PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 12, 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 February 26, 2026, regular meeting.

B. Consider excusing the absence of Board Member Victor Daniec from the February 26, 2026, regular meeting.

C. Consider excusing the absence of Chairman Rodolfo "Rudy" Ramirez from the February 26, 2026, regular meeting.

7. **MINUTES**

A. Consider approval of the minutes for the February 26, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being 1.200 Acres Out of Lot 3, Section 275, Texas Mexican Railway Company Survey, Located at 801 S. McColl Road, As Requested By Melden & Hunt Inc.

B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District, Being Lots 4 & 5, Stonebrook Estates, Located at 2013 and 2015 Terrica Lane, As Requested By Erica A. Canales.

C. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lot 10, Block 272, Original Townsite of Edinburg, Located at 413 W. Mahl, As Requested By Lisseth Sesatty.

D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, Being a 12.44 Acre Tract of Land Being Out of the Easterly Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, As Requested By Rioplex Engineering, LLC.

E. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, Being a 0.8809 Acre (38,372.64 Sq. Ft.) Tract of Land, Being the South 60 Feet of a Called 13.54 Acre Tract Being That Part of the West Half (W ½) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, As Requested By Rioplex Engineering, LLC.

F. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, Being a 3.78 Acre Tract of Land Being a Portion of Lot 11, Acres Bonitos Subdivision, Located at 300 Dawson Drive, As Requested By Dawson Endeavours, LLC.

9. **SUBDIVISION VARIANCES**

A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements for the Proposed Sunset Family Ranch, Being a 0.58 Acre Tract of Land Out of Lot 109, Ramseyer Gardens No. 2, Per Map Recorded in Volume 11, Page 31, Hidalgo County Map Records, Located at 5213 N. Mon Mack Road, As Requested By Andrew Cuellar and Alexandria Canchola on Behalf of Raymundo Cuellar.

B. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements for the Proposed Palma Ranch Subdivision Phase I, Being a 28.20 Acres Tract of Land Out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 N. Alamo Road, As Requested By Cruz-Hogan Consultants, Inc.

10. **SUBDIVISION CONSENT**

A. Consider the Preliminary Plat Approval of Sorrento Estates Subdivision Phase II, Being a 18.988 Acres, Part or Portion Out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, According to the Plat Thereof Recorded in Volume 2, Page 29, Hidalgo County Map Records, Located at 3200 N. M Road, As Requested By Melden & Hunt, Inc.

B. Consider the Final Plat Approval of Gratitude Grove Subdivision, Being a 18.623 Acres Tract, More or Less, Being the South 19.52 Acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Subdivision, As Per Map or Plat Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County, Located at 2620 N. Closner Boulevard, As Requested By Supreme Engineering, PLLC.

C. Consider the Final Plat Approval of Sorrento Estates Subdivision Phase I, Being a 19.941 - Acres Tract of Land Out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 2, Page 29, Hidalgo County Map Records, Located at 2707 East Rogers Road, As Requested By Melden & Hunt, Inc.

11. **DIRECTOR'S REPORT**

A. City Council Actions

B. Unified Development Code Updates

C. 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 6th day of March, 2026.

THE CITY OF Edinburg

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
FEBRUARY 26, 2026 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

MINUTES

PRESENT:
JORGE SOTELO – CHAIRMAN
BOARD MEMBERS:
RUBY CASAS
ELISEO GARZA, JR.
GREGORY A. VASQUEZ

ABSENT:
ELIAS LONGORIA, JR. – VICE CHAIRMAN
BOARD MEMBERS:
VICTOR DANIEC
RODOLFO "RUDY" RAMIREZ

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 board member Victor Daniec from the January 22, 2026, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER VICTOR DANIEC FROM THE JANUARY 22, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

7. **MINUTES**

A. Consider approval of the Minutes for the January 22, 2026, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE MINUTES FROM THE JANUARY 22, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Being the South 0.260-Acre Tract of Land, More or Less, Out of the South 06981 Acres of the West One (1) Acre of Lot 6, Block "B", Original Townsite of Edinburg, Located at 223 W. Schunior Street, as Requested by Benjamin Yip-Pon.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE REZONING REQUEST. CHAIRMAN JORGE SOTELO AND BOARD MEMBER ELISEO GARZA, JR., OPPOSED THE MOTION. MOTION CARRIED WITH A 2-2 VOTE. – ITEM DENIED

B. Consider the Rezoning Request from Residential Multi-Family (RM) District to Commercial, General (CG) District, Being Lots 7 & 8, Block 260, Original Townsite of Edinburg, Located at 703 W. Cano Street, as Requested by Benjamin Yip-Pon.

A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.277 Acre Tract of Land Out of Blocks 37 and 38, Santa Cruz Ranch Subdivision, as Recorded in Volume Z and Page 161, Deed Records, Hidalgo County, Texas, Located at 5161 N. I-69 C, as Requested by RK Development & Construction LLC.

PATRICIA RAMOS, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

WILLIAM, THE PROJECT ENGINEER, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

ROBERTO REY, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

KARINA CAZARES, A REPRESENTATIVE FOR RK DEVELOPMENT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

ENRIQUE RAMOS, A NEIGHBORING PROPERTY OWNER, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

EMILIO RAMOS, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS FOR THE PROJECT.

ISAEL POSADAS, JR., A REPRESENTATIVE FOR THE CITY OF EDINBURG ENGINEERING DEPARTMENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY CHAIRMAN JORGE SOTELO AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District, Being 22.63 Acres Out of Lots 5,6,7,8 and 9, Block 8, Santa Cruz Gardens Unit No.3 Subdivision, Located at 2812 E. Davis Road, as Requested by Rio Delta Engineering.

ANA MORENA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

GERARDO SANCHEZ, A REPRESENTATIVE FOR RIO DELTA ENGINEERING, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

9. **SUBDIVISION VARIANCES**

A. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements of for the Proposed Palma Ranch Subdivision Phase I, Being a 28.20 Acres Tract of Land Out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 North Alamo Road, as Requested by Cruz-Hogan Consultants, Inc.

PAUL CHRISTOPHER ARTHUR, A REPRESENTATIVE FOR ESCON DEVELOPMENT AND WEST WIND HOMES, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

ISAEL POSADAS JR., A REPRESENTATIVE FOR THE CITY OF EDINBURG ENGINEERING DEPARTMENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

RONNIE CRUZ-HOGAN, A REPRESENTATIVE FOR CRUZ-HOGAN CONSULTANTS, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO TABLE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM TABLED

10. **SUBDIVISION CONSENT**

A. 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's Subdivision, as Per Map or Plat Recorded in Volume 21, Page 598, Located at 2400 W. Canton Road, as Requested by SDI Engineering.

A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE FINAL PLAT APPROVAL. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

11. **DIRECTOR'S REPORT**

A. City Council Actions

B. Unified Development Code Updates

C. Attendance Roster

JAIME ACEVEDO, THE DIRECTOR FOR PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE CITY COUNCIL MEETING HELD ON FEBRUARY 19, 2026, AND OTHER UPDATES. A VARIANCE REQUEST LOCATED AT 513 S. 4TH AVENUE WAS DENIED BY CITY COUNCIL. A JOINT MEETING WITH CITY COUNCIL, PLANNING & ZONING COMMISSION, AND SEVERAL UNIFIED DEVELOPMENT CODE STEERING COMMITTEE MEMBERS WILL BE HELD ON THE MARCH 13, 2026. NEW BOARD MEMBERS ELISEO GARZA, JR., AND GREGORY A. VASQUEZ WERE WELCOMED TO THE PLANNING & ZONING COMMISSION.

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 19th day of February, 2026.

A MOTION WAS MADE BY CHAIRMAN JORGE SOTELO AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO ADJOURN THE FEBRUARY 26, 2026, REGULAR MEETING AT 6:36 P.M. MOTION CARRIED UNANIMOUSLY WITH A 4-0 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
March 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being 1.200 Acres out of Lot 3, Section 275, Texas Mexican Railway Company Survey, Located at 801 S. McColl Road, as Requested by Melden & Hunt Inc.

DESCRIPTION / SCOPE:
This property is located along the south side of W. Sprague Street, approximately 800 feet south of W. Sprague Street. 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 Residential, Multifamily (RM) District. This district is a high-intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). This property has a total frontage of 50.02 feet along W. Sprague Street and a lot depth of 1045.00 feet for a total area of 1.200 acres. Currently the property is vacant. The applicant wants to utilize the property for multi-family uses.

Adjacent zoning is Residential, Primary (RP) District to the north, south and west, and Residential, Multifamily (RM) District to the east. Surrounding land uses consists of single-family residential uses and commercial uses. The Future Land Use designation for this property is for Auto Urban Uses.

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, February 27, 2026, and received three comments against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.

On March 2, 2026, 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 Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, based on the surrounding land uses and the future land use. 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 – 03/12/2026
CITY COUNCIL – 04/07/2026
DATE PREPARED – 02/27/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District

APPLICANT: K&Z Developers LLC

AGENT: Melden & Hunt Inc.

LEGAL: Being 1.200 Acres out of Lot 3, Section 275, Texas Mexican Railway Company Survey

LOCATION: Located at 801 S. McColl Road

LOT/TRACT SIZE: 1.200 acres

CURRENT USE: Vacant

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Residential, Primary (RP) District

ADJACENT ZONING:
North – Residential, Primary (RP) District
South – Residential, Primary (RP) District
East – Residential, Multifamily (RM) District
West – Residential, Primary (RP) District

LAND USE PLAN: Auto Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water CCN Service Area

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT INC.

EVALUATION

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

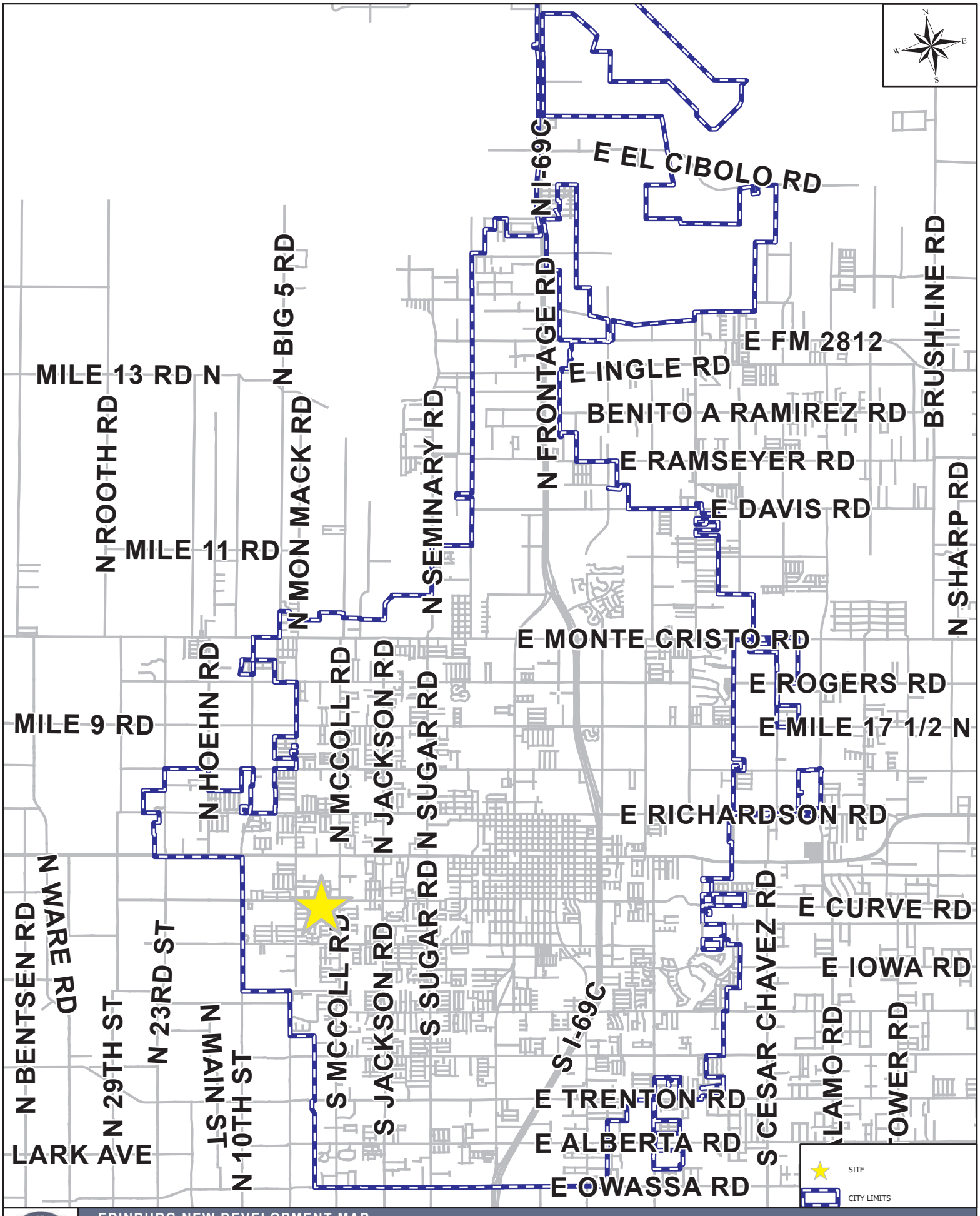
1. The property is currently vacant.

2. Surrounding land consists of single-family residential uses and commercial uses.

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

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, based on the surrounding land uses and the future land use. 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 39 neighboring property owners on Friday, February 27, 2026, and received three comments against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.

