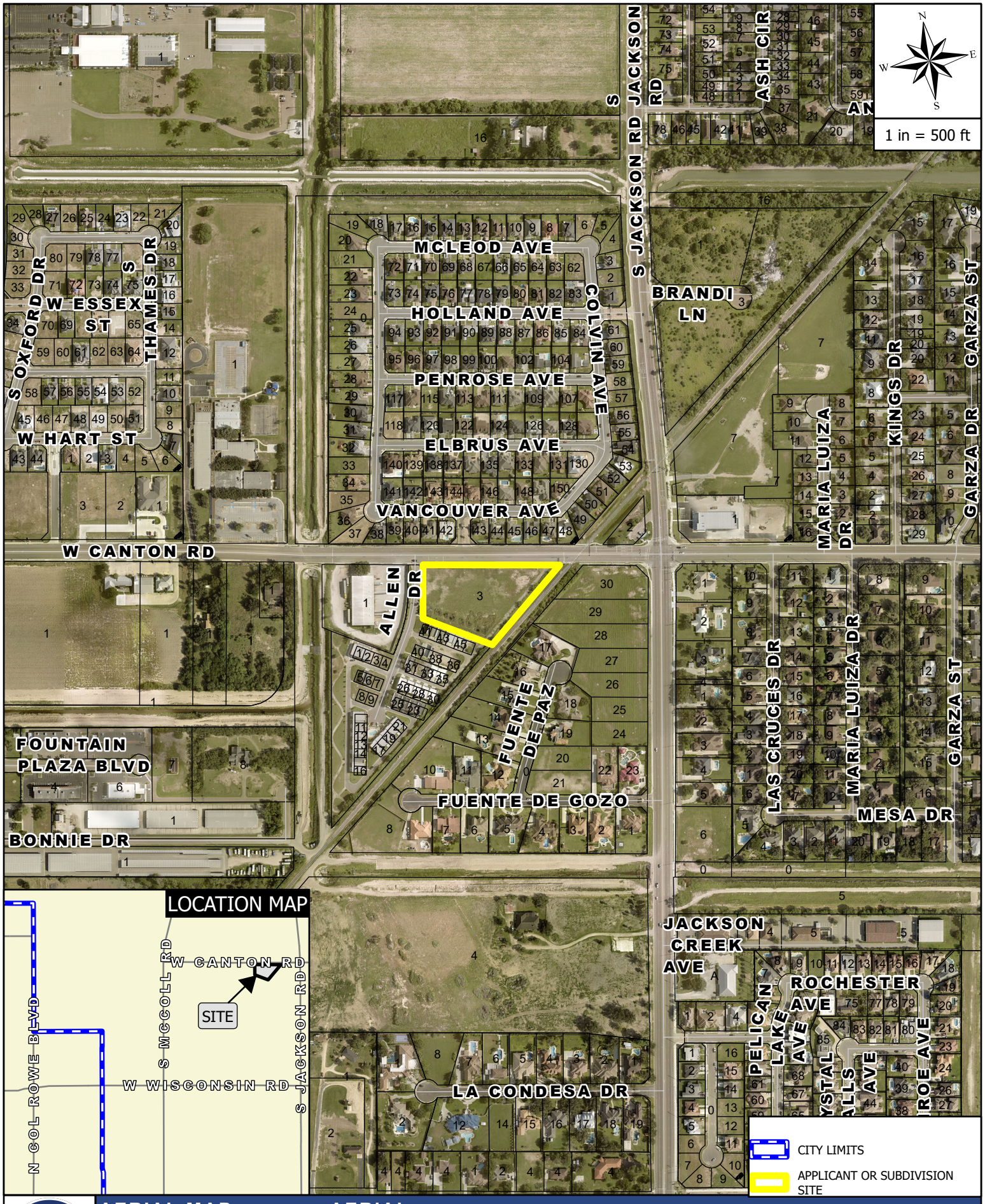
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the 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.



EDINBURG NEW DEVELOPMENT MAP

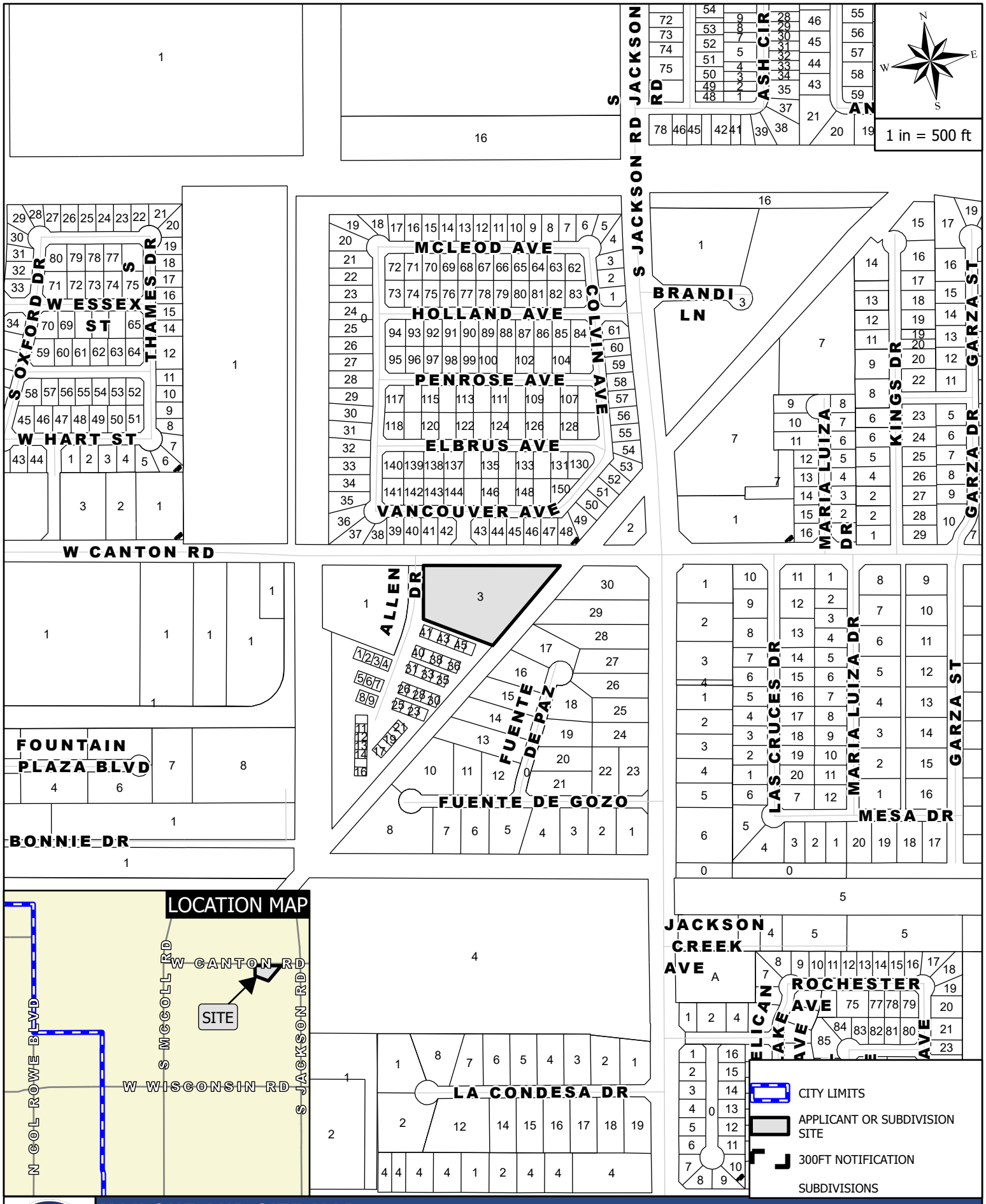
2400 W CANTON RD



AERIAL MAP AERIAL

APPLICANT AND/OR SUBDIVISION:

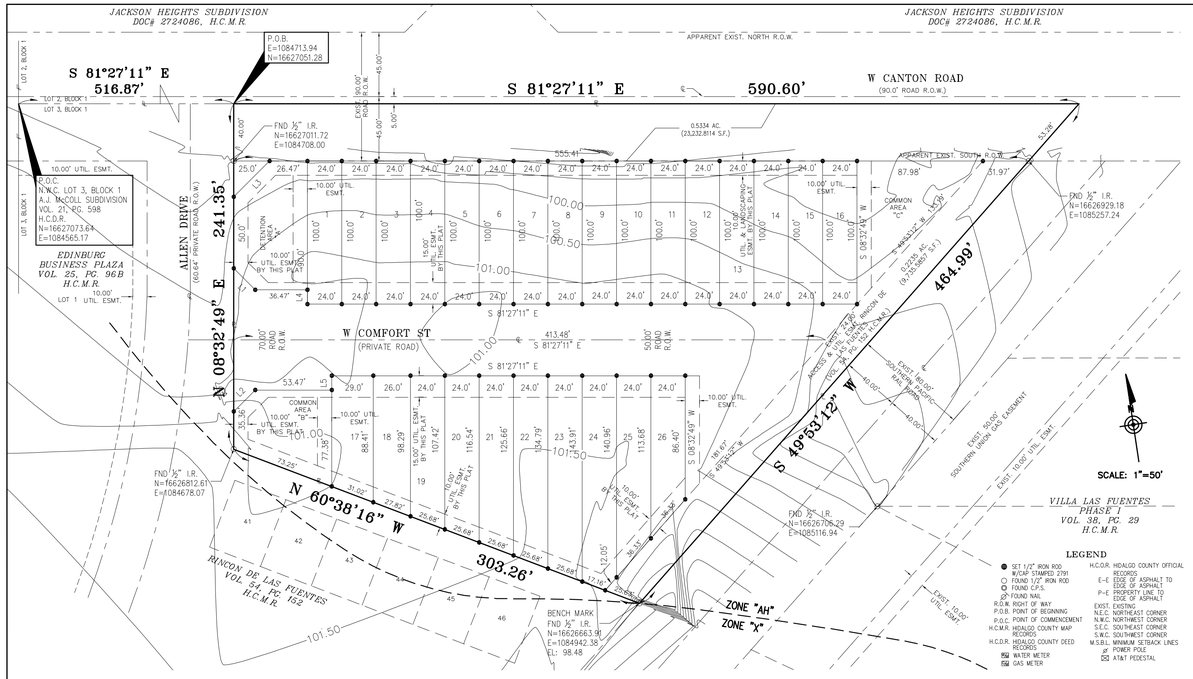
SDI ENGINEERING, LLC / LAS FUENTES HEIGHTS AT RINCON



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

SDI ENGINEERING, LLC / LAS FUENTES HEIGHTS AT RINCON



GENERAL SUBDIVISION PLAT NOTES

1. PROPOSED SETBACKS AS PER RESIDENTIAL, URBAN AND TOWNHOME PRIMARY:
FRONT: 20.00 OR GREATER FOR EASEMENT
SIDE: 0.00 OR GREATER FOR EASEMENT
REAR: 20.00 OR GREATER FOR EASEMENT
SIDE CORNER: 10.00 ONLY FOR LOT 17 OR GREATER FOR EASEMENT

2. FLOOD ZONE STATEMENT: ZONE "AH", WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARDS ARE DETERMINED. (ELEV. 99.00), AS PER COMMUNITY-PANEL NUMBER: 480338 0030 E MAP REVISED JUNE 6, 2000 REVISED TO REFLECT LOMR DATED MAY 14, 2001. CLMOR-F CASE NUMBER 23-06-2401A.