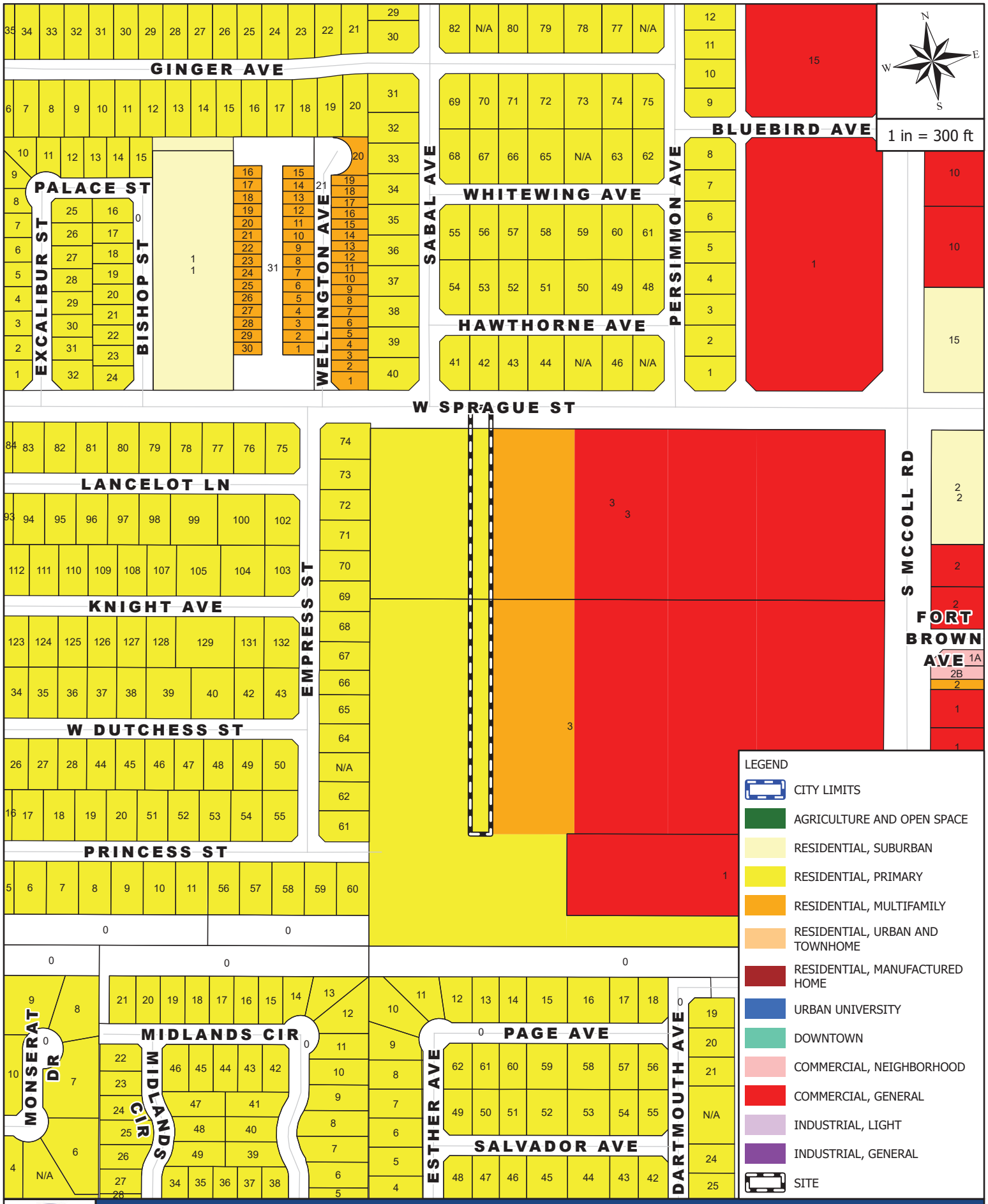


EDINBURG NEW DEVELOPMENT MAP

801 S MCCOLL RD

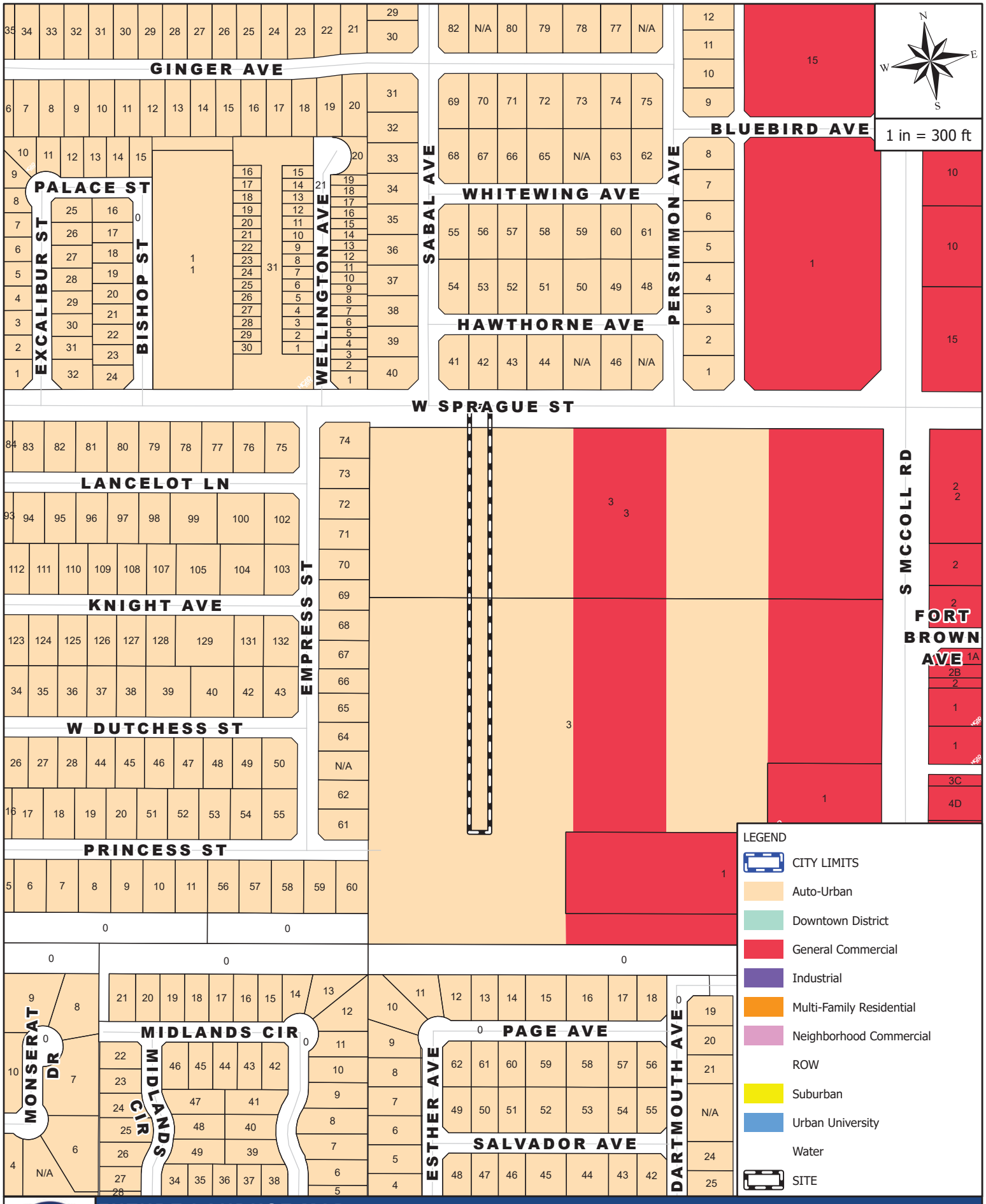
AERIAL MAP

801 S MCCOLL RD



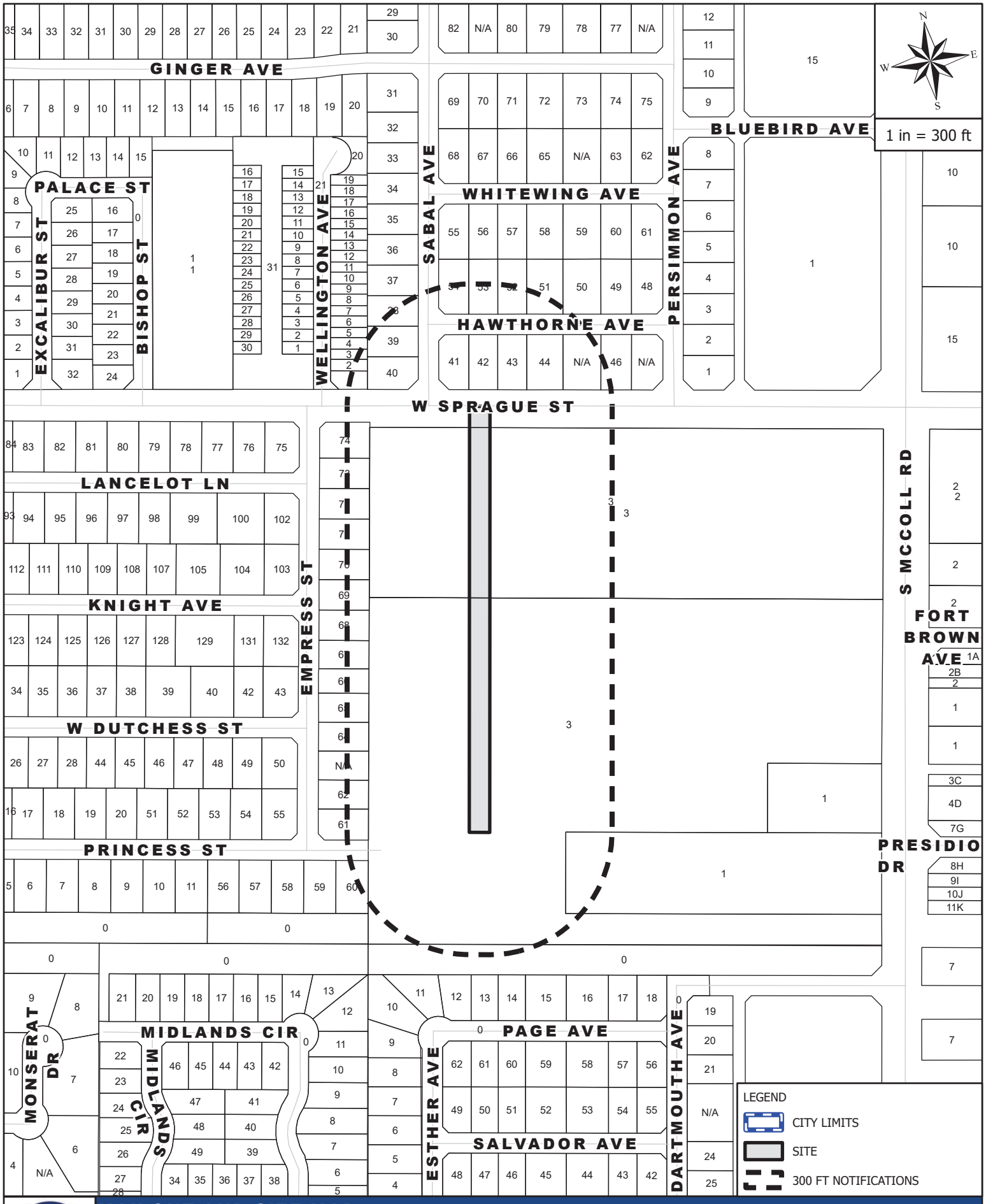
ZONING MAP

801 S MCCOLL RD



FUTURE LANDUSE MAP

801 S MCCOLL RD



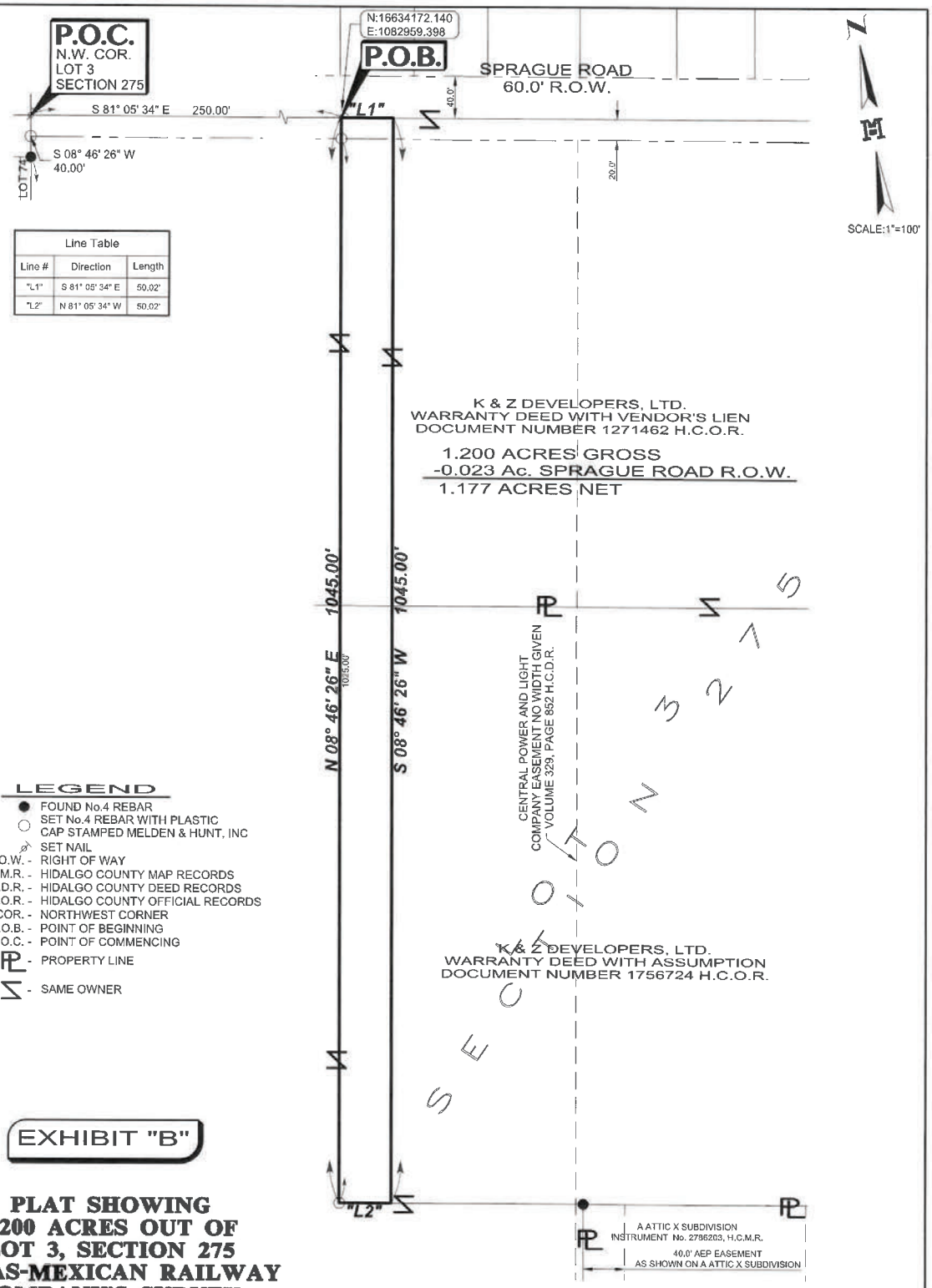
THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

801 S MCCOLL RD

Rezoning Request Site Photo

Melden & Hunt, INC
801 S. McColl Rd.



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- PL - PROPERTY LINE
- SAME OWNER

EXHIBIT "B"

PLAT SHOWING 1.200 ACRES OUT OF LOT 3, SECTION 275 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171, H.C.D.R. 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 NORTHEAST CORNER OF LOT 74, VICTORIA HEIGHTS SUBDIVISION PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 45, H.C.M.R. AND THE NAIL SET AT THE NORTHEAST CORNER OF THIS TRACT.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 8/5/2024 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 01/26/2026

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10095600

REF.JOB No. 24109.07 COZ
DATE: 01/26/2026
JOB No. 25226.00
FILE NAME: 25226.00 COZ
DRAWN BY: J.G., M.L.S.