3. BENCH MARK DESCRIPTION: HALF INCH IRON ROD FOUND AT THE APPARENT SOUTHEAST CORNER OF LAS FUENTES HEIGHTS AT RINCON SUBDIVISION, WITH AN ELEVATION OF 98.48.
E=1084942.38 N=16626663.91

4. A FIVE FOOT (5.0') SIDEWALK IS REQUIRED ON ALL INTERNAL STREET AT THE BUILDING PERMIT STAGE.

5. A FIVE FOOT (5.0') FOOT SIDEWALK IS REQUIRED ALONG CANTON ROAD & ALLEN ROAD DURING SUBDIVISION CONSTRUCTION WITH ADA RAMPS.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 13,739.12 CUBIC-FEET OR 0.315 ACRE-FEET OF STORM WATER RUNOFF FOR THIS SUBDIVISION.

7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.

8. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.

9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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/MULTIFAMILY CONSTRUCTION.

10. MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION WHICHEVER IS GREATER. BASE FLOOD ELEVATION AT 99.00

11. A 50% ($300.00) OF PARKLAND FEE WILL BE DUE AT BUILDING PERMIT STAGE FOR RESIDENTIAL LOTS ONLY.

12. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD (S), FIRE RATED CONSTRUCTION AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

13. NO ACCESS IS ALLOWED ONTO CANTON ROAD FOR LOTS 1-16, ENTRANCE SHALL BE OFF INTERNAL STREET (PRIVATE ROAD).

14. NO MORE THAN ONE SINGLE FAMILY TOWNHOUSE DWELLING SHALL BE LOCATED ON EACH LOT.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

16. ALL LOTS SHALL BE FOR TOWNHOUSE RESIDENTIAL USE ONLY.

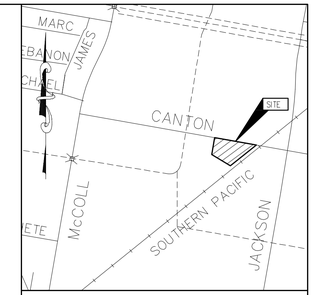
17. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' 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.

18. WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BF DEVELOPMENT LLC 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.

19. 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 THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

20. DRAINAGE DETENTION LOT "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LAS FUENTES HEIGHTS AT RINCON 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.

21. DETENTION AREA "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LAS FUENTES HEIGHTS AT RINCON SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAIN BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.



LOCATION MAP
SCALE: 1"= 1000'

PREPARED BY:

SDI ENGINEERING, L.L.C.
2105 S. JACKSON RD.
EDINBURG, TEXAS 78539

DATE PREPARED: 11/24/25
DATE SURVEYED: 07/22/22

PLAT OF
LAS FUENTES HEIGHTS AT RINCON SUBDIVISION
A 3.152 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 1, A.J. & MCCOLL SUBDIVISION AS PER MAP OR PLAT RECORDED IN VOLUME 21, PAGE 598 H.C.D.R. CITY OF EDINBURG

METES AND BOUNDS DESCRIPTION
3.152-ACRE

A 3.152-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 3, BLOCK 1, A.J. & MCCOLL SUBDIVISON, MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 298, DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF EDINBURG ON THE SOUTH SIDE OF CANTON ROAD APPROXIMATELY 354 FEET WEST OF JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE (N:16627073.64, E:1084565.17) WITHIN THE APPARENT EXISTING 90-FOOT RIGHT-OF-WAY OF SAID CANTON ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE, SOUTH 81 DEGREES 27 MINUTES 11 SECONDS EAST, WITHIN THE SAID CANTON ROAD EXISTING 90-FOOT RIGHT-OF-WAY AND THE APPARENT NORTH LOT LINE OF SAID LOT 3, A DISTANCE OF 516.87 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 3.152-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 3.152-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 27 MINUTES 11 SECONDS EAST, PARALLEL AND 5.00 FEET SOUTH OF THE APPARENT EXISTING 90-FOOT RIGHT-OF-WAY CENTERLINE OF SAID CANTON ROAD, AND THE SAID LOT 3 NORTH LOT LINE AND OF SAID 3.152 ACRE TRACT, A DISTANCE OF 590.60 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 3.152-ACRE TRACT;

THENCE, SOUTH 49 DEGREES 53 MINUTES 12 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID 3.152 ACRE TRACT, A DISTANCE OF 53.28 FEET PAST A NO. 4 REBAR FOUND (N: 16626929.28, E: 1085257.24) ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CANTON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 464.99 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.152 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 60 DEGREES 38 MINUTES 16 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID 3.152 ACRE TRACT, A DISTANCE OF 303.26 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.152 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 32 MINUTES 49 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID 3.152 ACRE TRACT, A DISTANCE OF 201.35 FEET PAST A NO. 4 REBAR FOUND ON THE SAID CANTON ROAD EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 241.35 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 3.152 ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.152 ACRES OF LAND, OF WHICH 0.5334 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.2235 OF AN ACRE LIES IN EXISTING 24-FOOT ACESS AND UTILITY EASEMENT (RINCON DE LAS FUENTES, VOLUME 54, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR A NET OF 2.3951 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, BF DEVELOPMENT LLC, ULISES GUERRERO AND WIFE ROCIO KARINA GUTIERREZ DE HOYOS, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS FUENTES HEIGHTS AT RINCON SUBDIVISION, DO HEREBY DEDICATE TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISED UNDER SAID CITY, THE EASEMENTS SHOWN AND THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN. THE STREETS AND EASEMENTS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ _____

BF DEVELOPMENT LLC
ULISES GUERRERO
3508 SAN EFRAIN
MISSION, TEXAS 78572

BF DEVELOPMENT LLC
WIFE ROCIO KARINA GUTIERREZ DE HOYOS
3508 SAN EFRAIN
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES ON _____

APPROVED BY 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I,THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS FUENTES HEIGHTS AT RINCON 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 _____, 2025.

_____ DATE:
PLANNING & ZONING COMMISSION CHAIRPERSON

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____ _____ _____
CITY OF EDINBURG, MAYOR DATE CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____ 2025.

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

_____ _____ ATTEST: _____ _____
PRESIDENT DATE SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
ISAEL POSADAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 89435

STATE OF TEXAS
ISAEL POSADAS
89435
LICENSED
PROFESSIONAL ENGINEER

THE COUNTY OF HIDALGO
TEXAS

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

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE. _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SDI ENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER
2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 PH. (956) 287-3697 FAX
INFO@SDI-ENGINEERING.COM
TBPE REG. NO. F-13016

LINE DATA

LINE	BEARING	DISTANCE
L1	N 36°27'11" W	21.21'
L2	N 53°32'49" E	21.21'
L3	N 53°32'49" E	35.36'
L4	N 08°32'49" E	10.00'
L5	N 08°32'49" E	10.00'

LOT AREAS

LOT	SQ. FT.	AC.
"A"	4,207.49	0.097
"B"	3,610.17	0.083
"C"	4,398.75	0.101
1-16	2,400.00	0.551
17	2,403.97	0.055
18	2,427.11	0.055
19	2,468.51	0.057
20	2,687.49	0.062
21	2,906.46	0.067
22	3,125.44	0.072
23	3,344.42	0.077
24	3,515.34	0.081
25	3,055.75	0.070
26	2,401.02	0.055