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

©COPYRIGHT 2026 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

[UNKNOWN SENDER] Rezoning

SP

Stephanie Pena [redacted]

To planning@cityofedinburg.com

Reply | Reply All | Forward | •••

Tue 3/3/2026 12:16 PM

We removed extra line breaks from this message.

I oppose the rezoning of the lot located at 801 S McColl Rd as requested by Melden and Hunt. I will await a response from you. Stephanie Peña [redacted] Sent from my iPhone

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, March 12, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO MULTIFAMILY RESIDENTIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, PRIMARY (RP) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING 1.200 ACRES OUT OF LOT 3, SECTION 275, TEXAS MEXICAN RAILWAY COMPANY SURVEY, LOCATED AT 801 S. MCCOLL ROAD, AS REQUESTED BY MELDEN & HUNT INC.

This district is a high intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot).

This request is scheduled to be heard by the **City Council on Tuesday, April 7, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, March 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, March 11, 2026

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

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

Comments: Too many apartments around. Brings value down to Residential homes around the area and homeowners pay most on taxes.

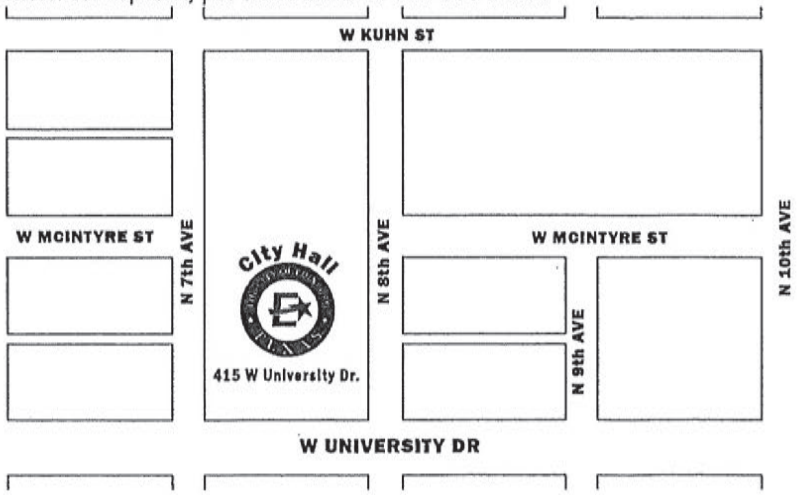
Print Name: Sandra Haro Phone No. [redacted]

Address: [redacted] City: Edinburg State: TX Zip: 78539

NOTIFICACIÓN

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

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



THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, March 12, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO MULTIFAMILY RESIDENTIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, PRIMARY (RP) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING 1.200 ACRES OUT OF LOT 3, SECTION 275, TEXAS MEXICAN RAILWAY COMPANY SURVEY, LOCATED AT 801 S. MCCOLL ROAD, AS REQUESTED BY MELDEN & HUNT INC.

This district is a high intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot).

This request is scheduled to be heard by the **City Council on Tuesday, April 7, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, March 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, March 11, 2026

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

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

Comments: Too many multifamily residential. Streets is a two-way Sprague St. Traffic will be terrible!

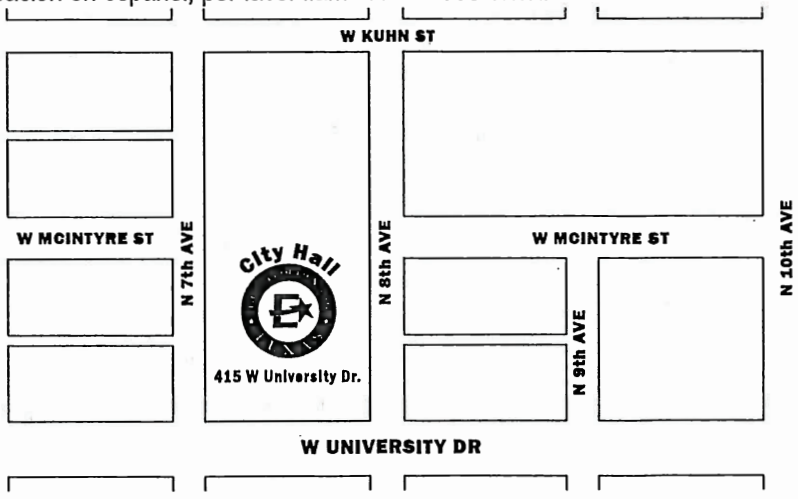
Print Name: Robertha Hard Phone No. [redacted]

Address: [redacted] City: Edinburg State: TX Zip: 78539

NOTIFICACIÓN

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

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



City of Edinburg

PLANNING & ZONING COMMISSION

March 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District, Being Lots 4 & 5, Stonebrook Estates, Located at 2013 and 2015 Terrica Lane, As Requested By Erica A. Canales

DESCRIPTION / SCOPE:

This property is located along the south side of Terrica Lane. The property is currently zoned Commercial, Neighborhood (CN) District. This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use. The requested zoning is Residential, Multifamily (RM) District. This district is a high intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). This property consists of Lot 4 and 5, Stonebrook Estates Subdivision that was recorded in 1998. Currently, the property is vacant. The applicant wants to utilize the property for multi-family uses.

Adjacent zoning is Residential, Primary (RP) District to the west, Residential, Multifamily (RM) District to the north, and east, and Suburban, Residential (RS) District to the south. Surrounding land uses consists of single-family and multi-family uses. The Future Land Use designation for this property is for Neighborhood Commercial Uses.

Staff mailed a notice of the public hearing to 29 neighboring property owners on Friday, February 27, 2026, 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 February 11, 2026.

On March 2, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that upgraded infrastructure in this area will need to be installed to support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) 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 – 03/12/2026
CITY COUNCIL – 04/07/2026
DATE PREPARED – 02/27/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District

APPLICANT: Erica A. Canales

AGENT: Not Applicable

LEGAL: Being Lots 4 & 5, Stonebrook Estates

LOCATION: Located at 2013 and 2015 Terrica Lane

LOT/TRACT SIZE: 3.109 Acres

CURRENT USE: Vacant

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Commercial, Neighborhood (CN) District

ADJACENT ZONING:
North – Residential, Multifamily (RM) District
South – Suburban, Residential (RS) District
East – Residential, Multifamily (RM) District
West – Residential, Primary (RP) District

LAND USE PLAN: Neighborhood Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water CCN Service Area

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
ERICA A. CANALES

EVALUATION

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

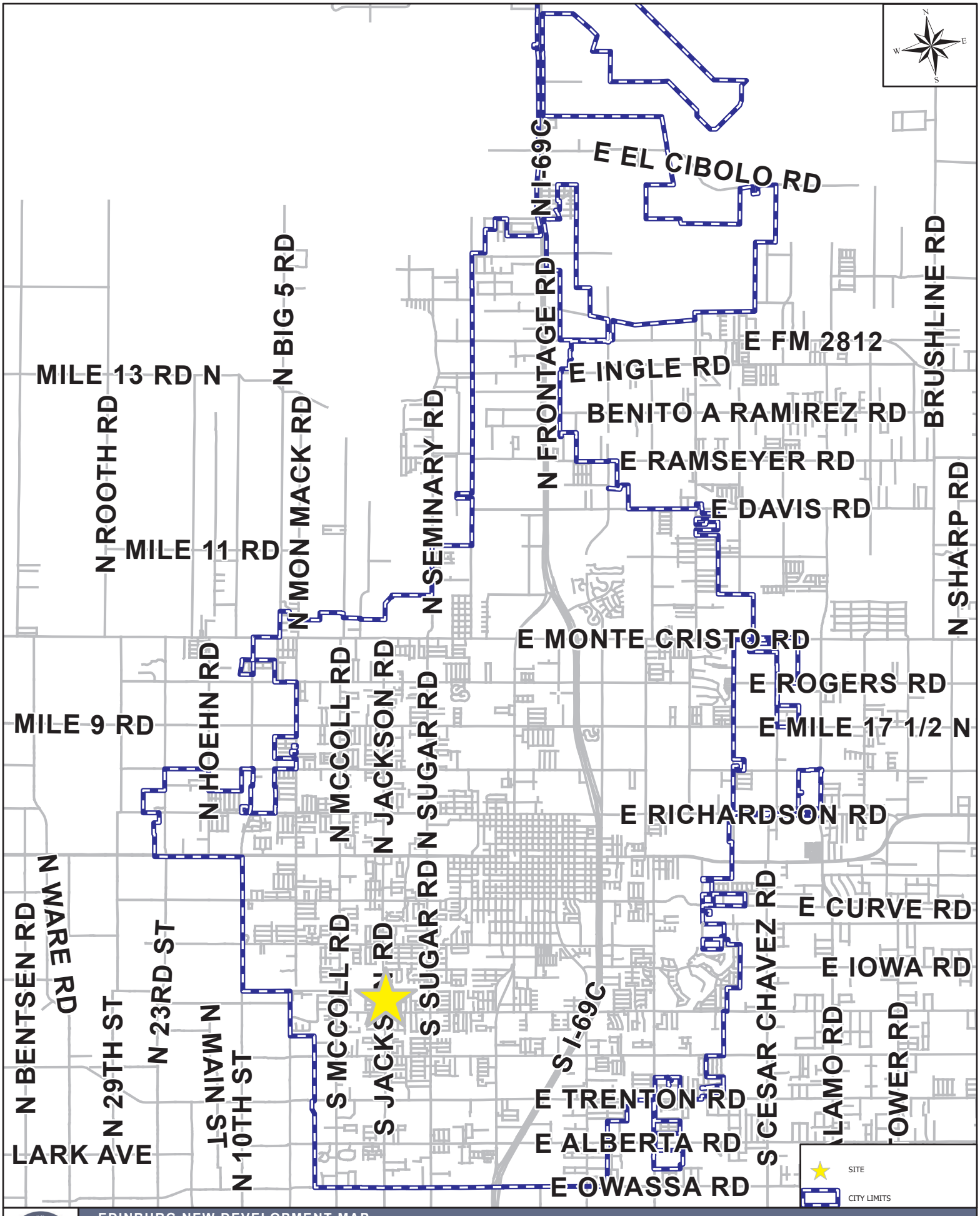
1. The property currently sits vacant.

2. Surrounding land consists of single-family and multi-family uses.

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 Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) 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 29 neighboring property owners on Friday, February 27, 2026, 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 February 11, 2026.