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: ALI ESTATES SUBDIVISION

Date Prepared: December 22, 2025
Planning and Zoning Meeting: January 8, 2026

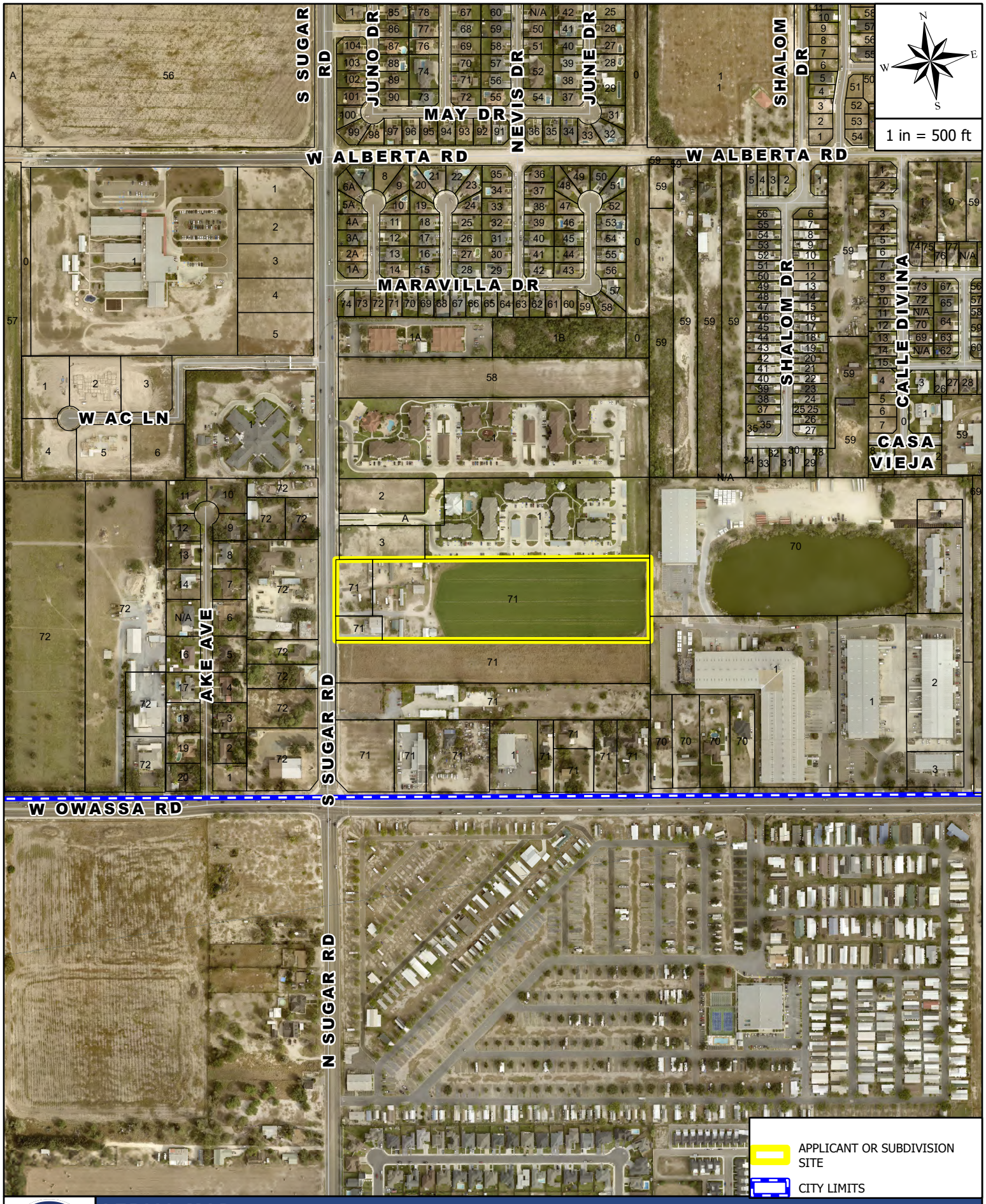
Final Plat Approval

Subject:	Consider the Final Plat approval of Ali Estates Subdivision, Being a 29 Lot Private Subdivision containing 9.32 acres, more or less, being all of tract I, tract II, tract III, conveyed to Lana Sue Heina, as recorded in Document Number 3089459, Official Records, Hidalgo County, Texas, out of lot 71, Kelly Pharr Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 133, Deed Records of Hidalgo County, Texas, Located at 5502 S. Sugar Road, As Requested By SAMES, Inc.
Location:	This property is located on the east side of S. Sugar Road, approximately 642 feet north of W. Owassa, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is Residential, Primary (RP) District,.
Setbacks:	UDC Setbacks for Residential, Primary (RP) District, Front 20 ft., Side 6 ft., Street Side 10 ft., Side Corner 10 ft, Garage 18 ft., and Rear 20 ft.
Analysis:	The Final Plat development consists of 29 Single Family Residential lots ranging from 8,450 square feet to 11,700 square feet.
Utilities:	Water Distribution System and Sanitary Sewer will be provided by 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:

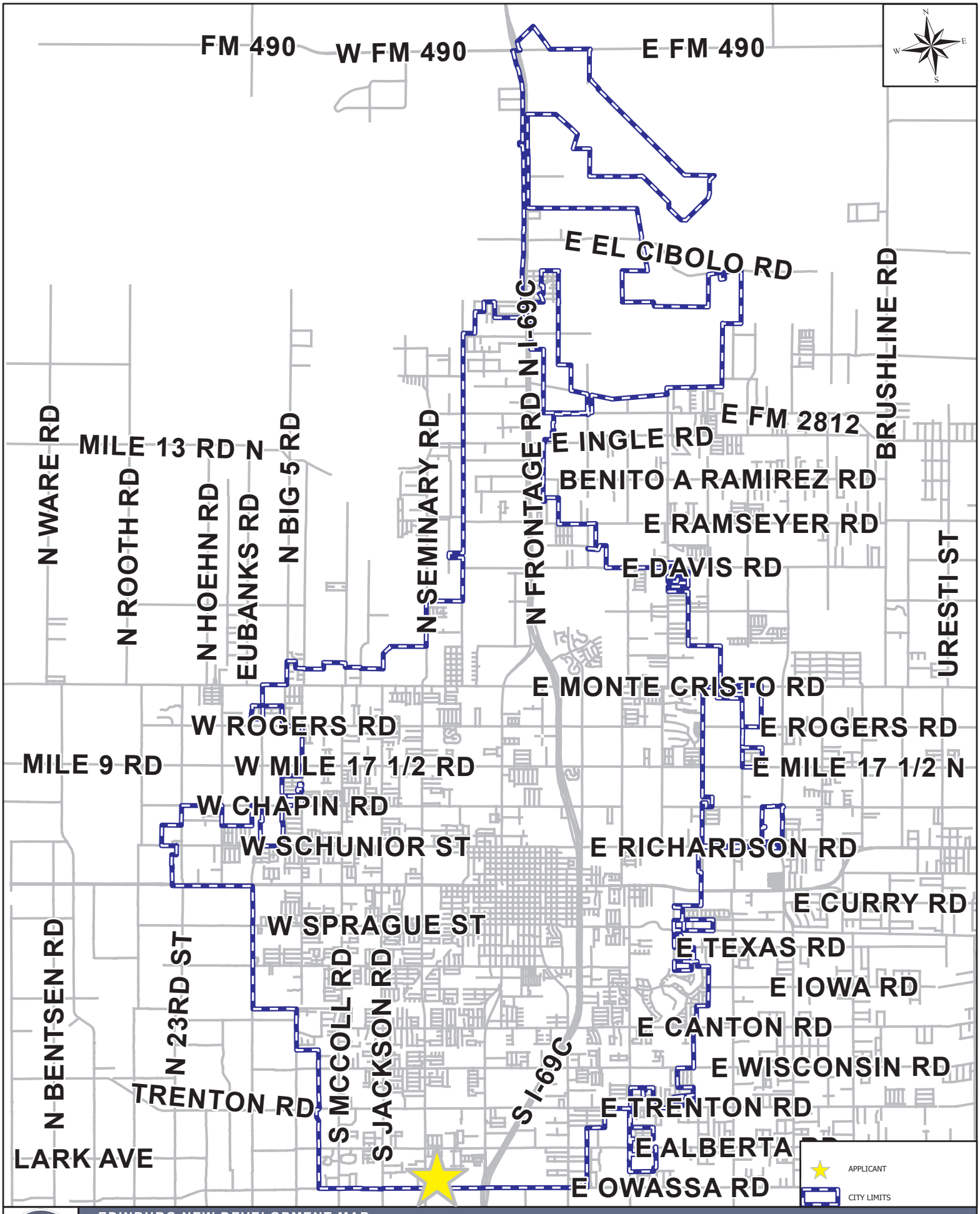
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