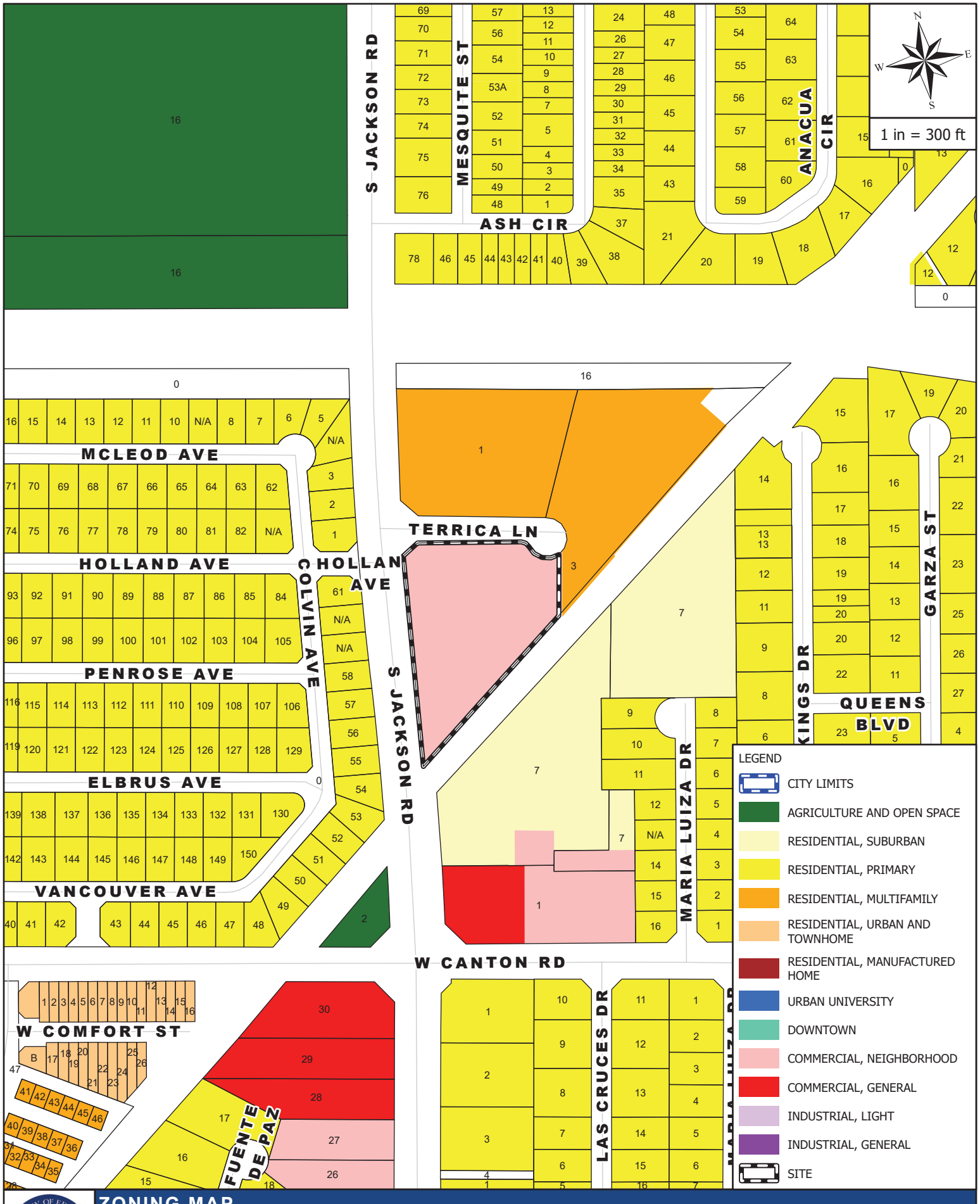


EDINBURG NEW DEVELOPMENT MAP

2013 TERRICA LN

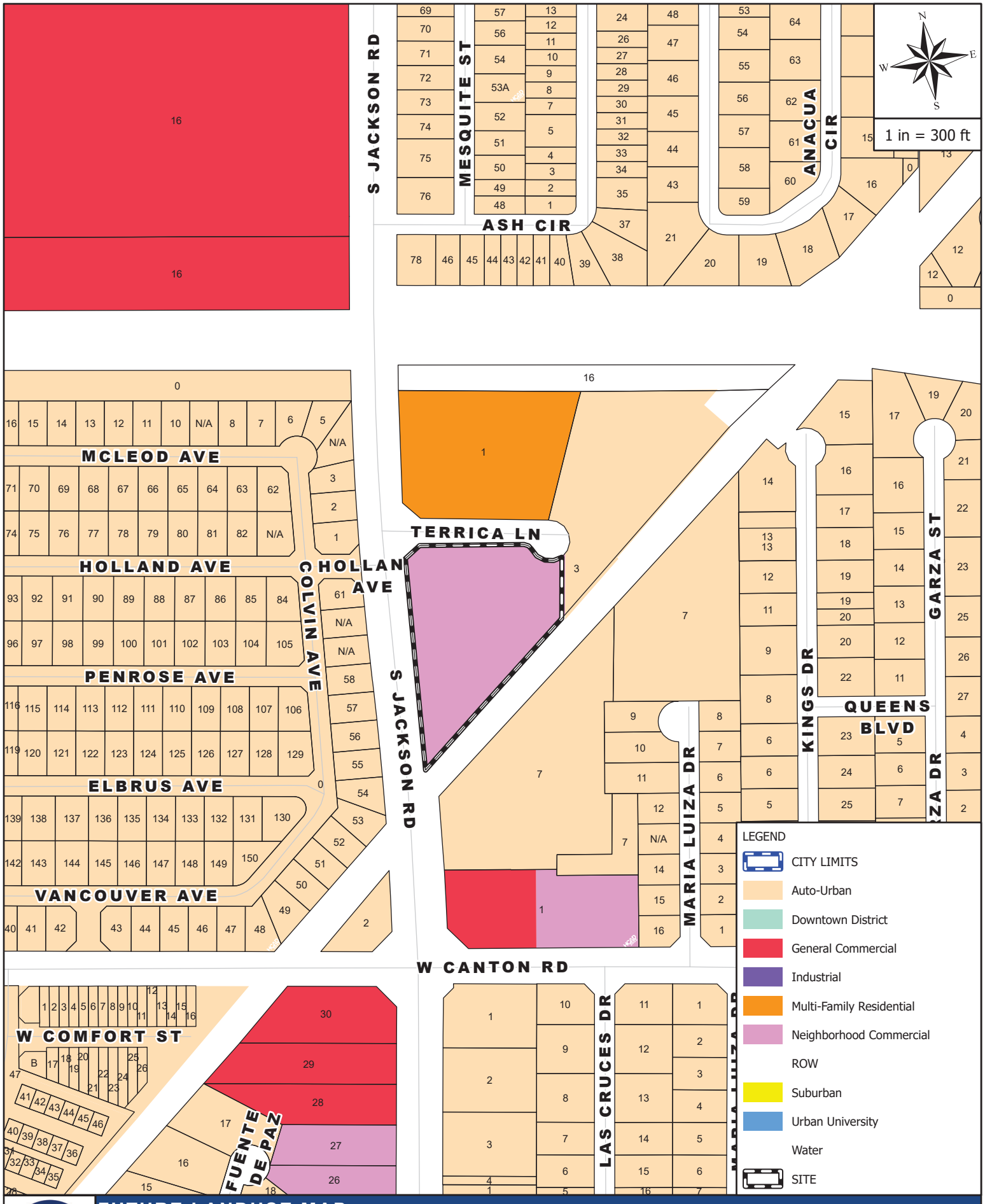
AERIAL MAP

2013 TERRICA LN



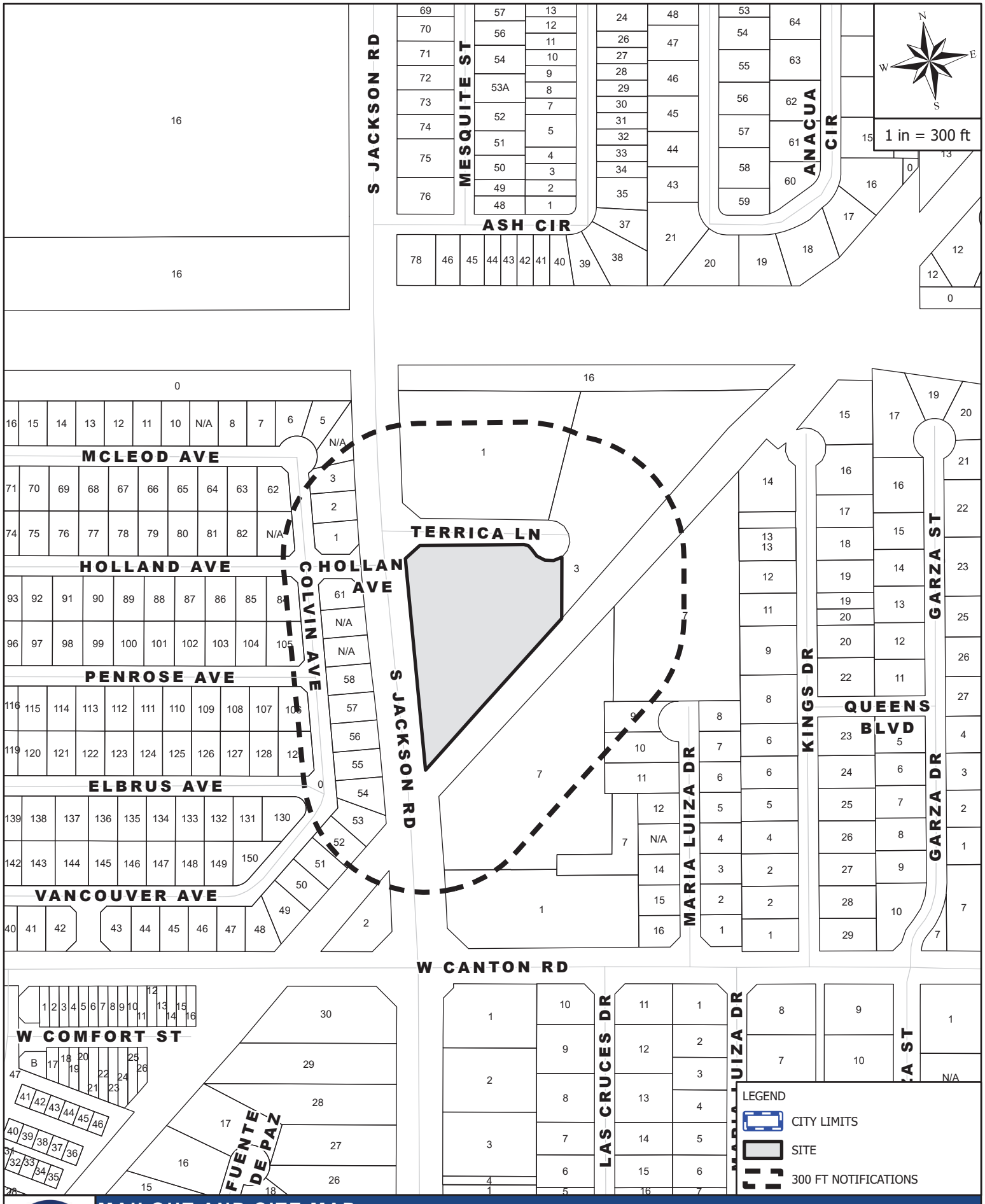
ZONING MAP

2013 TERRICA LN



FUTURE LANDUSE MAP

2013 TERRICA LN



MAILOUT AND SITE MAP

2013 TERRICA LN

Rezoning Request Site Photo

Erica A. Canales
2013 and 2015 Terrica Ln.

VOL. 33 PG. 160A

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE 4th DAY OF JUNE 1998

ATTEST: PRESIDENT

SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

LEGEND
- ○ #4 REBAR SET
- ● #4 REBAR FOUND

NOTE: SET 1/2" IRON REBAR ON ALL LOT CORNERS.

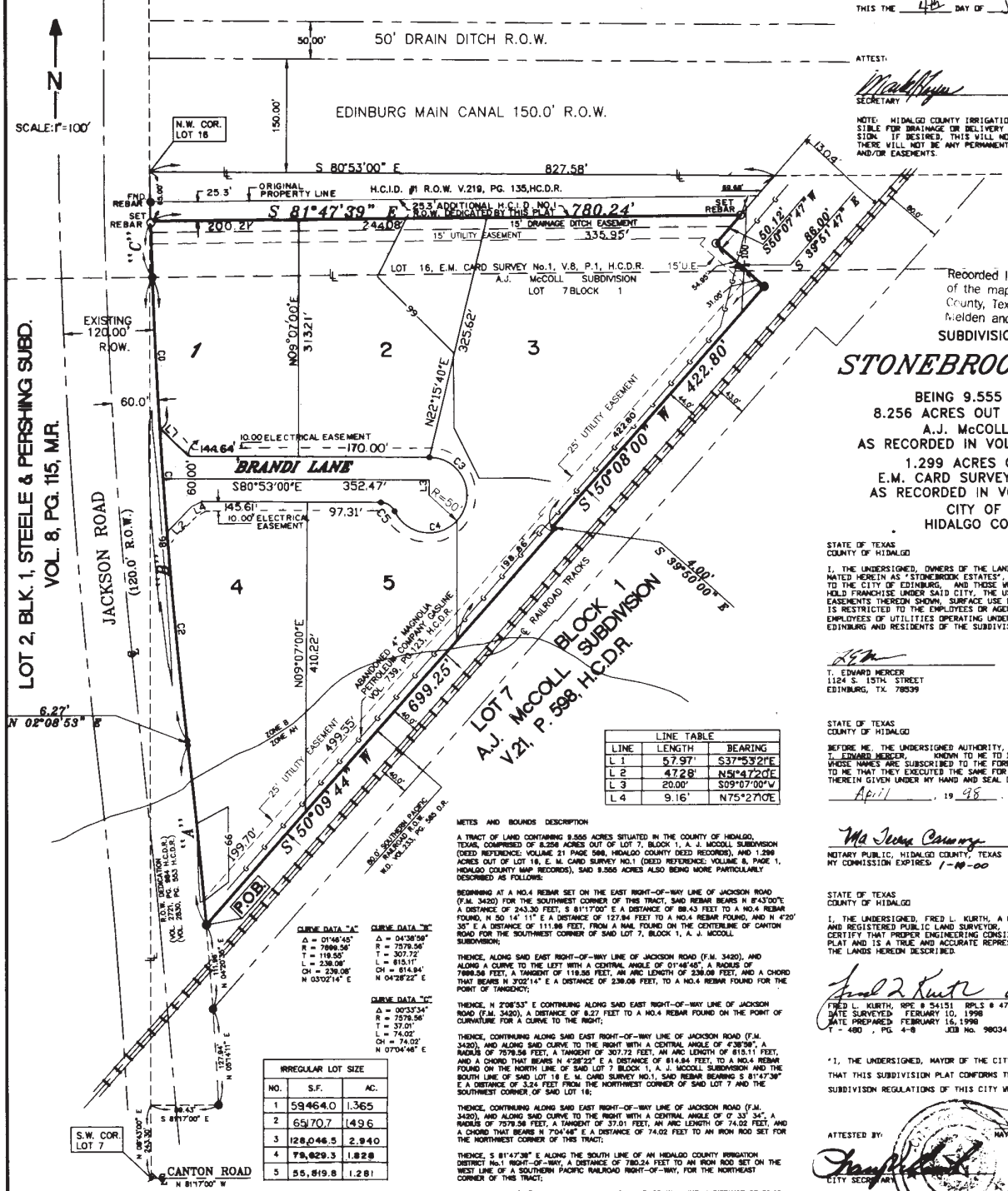
Recorded In Volume 33 Page 160A of the map records of Hidalgo County, Texas

Melden and Hunt, Inc.

SUBDIVISION MAP OF

STONEBROOK ESTATES

BEING 9.555 ACRES GROSS
8.256 ACRES OUT OF LOT 7, BLOCK 1
A.J. McCOLL SUBDIVISION
AS RECORDED IN VOL. 21, PAGE 598, D.R.
1.299 ACRES OUT OF LOT 16
E.M. CARD SURVEY NO.1 SUBDIVISION
AS RECORDED IN VOL. 8, PAGE 1, M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L 1	57.97'	S37°53'12"E
L 2	47.28'	N5°47'20"E
L 3	20.00'	S09°07'00"W
L 4	9.16'	N75°27'00"E

CURVE DATA "A"
Δ = 01°46'45"
R = 7699.56'
T = 119.55'
L = 238.08'
CH = 238.08'
N 03°02'14" E

CURVE DATA "B"
Δ = 04°38'59"
R = 7579.56'
T = 307.72'
L = 615.11'
CH = 614.94'
N 04°28'22" E

CURVE DATA "C"
Δ = 00°33'34"
R = 7579.56'
T = 37.01'
L = 74.02'
CH = 74.02'
N 07°04'46" E

IRREGULAR LOT SIZE		
NO.	S.F.	AC.
1	59464.0	1.365
2	65170.7	1.496
3	128,046.5	2.940
4	79,829.3	1.828
5	55,819.8	1.281

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C0	7579.56	196.8	98.41	196.80	S06°03'14"W	01°29'16"
C1	7579.56	138.36	69.18	138.36	S04°48'15"W	01°02'45"
C2	7579.56	279.94	139.99	279.92	N03°12'21"E	02°06'58"
C3	50.00	115.37	113.44	91.51	N14°40'07"W	32°28'44"
C4	50.00	97.91	74.40	83.00	S72°21'28"E	112°11'39"
C5	20.0	22.56	12.65	21.38	N48°34'18"W	64°37'23"

NOTES CONTINUE:
10. EACH LOT SHALL BE REQUIRED TO RETAIN 2356 C.F. OF STORM SEWER RUNOFF.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.555 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, COMPRISED OF 8.256 ACRES OUT OF LOT 7, BLOCK 1, A. J. MCCOLL SUBDIVISION (DEED REFERENCE: VOLUME 21 PAGE 598, HIDALGO COUNTY DEED RECORDS), AND 1.299 ACRES OUT OF LOT 16, E. M. CARD SURVEY NO.1 (DEED REFERENCE: VOLUME 8, PAGE 1, HIDALGO COUNTY MAP RECORDS), SAID 9.555 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO.4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID REBAR BEARS N 8°43'00"E A DISTANCE OF 243.30 FEET, S 81°17'00" E A DISTANCE OF 88.43 FEET TO A NO.4 REBAR FOUND, N 50 14' 11" E A DISTANCE OF 127.84 FEET TO A NO.4 REBAR FOUND, AND N 4°20' 35" E A DISTANCE OF 111.96 FEET, FROM A NAIL FOUND ON THE CENTERLINE OF CANTON ROAD FOR THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 1, A. J. MCCOLL SUBDIVISION;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420), AND ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01°46'45", A RADIUS OF 7699.56 FEET, A TANGENT OF 119.55 FEET, AN ARC LENGTH OF 238.08 FEET, AND A CHORD THAT BEARS N 3°02'14" E A DISTANCE OF 238.08 FEET, TO A NO.4 REBAR FOUND FOR THE POINT OF TANGENCY;

THENCE, N 2°08'53" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420), A DISTANCE OF 6.27 FEET TO A NO.4 REBAR FOUND ON THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420), AND ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 4°38'59", A RADIUS OF 7579.56 FEET, A TANGENT OF 307.72 FEET, AN ARC LENGTH OF 615.11 FEET, AND A CHORD THAT BEARS N 4°28'22" E A DISTANCE OF 614.84 FEET, TO A NO.4 REBAR FOUND ON THE NORTH LINE OF SAID LOT 7 BLOCK 1, A. J. MCCOLL SUBDIVISION AND THE SOUTH LINE OF SAID LOT 16 E. M. CARD SURVEY NO.1, SAID REBAR BEARING S 81°47'39" E A DISTANCE OF 3.24 FEET FROM THE NORTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF SAID LOT 16;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420), AND ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 0° 33' 34", A RADIUS OF 7579.56 FEET, A TANGENT OF 37.01 FEET, AN ARC LENGTH OF 74.02 FEET, AND A CHORD THAT BEARS N 7°04'46" E A DISTANCE OF 74.02 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81°47'39" E ALONG THE SOUTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT No.1 RIGHT-OF-WAY, A DISTANCE OF 780.24 FEET TO AN IRON ROD SET ON THE WEST LINE OF A SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 50°07'47" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 50.12 FEET TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 39°51'47" E ALONG SAID RAILROAD RIGHT-OF-WAY LINE, AT A DISTANCE OF 54.95 FEET PASS THE SOUTH LINE OF SAID LOT 16, E. M. CARD SURVEY NO.1 AND THE NORTH LINE OF SAID LOT 7 BLOCK 1, A. J. MCCOLL SUBDIVISION, AND CONTINUING A TOTAL DISTANCE OF 86.00 FEET TO A NO.4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 50°08'00" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 422.80 FEET TO A NO.4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 39°50'00" E ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO A NO.4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 50°09'44" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 699.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.555 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "STONEBROOK ESTATES", DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST.

T. EDWARD MERCER
1124 S. 15TH. STREET
EDINBURG, TX. 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. EDWARD MERCER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF April, 19 98.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: 1-11-00

IRA TERESA CARRANZA
Notary Public, State of Texas
My Comm. Exp. 1-11-00

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: FEBUARY 10, 1998
DATE PREPARED: FEBUARY 16, 1998
V - 480 , PG. 4-8 JOB No. 98034

"I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISON REGULATIONS OF THIS CITY WHERIN MY APPROVAL IS REQUIRED

ATTESTED BY: MAYOR, CITY OF EDINBURG

CITY SECRETARY

8-17-98
DATE

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 WHERIN MY APPROVAL WAS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

08/11/98
DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DATED THIS 7th DAY OF May 1998.

ATTEST:
SECRETARY

PRESIDENT

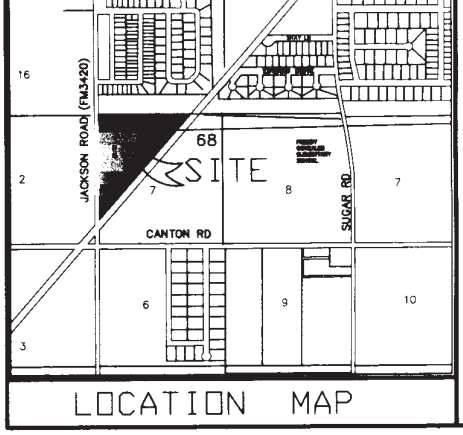
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 2 .

NOTES
1. PROPOSED SETBACKS
FRONT - 25 FEET FRONT CUL-DE-SAC -15 FEET
REAR - 20% LOT DEPTH, NOT TO EXCEED 40 FEET
SIDE INTERIOR - 7 FEET
SIDE CORNER - 18 FEET
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 14" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT OR ELEV.100.4 WHICHEVER IS HIGHER
3. ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM IS ELEVATION 99.00 AND THE SUBDIVISION IS PARTIALLY IN ZONE "AH" INSURANCE RATE MAP COMM. PANEL NO. 480338 0015 D MAP REVISED ON AUGUST 4, 1987
4. ANTICIPATED HIGH WATER CREATED BY A 100-YEAR STORM IS ELEVATION AND THIS SUBDIVISION IS MOSTLY LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 480338 0015 D, REVISED AUGUST 4, 1987.
5. BENCH MARK: EAST BOLT TOP OF FIRE HYDRANT, LOCATED @ FENCE 550 FEET FROM N.W. COR. OF PROPERTY ELEV.= 102.67
6. SINGLE FAMILY RESIDENCE PER LOT.
7. NO ACCESS WILL BE ALLOWED FROM LOTS 1 AND 4 ONTO JACKSON ROAD.
8. NO PERMANENT STRUCTURE OR FENCE OVER DRAINAGE EASEMENT.
9. LOT PURCHASER'S WILL NEED TO PAY 50 % OF PARK LAND DEDICATION FEE AT BUILDING PERMIT STAGE.

718390

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE §49.21 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY:
1-19-98



LOCATION MAP

DRAWN BY: R.D.J. DATE: 3-18-98
SURVEYED CHECKED DATE: 4-16-98
FINAL CHECK DATE: 7-27-98

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78539
E-MAIL: mhieng@aol.com
OFF: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

City of Edinburg
PLANNING & ZONING COMMISSION
March 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lot 10, Block 272, Original Townsite of Edinburg, Located at 413 W. Mahl, As Requested By Lisseth Sesatty.

DESCRIPTION / SCOPE:
This property is located along the north side of W. Mahl Street, approximately 200 feet west of S. 8th Avenue. 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, Neighborhood (CN) District. This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use. This property has a total frontage of 50 feet along W. Mahl Street and a lot depth of 142 feet for a total area of 7,100 square feet. Currently, the property has a single-family residential home. The applicant wants to utilize the property for office uses.

Adjacent zoning is Residential, Primary (RP) District to the east, west and south, and Commercial, Neighborhood (CN) District to the north. Surrounding land uses consists of single-family residential uses. The Future Land Use designation for this property is for Auto Urban Uses.

Staff mailed a notice of the public hearing to 40 neighboring property owners on Friday, February 27, 2026, and received one comments in favor and one comment against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.

On March 2, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends denial of the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, based on the surrounding land uses and the future land use. 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 – 03/12/2026
CITY COUNCIL – 04/07/2026
DATE PREPARED – 02/27/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Lisseth Sesatty

AGENT: Not Applicable

LEGAL: Being Lot 10, Block 272, Original Townsite of Edinburg

LOCATION: Located at 413 W. Mahl

LOT/TRACT SIZE: 7,100 square feet

CURRENT USE: Single Family Residential Home

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: Auto Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water CCN Service Area

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
LISSETH SESATTY

EVALUATION

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

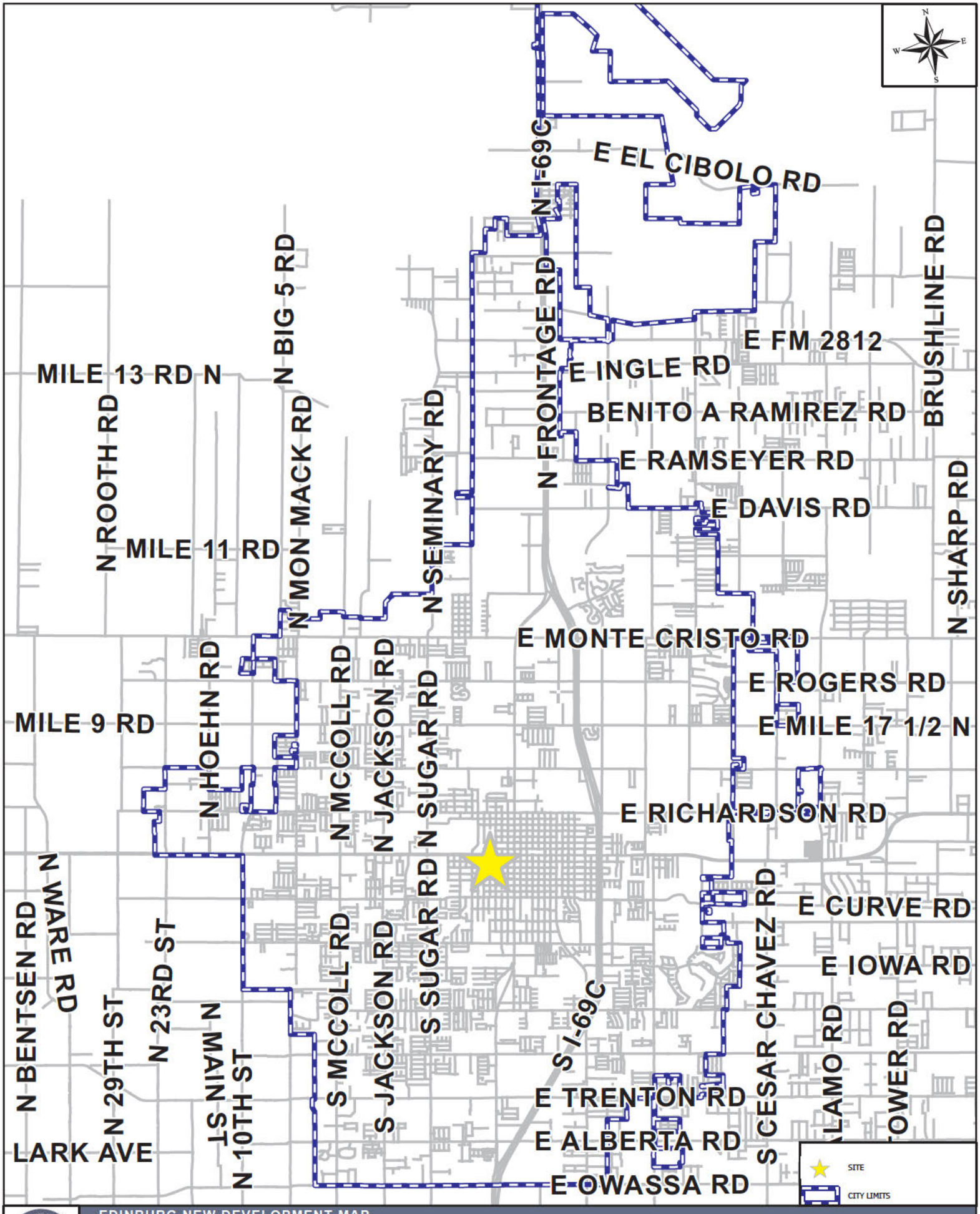
1. The property currently has a single-family residential home on the property.

2. Surrounding land consists of single-family residential uses.

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

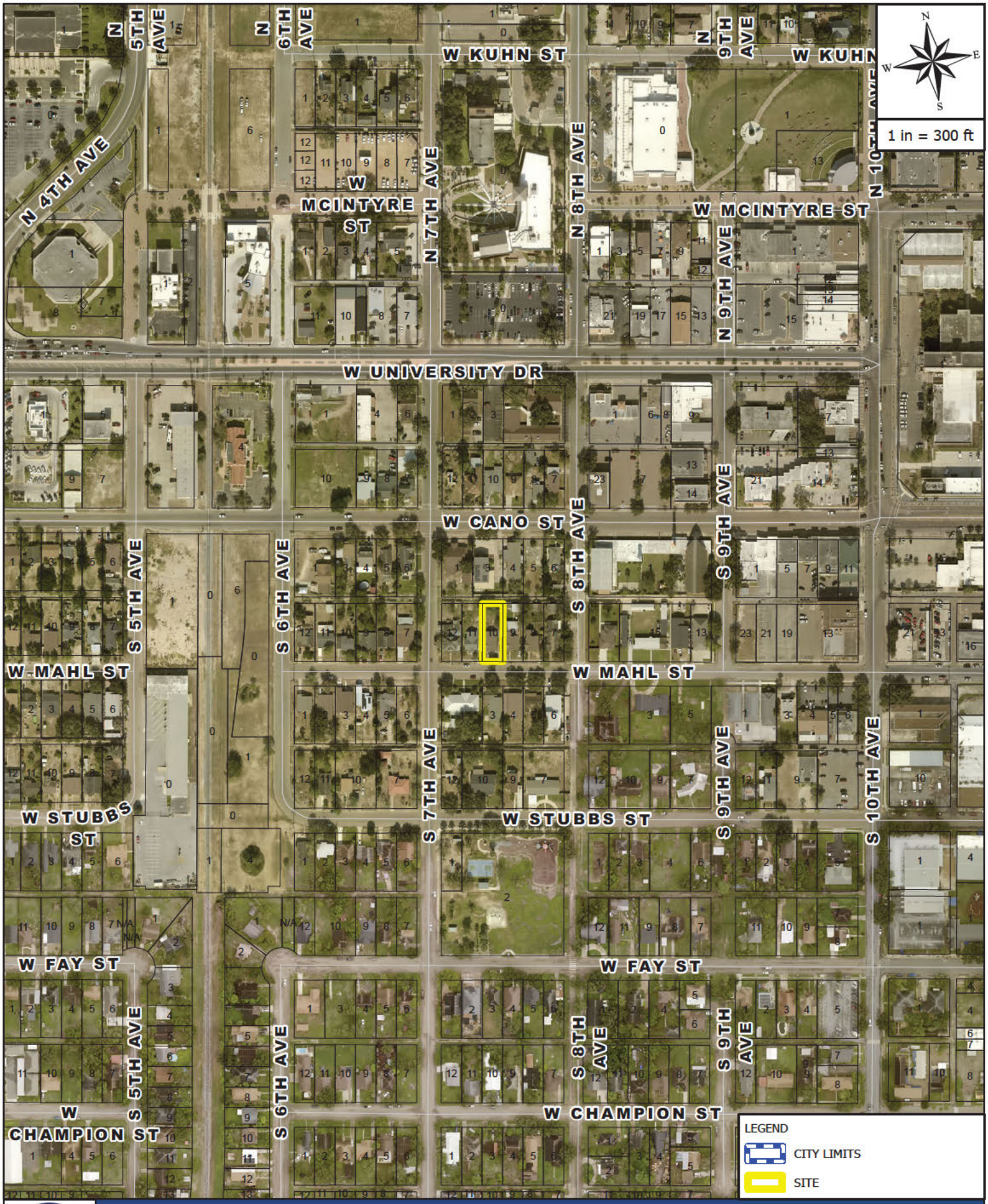
Staff recommends denial of the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, based on the surrounding land uses and the future land use. If approved, the applicant 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 40 neighboring property owners on Friday, February 27, 2026, and received one comments in favor and one comment against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.