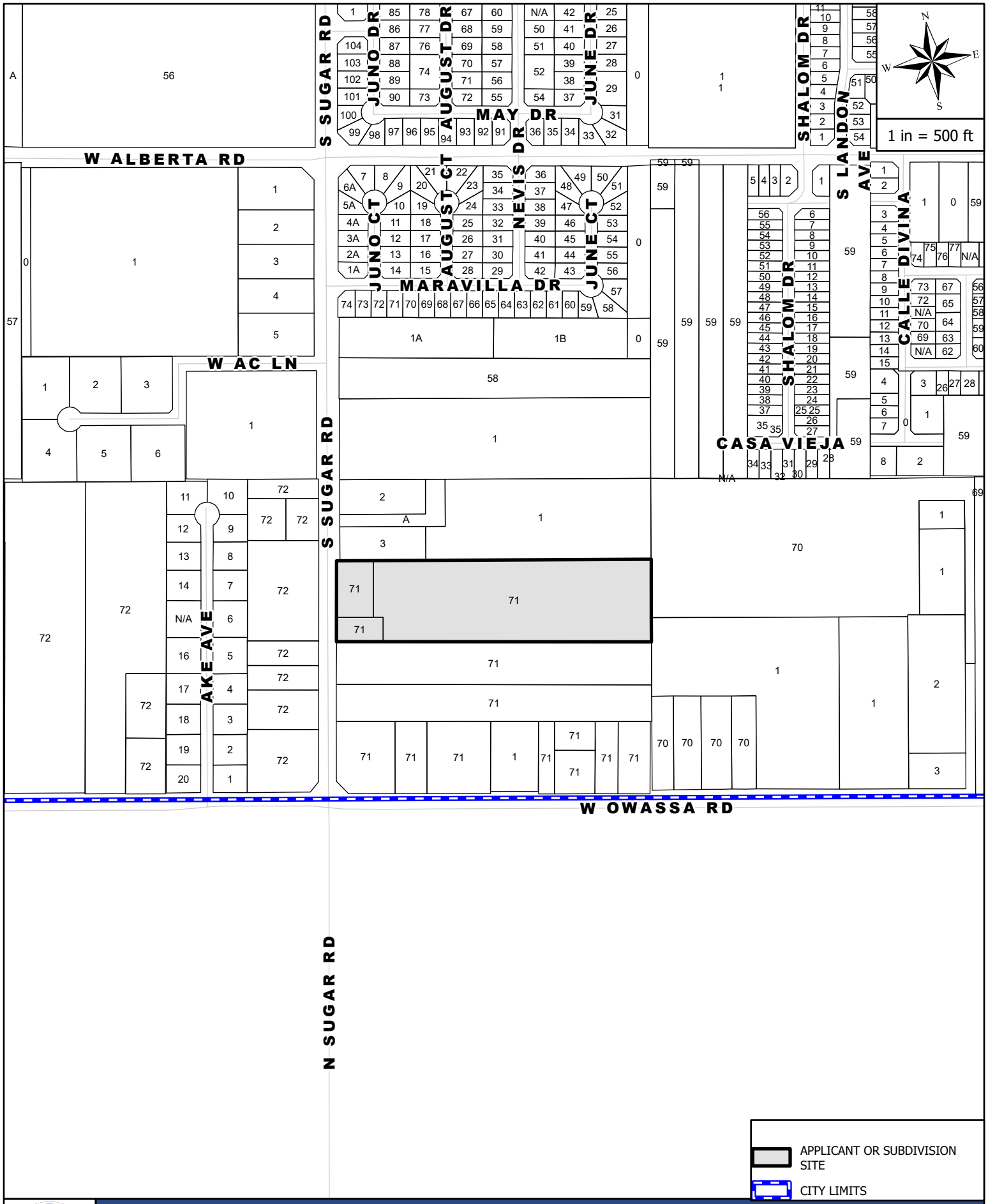
PLAT-2025-0316 ALI ESTATES SUBD



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

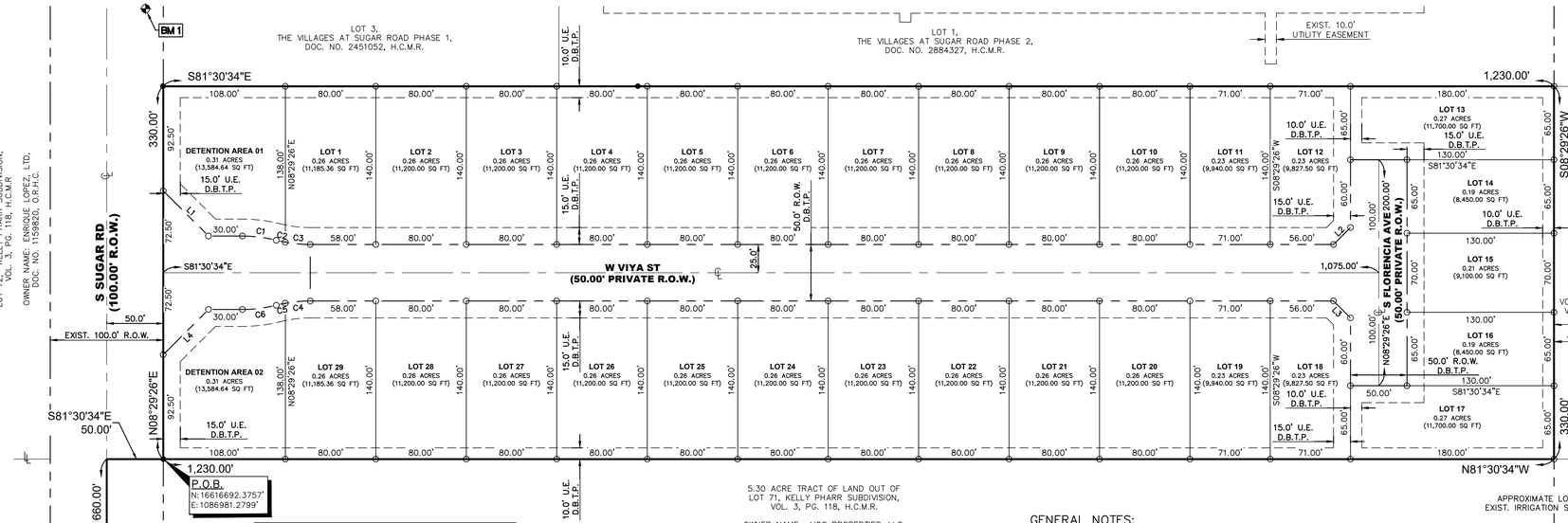
PLAT-2025-0316 ALI ESTATES SUBD



MAILOUT AND SITE MAP

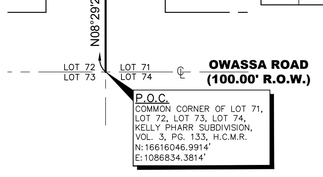
APPLICANT AND/OR SUBDIVISION:

PLAT-2025-0316 ALI ESTATES SUBD



CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.31'	121.91'	14°14'50"	N74°23'04"W	30.23'
C2	8.19'	121.91'	3°51'00"	N69°11'10"W	8.19'
C3	22.12'	121.91'	10°23'50"	N76°18'33"W	22.09'
C4	22.12'	121.91'	10°23'50"	S86°42'35"E	22.09'
C5	8.19'	121.91'	3°51'00"	N86°10'02"E	8.19'
C6	30.31'	121.90'	14°14'50"	S88°38'04"E	30.23'

LINE DATA TABLE		
LINE #	LENGTH	DIRECTION
L1	56.57'	N36°30'34"W
L2	21.21'	S53°29'26"W
L3	21.21'	S36°30'34"E
L4	56.57'	N53°29'26"E



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

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

THE ___ DAY OF _____, 20___.

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

PRESIDENT — ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, VIYA INVESTMENTS LLC., THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALI ESTATES SUBDIVISION (PRIVATE) 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 THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: VIYA INVESTMENTS LLC.
MANAGING MEMBER: ANDRES ALVAREZ
ADDRESS: 2017 E. GRIFFIN PARKWAY, MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VIYA INVESTMENTS LLC., KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF_____, 20___.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE _____ DAY OF _____ 20___

STATE OF TEXAS — SAUL D. MALDONADO — 100320 — LICENSED PROFESSIONAL ENGINEER

SAUL D. MALDONADO, PE
NO. 111579, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20___

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

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

GENERAL NOTES:

1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION RESIDENTIAL PRIMARY (RP) DISTRICT.
   FRONT SETBACK: 20 FT
   GARAGE SETBACK: 18 FT
   SIDE SETBACK: 6 FT
   STREET SIDE SETBACK: 10 FT
   REAR SETBACK: 20 FT
   OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
3. FLOOD INSURANCE RATING:
   COMMUNITY PANEL NUMBER 480334 0425 C,
   REVISED NOVEMBER 16, 1982,
   FLOOD ZONE DESIGNATION: "ZONE B (SHADED)" – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.(MEDIUM SHADING)
4. BENCHMARK 1: SQUARE CUT ON AN EXISTING CURB INLET ON THE EAST RIGHT OF WAY OF SUGAR RD.
   NORTHING: 16617085.5900'
   EASTING: 1087025.5640'
   ELEVATION: 106.495'
5. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18" ABOVE THE ELEVATION OF THE LOWEST TOP OF CURB OR 12" FOR CENTER OF THE ROAD WHICH EVER IS GREATER.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 77,158 CUBIC-FEET (1.7713 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED ON APPROVED DRAINAGE REPORT.
7. 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.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.
9. A 5.0 FOOT WIDE SIDEWALK ALONG THE EAST ROW OF SUGAR ROAD SHALL BE CONSTRUCTED BY THE DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. WITH ADA RAMPS AND SIDEWALKS TO GO INTO SUBDIVISION MONUMENT OR GATE.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.
11. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOT AT A MINIMUM SLOPE OF 1%
12. PARKLAND FEES $600.00 PER RESIDENCE, $300.00 (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER $300.00 (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.
13. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAY/ EASEMENT OR FACILITY.
15. NO BUFFER YARD IS REQUIRED,HOWEVER A FENCE PERMIT MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE.
16. DETENTION AREA 01 AND DETENTION AREA 02 SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR ALI ESTATES 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.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ALI 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

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊕	– ON-SITE BENCHMARK
℄	– CENTER LINE
℄	– LOT LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
EXIST.	– EXISTING
PROP.	– PROPOSED
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
VOL.	– VOLUME
PG.	– PAGE
D.B.T.P.	– DEDICATED BY THIS PLAT
U.E.	– UTILITY EASEMENT

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE EAST LOT LINE OF LOT 71, KELLY PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 133, 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 4205 ,US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