EDINBURG NEW DEVELOPMENT MAP

413 W MAHL ST



AERIAL MAP

413 W MAHL ST

ZONING MAP

413 W MAHL ST

FUTURE LANDUSE MAP

413 W MAHL ST

MAILOUT AND SITE MAP

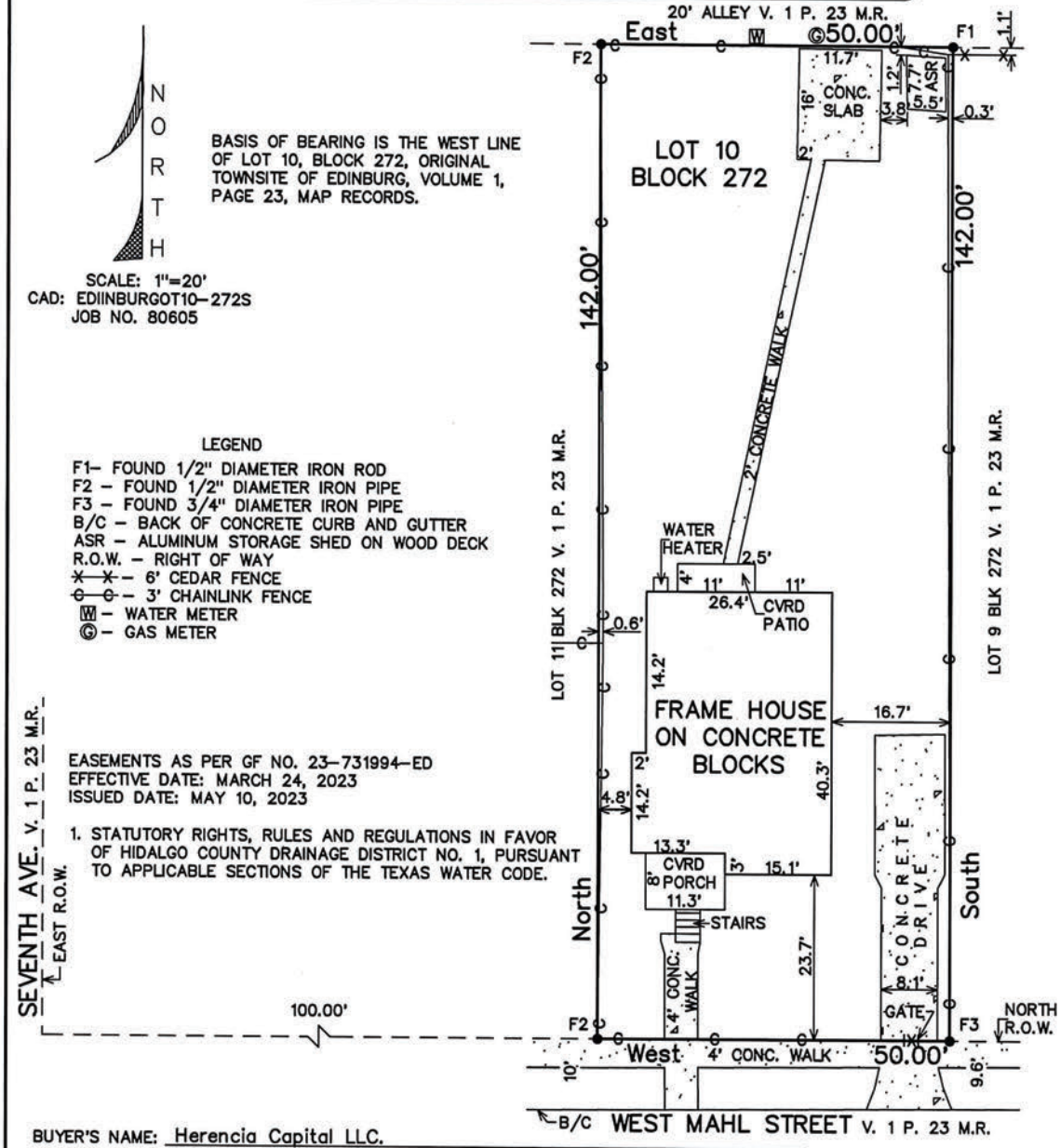
413 W MAHL ST

Rezoning Request Site Photo

Lisseth Sesatty
413 W. Mahl St.

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

BASIS OF BEARING IS THE WEST LINE OF LOT 10, BLOCK 272, ORIGINAL TOWNSITE OF EDINBURG, VOLUME 1, PAGE 23, MAP RECORDS.

SCALE: 1"=20'
CAD: EDIINBURGOT10-272S
JOB NO. 80605

LEGEND

F1- FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 1/2" DIAMETER IRON PIPE
F3 - FOUND 3/4" DIAMETER IRON PIPE
B/C - BACK OF CONCRETE CURB AND GUTTER
ASR - ALUMINUM STORAGE SHED ON WOOD DECK
R.O.W. - RIGHT OF WAY
-X-X- 6' CEDAR FENCE
-O-O- 3' CHAINLINK FENCE
Ⓦ - WATER METER
Ⓖ - GAS METER

EASEMENTS AS PER GF NO. 23-731994-ED
EFFECTIVE DATE: MARCH 24, 2023
ISSUED DATE: MAY 10, 2023

1. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.

BUYER'S NAME: Herencia Capital LLC.

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480338 0020 E
Map Revised: June 06, 2000 (LOMR May 14, 2001)

☐ 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 2023 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: 413 West Mahl Street Edinburg, Texas 78539

LEGAL DESCRIPTION: Lot 10, Block 272, Original Townsite of Edinburg, an addition in Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME 1 PAGE 23
OF THE Map RECORDS OF Hidalgo COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
PABLO PEÑA, III
5242
PROFESSIONAL
LAND SURVEYOR

Pablo Peña III

05-12-2023
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, March 12, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO NEIGHBORHOOD COMMERCIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, PRIMARY (RP) DISTRICT TO COMMERCIAL, NEIGHBORHOOD (CN) DISTRICT, BEING LOT 10, BLOCK 272, ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 413 W. MAHL, AS REQUESTED BY LISSETH SESATTY

This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use.

This request is scheduled to be heard by the **City Council on Tuesday, April 7, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, March 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, March 11, 2026

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

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

Comments: _____

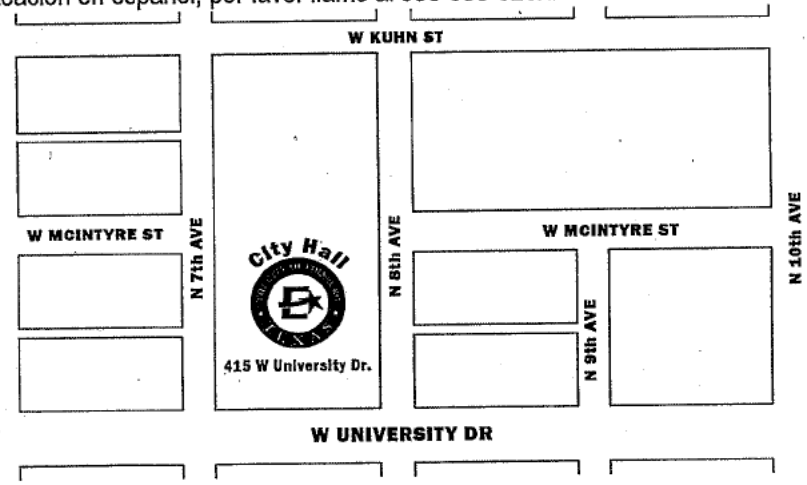
Print Name: Vicente Perez Phone No. [redacted]

Address: [redacted] City [redacted] State [redacted] Zip: [redacted]

NOTIFICACIÓN

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

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



THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, March 12, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO NEIGHBORHOOD COMMERCIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, PRIMARY (RP) DISTRICT TO COMMERCIAL, NEIGHBORHOOD (CN) DISTRICT, BEING LOT 10, BLOCK 272, ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 413 W. MAHL, AS REQUESTED BY LISSETH SESATTY

This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use.

This request is scheduled to be heard by the **City Council on Tuesday, April 7, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, March 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, March 11, 2026

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

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

Comments: I have been a resident at this address for 74 years and an owner for 23 years after my parents passed away. I am totally against it.

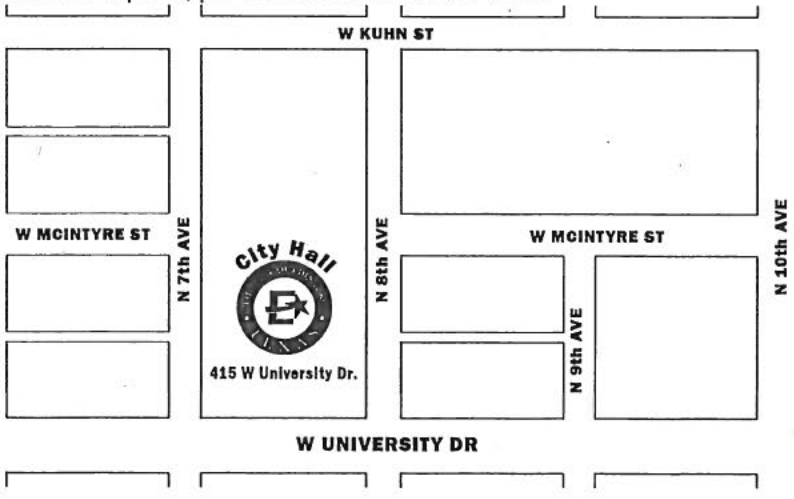
Print Name: Maria Yolanda Lazo Phone No. [redacted]

Address: [redacted]

NOTIFICACIÓN

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

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



City of Edinburg

PLANNING & ZONING COMMISSION

March 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, Being a 12.44 Acre Tract of Land Being Out of the Easterly Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, As Requested By Rioplex Engineering, LLC.

DESCRIPTION / SCOPE:

This property is located along the east side of N. I-69C, approximately 200 feet north of E. Loeb Street. The property is currently zoned 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. The requested zoning is Residential, Urban and Townhome (RU) District. This district is the highest intensity single-family residential district. This property has a total area of 12.44 acres. Currently, the property is vacant. The applicant wants to utilize the property for a single-family residential townhome development that consist of 78 lots.

Adjacent zoning is Residential, Primary (RP) District to the south, Commercial, General (CG) District to the north and west, and Suburban, Residential, Suburban (RS) District to the east. Surrounding land uses consists of single-family residential uses and commercial uses. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 58 neighboring property owners on Friday, February 27, 2026, 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 February 11, 2026.

On March 2, 2026, 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 Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. 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 – 03/12/2026
CITY COUNCIL – 04/07/2026
DATE PREPARED – 02/27/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District

APPLICANT: Rioplex Engineering, LLC.

AGENT: Not Applicable

LEGAL: Being a 12.44 Acre Tract of Land Being Out of the Easterly Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas

LOCATION: Located at 498 N. I-69C

LOT/TRACT SIZE: 12.44 Acres

CURRENT USE: Vacant

PROPOSED USE: Residential, Urban and Townhome (RU) District

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water CCN Service Area

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RIOPLEX ENGINEERING, LLC.

EVALUATION

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

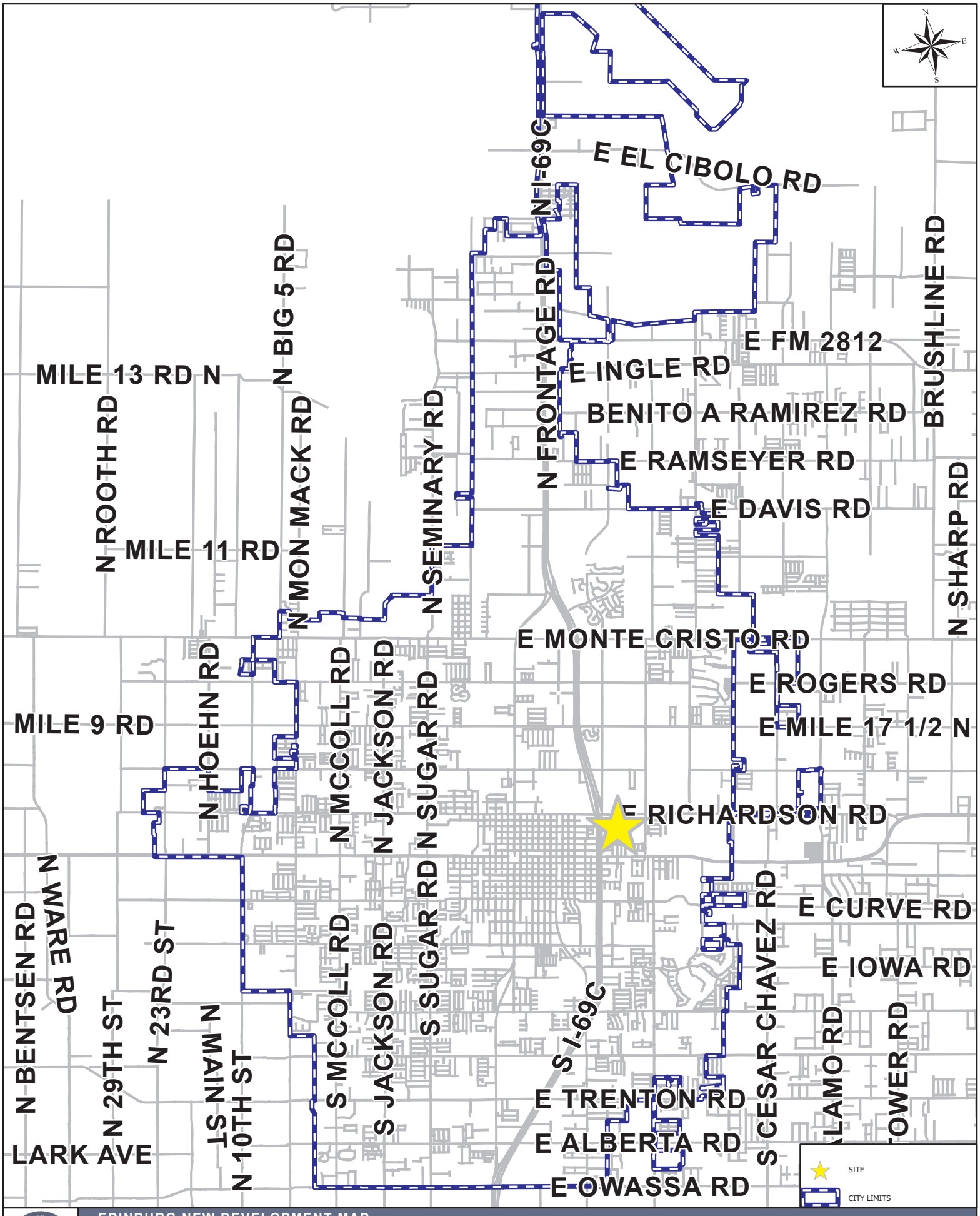
1. The property currently sits vacant.