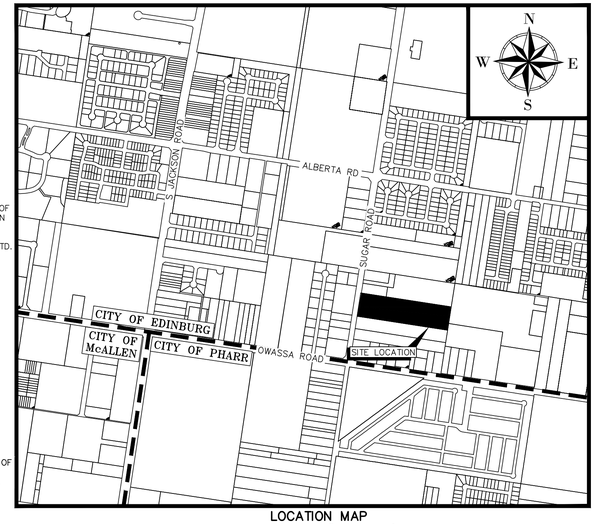
COUNTY COURT — COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.



LOCATION MAP
SCALE: 1" = 1000'

ALI ESTATES SUBDIVISION (PRIVATE)

BEING A 29-LOT PRIVATE SUBDIVISION CONTAINING 9.32 ACRES (405,900.00 SQ.FT.), MORE OR LESS, OUT OF ALL TRACT I, TRACT II, TRACT III, CONVEYED TO LANA SUE HEINA, AS RECORDED IN DOCUMENT NUMBER 3089459, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 71, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

METES AND BOUNDS

BEING A 9.32 (405,900.00 SQ. FT.) ACRE TRACT OF LAND BEING ALL OF TRACT I, TRACT II, TRACT III, CONVEYED TO LANA SUE HEINA, AS RECORDED IN DOCUMENT NUMBER 3089459, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 71, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A POINT, FOR A COMMON CORNER OF LOT 71, LOT 72, LOT 73, AND LOT 74, OF SAID KELLY PHARR SUBDIVISION, BEING AT THE CENTERLINE OF OWASSA ROAD (HAVING A 100.00' RIGHT OF WAY), HAVING A GRID COORDINATE OF N:16616046.9914', E:1086834.3814'. THENCE; NORTH 08°29'26" EAST, ALONG THE COMMON LINE OF LOT 72 AND LOT 71, OF SAID KELLY PHARR SUBDIVISION, BEING THE CENTERLINE OF SUGAR ROAD (HAVING A 100.00' RIGHT OF WAY), A DISTANCE OF 660.00 FEET, TO A POINT ON THE CENTERLINE OF SAID SUGAR ROAD. THENCE; SOUTH 81°30'34" EAST, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JJOC, PROPERTIES, LLC, AS RECORDED IN DOCUMENT NUMBER 3546201, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING ON THE EAST RIGHT OF WAY LINE OF SUGAR ROAD, AND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N:16616699.7580', E:1086931.8278'.

THENCE; NORTH 08°29'26" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID SUGAR ROAD, A DISTANCE OF 330.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING ON THE SOUTHWEST CORNER OF LOT 3, THE VILLAGES AT SUGAR ROAD PHASE 1, AS RECORDED IN DOCUMENT NUMBER 24511052, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°30'34" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, THE VILLAGES AT SUGAR ROAD PHASE I, A DISTANCE OF 1,230.00 FEET, TO A SET 1/2 INCH IRON ROD STAMPED "SAMES", ON THE SOUTH LINE OF LOT 1, THE VILLAGES AT SUGAR ROAD PHASE 2, AS RECORDED IN DOCUMENT NUMBER 2884327, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE WEST LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL 80 FOOT RIGHT OF WAY, AS RECORDED IN VOLUME 26, PAGE 234, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°29'26" WEST, ALONG THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL 80 FOOT RIGHT OF WAY, A DISTANCE OF 330.00 FEET, TO A SET 1/2 INCH IRON ROD STAMPED "SAMES", ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO JJOC PROPERTIES, LLC, BEING ON THE WEST LINE OF SAID OWASSA LAKE BUSINESS PARK SUBDIVISION PHASE I, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°30'34" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO JJOC PROPERTIES, LLC, A DISTANCE OF 1,270.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 9.32 (405,900.00 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VIYA INVESTMENT LLC.	2017 E. GRIFFIN PARKWAY	MISSION, TX 78572	(956) 310-8649	
ENGINEER:	JESSICA M. MALDONADO, PE, PMP, CFM, SIT	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: DECEMBER 2025 — SHEET 01 OF 01

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 and Zoning Commission

Attendance 2025

2025

First Name	Last Name	Position	Jan	23-Jan	Feb	27-Feb	Mar	27-Mar	Apr	24-Apr	May	22-May	June	26-Jun	10-Jul	24-Jul	14-Aug	28-Aug	11-Sep	25-Sep	9-Oct	23-Oct	20-Nov	11-Dec
Jorge	Sotelo	Chairperson	E	P	P			P	P	P	P	P	P	A	P	P	P	A	P	A	P	P	A	P
Elias	Longoria, Jr.	Vice-Chair	P	E	P			P	P	P	P	P	E	P	P	P	P	P	P	P	P	P	P	A
Ruby	Casas	Commissioner	P	P	A			E	P	P	E	P	P	P	P	A	P	P	P	P	P	A	A	P
Jorge	Gonzalez	Commissioner	P	P	P			E	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Victor	Daniec	Commissioner	P	P	A			P	P	P	P	E	E	P	A	P	P	A	P	A	P	P	P	P
Rene	Olivarez	Commissioner	P	E	P			E	E	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P
Rodolfo "Rudy"	Ramirez	Commissioner	P	P	P			P	E	P	P	E	P	A	P	P	P	A	P	P	P	A	P	P