2. Surrounding land consists of single-family residential uses and commercial uses.

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

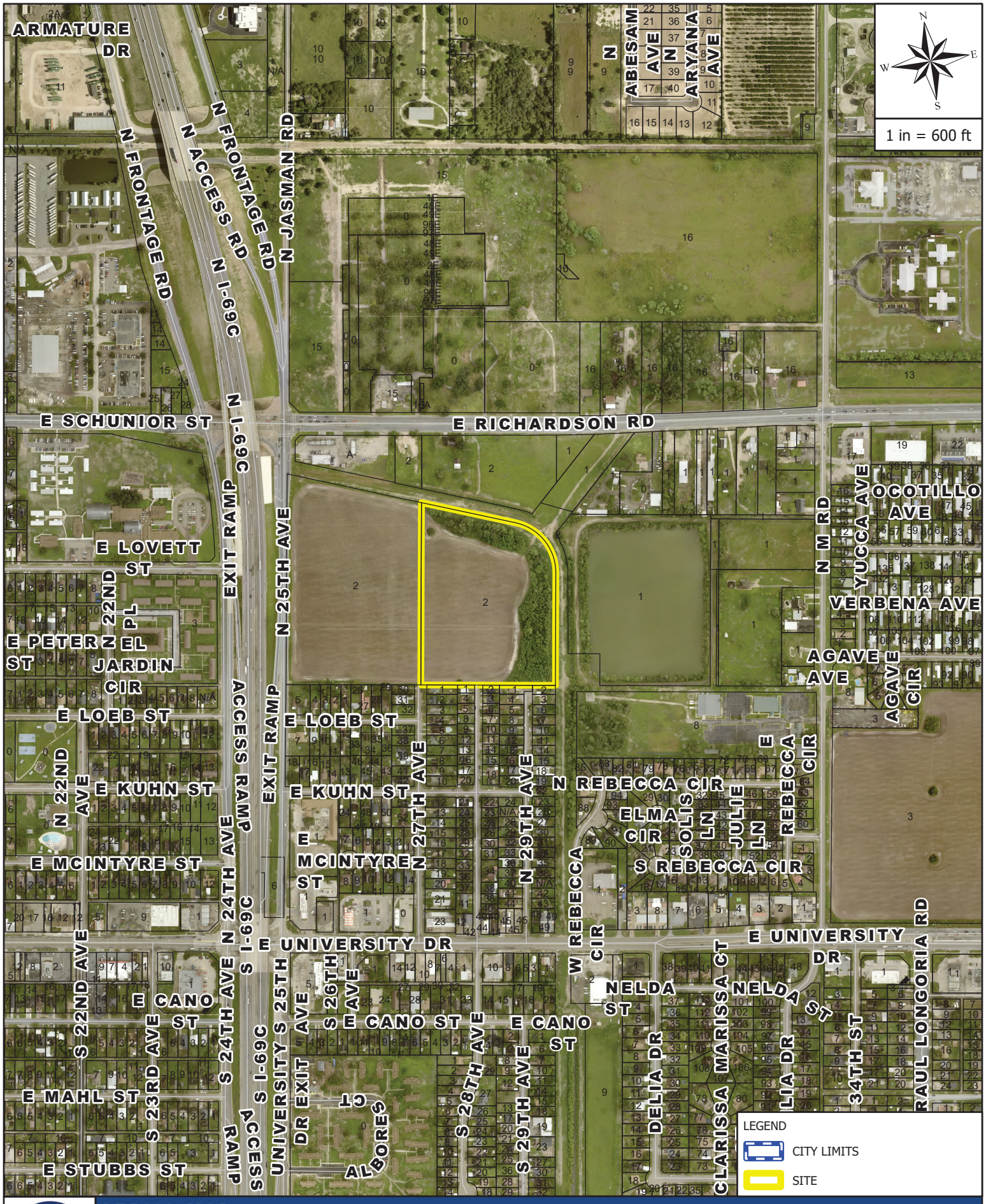
Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. If approved, the 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 58 neighboring property owners on Friday, February 27, 2026, 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 February 11, 2026.



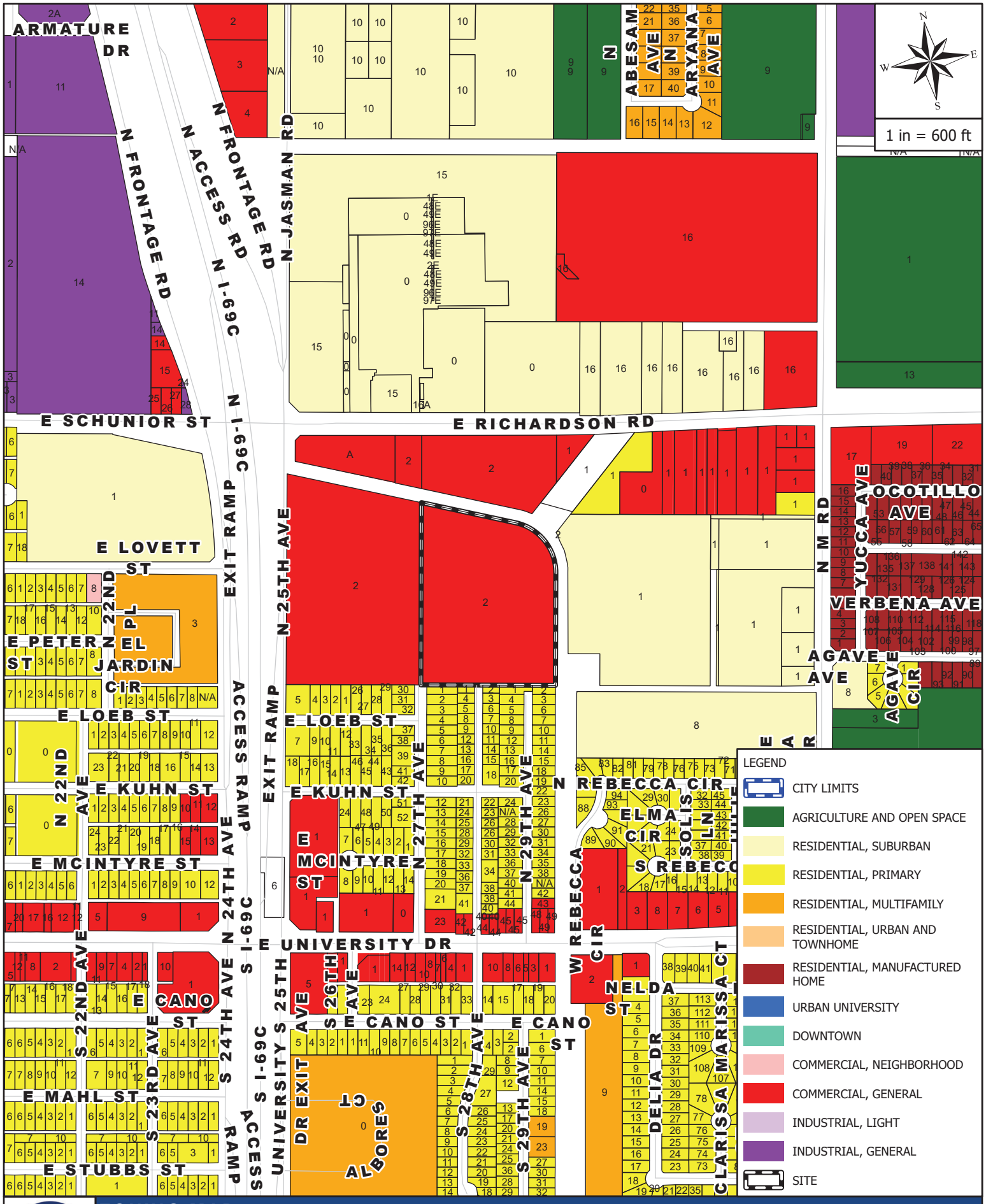
EDINBURG NEW DEVELOPMENT MAP

498 N I-69C



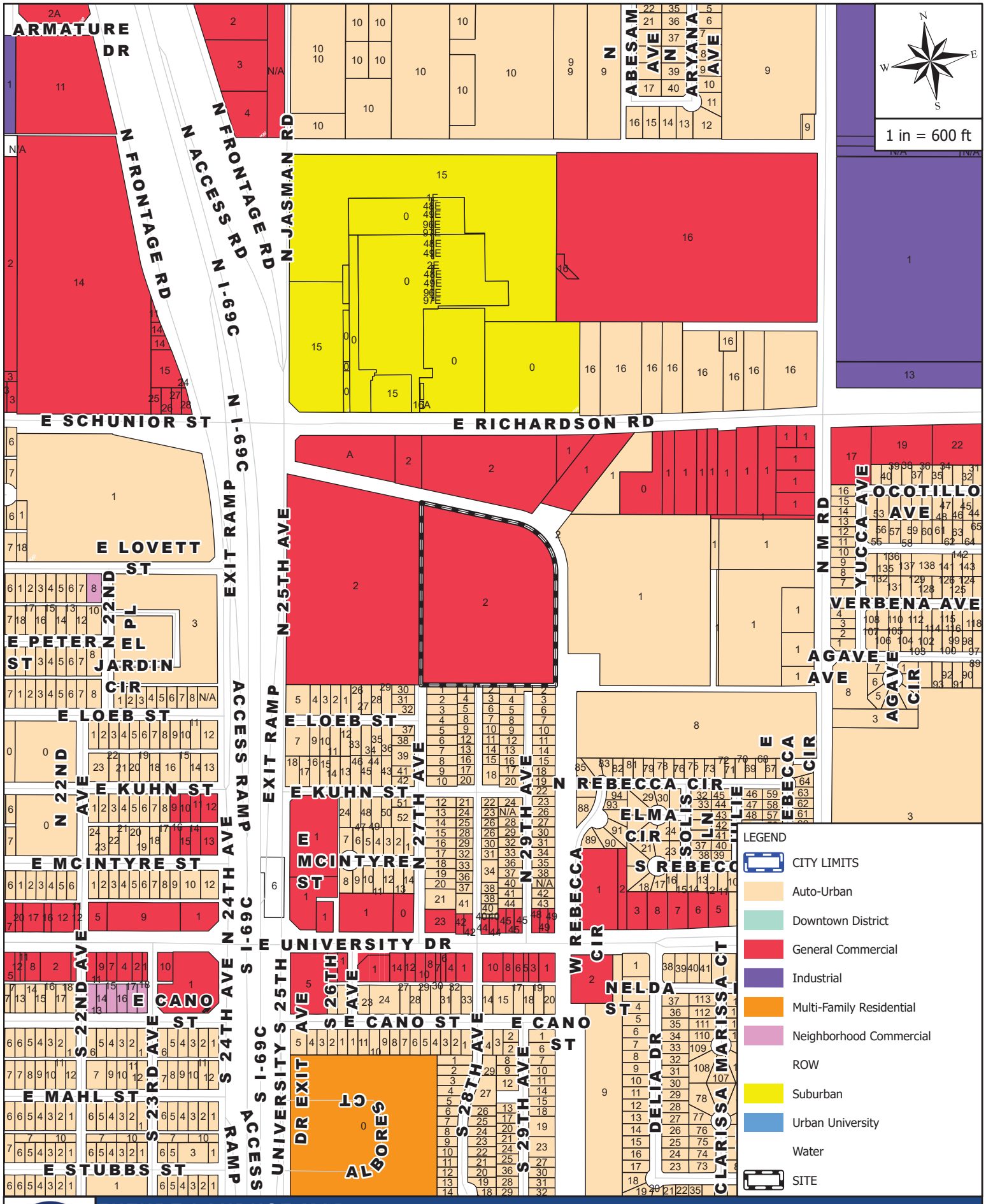
AERIAL MAP

498 N I-69C



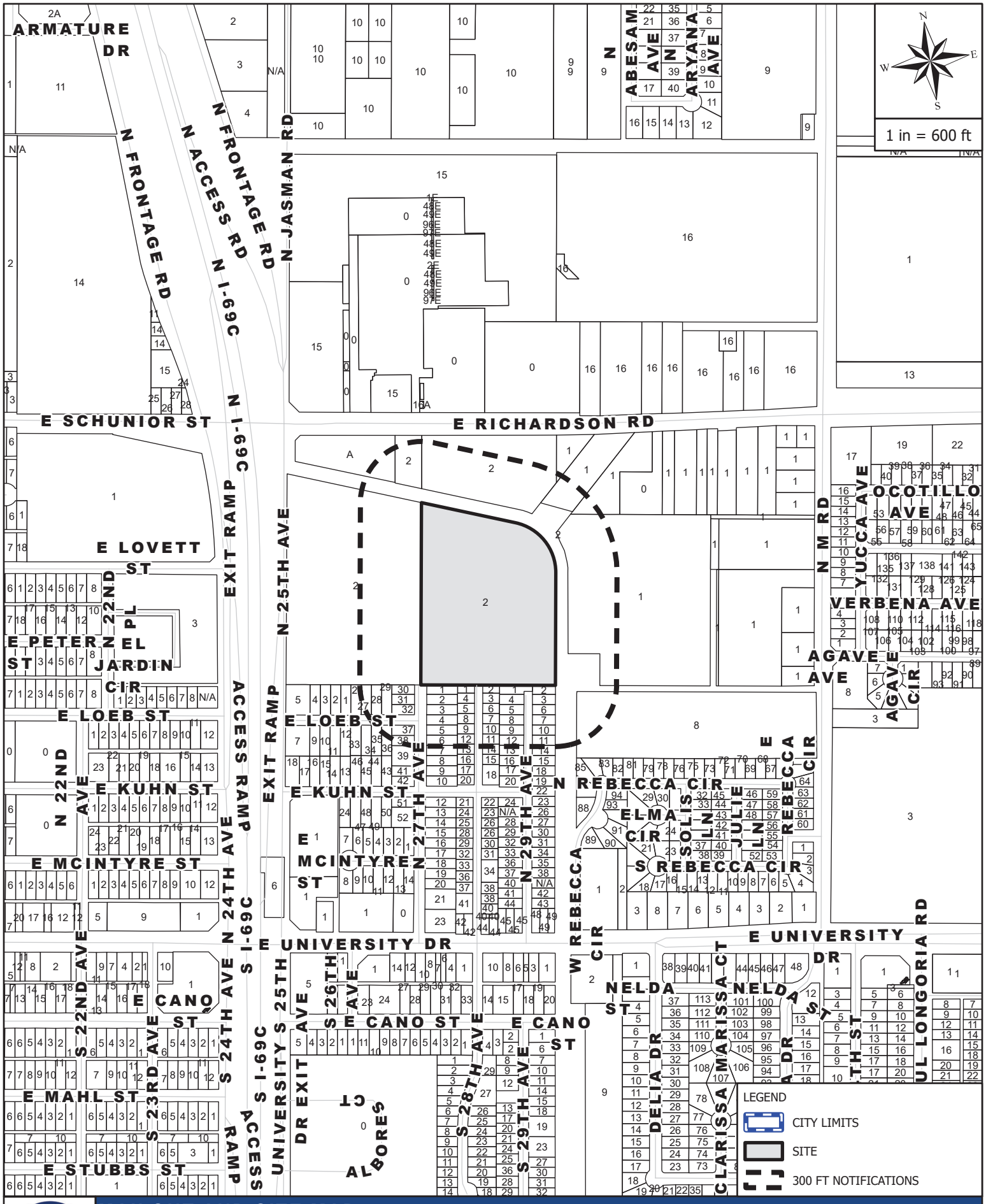
ZONING MAP

498 N I-69C



FUTURE LANDUSE MAP

498 N I-69C



MAILOUT AND SITE MAP

498 N I-69C

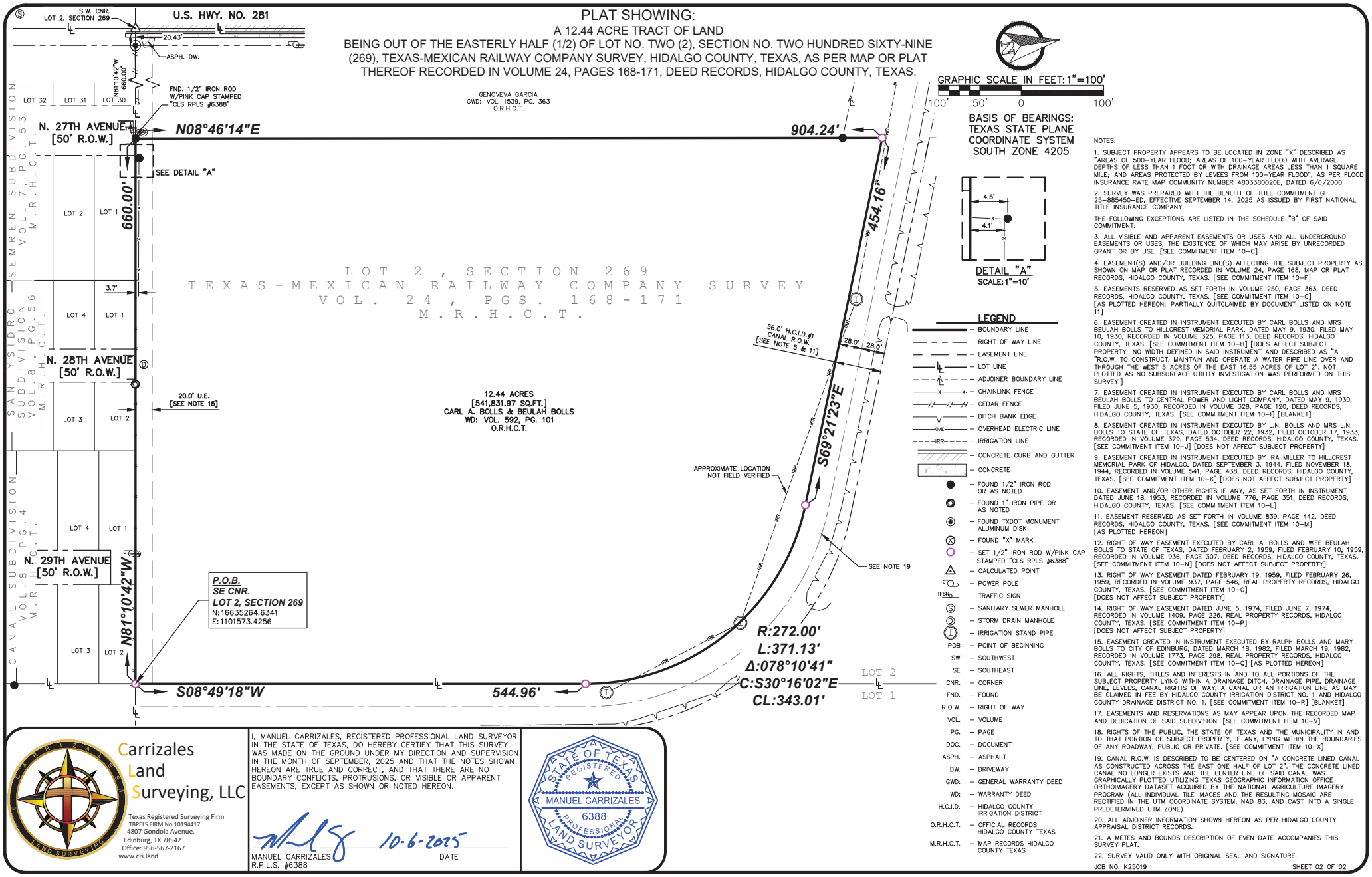
RezoningRequest Site Photo

Rioplex Engineering, LLC
498 N. I-69C

PLAT SHOWING:

A 12.44 ACRE TRACT OF LAND

BEING OUT OF THE EASTERLY HALF (1/2) OF LOT NO. TWO (2), SECTION NO. TWO HUNDRED SIXTY-NINE (269), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.



GRAPHIC SCALE IN FEET: 1"=100'

100' 50' 0 100'

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205

DETAIL "A"
SCALE: 1"=10'

LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER BOUNDARY LINE
	CHAINLINK FENCE
	CEDAR FENCE
	DITCH BANK EDGE
O/E	OVERHEAD ELECTRIC LINE
IRR	IRRIGATION LINE
	CONCRETE CURB AND GUTTER
	CONCRETE
	FOUND 1/2" IRON ROD OR AS NOTED
	FOUND 1" IRON PIPE OR AS NOTED
	FOUND TXDOT MONUMENT ALUMINUM DISK
	FOUND "X" MARK
	SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
	CALCULATED POINT
	POWER POLE
TFSN	TRAFFIC SIGN
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MANHOLE
I	IRRIGATION STAND PIPE
POB	POINT OF BEGINNING
SW	SOUTHWEST
SE	SOUTHEAST
CNR.	CORNER
FND.	FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
ASPH.	ASPHALT
DW.	DRIVEWAY
GWD:	GENERAL WARRANTY DEED
WD:	WARRANTY DEED
H.C.I.D.	HIDALGO COUNTY IRRIGATION DISTRICT
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" 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", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803380020E, DATED 6/6/2000.

2. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT GF 25-885450-ED, EFFECTIVE SEPTEMBER 14, 2025 AS ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY.

THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:

3. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. [SEE COMMITMENT ITEM 10-C]

4. EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON MAP OR PLAT RECORDED IN VOLUME 24, PAGE 168, MAP OR PLAT RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-F]

5. EASEMENTS RESERVED AS SET FORTH IN VOLUME 250, PAGE 363, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-G] [AS PLOTTED HEREON; PARTIALLY QUITCLAIMED BY DOCUMENT LISTED ON NOTE 11]

6. EASEMENT CREATED IN INSTRUMENT EXECUTED BY CARL BOLLS AND MRS BEULAH BOLLS TO HILLCREST MEMORIAL PARK, DATED MAY 9, 1930, FILED MAY 10, 1930, RECORDED IN VOLUME 325, PAGE 113, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-H] [DOES AFFECT SUBJECT PROPERTY; NO WIDTH DEFINED IN SAID INSTRUMENT AND DESCRIBED AS "A "R.O.W. TO CONSTRUCT, MAINTAIN AND OPERATE A WATER PIPE LINE OVER AND THROUGH THE WEST 5 ACRES OF THE EAST 16.55 ACRES OF LOT 2". NOT PLOTTED AS NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED ON THIS SURVEY.]

7. EASEMENT CREATED IN INSTRUMENT EXECUTED BY CARL BOLLS AND MRS BEULAH BOLLS TO CENTRAL POWER AND LIGHT COMPANY, DATED MAY 9, 1930, FILED JUNE 5, 1930, RECORDED IN VOLUME 328, PAGE 120, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-I] [BLANKET]

8. EASEMENT CREATED IN INSTRUMENT EXECUTED BY L.N. BOLLS AND MRS L.N. BOLLS TO STATE OF TEXAS, DATED OCTOBER 22, 1932, FILED OCTOBER 17, 1933, RECORDED IN VOLUME 379, PAGE 534, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-J] [DOES NOT AFFECT SUBJECT PROPERTY]

9. EASEMENT CREATED IN INSTRUMENT EXECUTED BY IRA MILLER TO HILLCREST MEMORIAL PARK OF HIDALGO, DATED SEPTEMBER 3, 1944, FILED NOVEMBER 18, 1944, RECORDED IN VOLUME 541, PAGE 438, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-K] [DOES NOT AFFECT SUBJECT PROPERTY]

10. EASEMENT AND/OR OTHER RIGHTS IF ANY, AS SET FORTH IN INSTRUMENT DATED JUNE 18, 1953, RECORDED IN VOLUME 776, PAGE 351, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-L]

11. EASEMENT RESERVED AS SET FORTH IN VOLUME 839, PAGE 442, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-M] [AS PLOTTED HEREON]

12. RIGHT OF WAY EASEMENT EXECUTED BY CARL A. BOLLS AND WIFE BEULAH BOLLS TO STATE OF TEXAS, DATED FEBRUARY 2, 1959, FILED FEBRUARY 10, 1959, RECORDED IN VOLUME 936, PAGE 307, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-N] [DOES NOT AFFECT SUBJECT PROPERTY]

13. RIGHT OF WAY EASEMENT DATED FEBRUARY 19, 1959, FILED FEBRUARY 26, 1959, RECORDED IN VOLUME 937, PAGE 546, REAL PROPERTY RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-O] [DOES NOT AFFECT SUBJECT PROPERTY]

14. RIGHT OF WAY EASEMENT DATED JUNE 5, 1974, FILED JUNE 7, 1974, RECORDED IN VOLUME 1409, PAGE 226, REAL PROPERTY RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-P] [DOES NOT AFFECT SUBJECT PROPERTY]

15. EASEMENT CREATED IN INSTRUMENT EXECUTED BY RALPH BOLLS AND MARY BOLLS TO CITY OF EDINBURG, DATED MARCH 18, 1982, FILED MARCH 19, 1982, RECORDED IN VOLUME 1773, PAGE 298, REAL PROPERTY RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-Q] [AS PLOTTED HEREON]

16. ALL RIGHTS, TITLES AND INTERESTS IN AND TO ALL PORTIONS OF THE SUBJECT PROPERTY LYING WITHIN A DRAINAGE DITCH, DRAINAGE PIPE, DRAINAGE LINE, LEVEES, CANAL RIGHTS OF WAY, A CANAL OR AN IRRIGATION LINE AS MAY BE CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. [SEE COMMITMENT ITEM 10-R] [BLANKET]

17. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION. [SEE COMMITMENT ITEM 10-V]

18. RIGHTS OF THE PUBLIC, THE STATE OF TEXAS AND THE MUNICIPALITY IN AND TO THAT PORTION OF SUBJECT PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, PUBLIC OR PRIVATE. [SEE COMMITMENT ITEM 10-X]

19. CANAL R.O.W. IS DESCRIBED TO BE CENTERED ON "A CONCRETE LINED CANAL AS CONSTRUCTED ACROSS THE EAST ONE HALF OF LOT 2". THE CONCRETE LINED CANAL NO LONGER EXISTS AND THE CENTER LINE OF SAID CANAL WAS GRAPHICALLY PLOTTED UTILIZING TEXAS GEOGRAPHIC INFORMATION OFFICE ORTHOIMAGERY DATASET ACQUIRED BY THE NATIONAL AGRICULTURE IMAGERY PROGRAM (ALL INDIVIDUAL TILE IMAGES AND THE RESULTING MOSAIC ARE RECTIFIED IN THE UTM COORDINATE SYSTEM, NAD 83, AND CAST INTO A SINGLE PREDETERMINED UTM ZONE).

20. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.

21. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

22. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. K25019

SHEET 02 OF 02

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPELS FIRM No:10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF SEPTEMBER, 2025 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

10-6-2025

MANUEL CARRIZALES
R.P.L.S. #6388

DATE

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

Lot Area Table		
Lot #	SQ. FT.	Area
1	3740.41	0.086
2	3740.41	0.086
3	3740.41	0.086
4	3740.41	0.086
5	3740.41	0.086
6	3740.41	0.086
7	3740.41	0.086
8	3740.41	0.086
9	4054.76	0.093
10	4034.85	0.093
11	4659.20	0.107
12	5053.28	0.116
13	5057.11	0.116
14	5060.85	0.116
15	4726.10	0.108
16	4073.94	0.094
17	3746.29	0.086
18	3744.84	0.086
19	3743.38	0.086
20	3741.93	0.086
21	3740.47	0.086
22	3739.02	0.086
23	3737.57	0.086
24	4000.00	0.092
25	4000.00	0.092
26	4387.50	0.101
27	4554.34	0.105
28	4671.32	0.107
29	4671.32	0.107
30	4671.32	0.107
31	4658.82	0.107
32	4057.04	0.093
33	3706.26	0.085
34	3706.26	0.085
35	3706.26	0.085
36	3706.26	0.085
37	3706.26	0.085
38	3706.26	0.085
39	3706.26	0.085
40	3706.26	0.085
41	3704.43	0.085
42	3443.42	0.079
43	4152.60	0.095
44	3706.26	0.085
45	3706.26	0.085
46	3706.26	0.085
47	3706.26	0.085
48	3706.26	0.085
49	3706.26	0.085
50	3706.26	0.085
51	3706.26	0.085
52	3706.26	0.085
53	3706.26	0.085
54	4057.04	0.093
55	3834.45	0.088
56	3946.95	0.091
57	3946.95	0.091
58	3946.95	0.091
59	3946.95	0.091
60	3946.95	0.091

Lot Area Table		
Lot #	SQ. FT.	Area
61	3946.95	0.091
62	3946.95	0.091
63	3946.95	0.091
64	3946.95	0.091
65	3946.95	0.091
66	4735.49	0.109
67	6532.80	0.150
68	3946.95	0.091
69	3946.95	0.091
70	3946.95	0.091
71	3946.95	0.091
72	3946.95	0.091
73	3946.95	0.091
74	3946.95	0.091
75	3946.95	0.091
76	3946.95	0.091
77	3946.95	0.091
78	3834.45	0.088
79	24831.91	0.570
80	1857.05	0.043

SCALE: 1" = 60'

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 20004
1200 AUBURN AVE., SUITE 200 OFFICE # (956) 631-8527
McALLEN, TX. 78504 RIOPLEXENGINEERING.COM

EXPRESSWAY 281 & RICHARDSON ROAD

PROJECT # ISSUE DATE

LOT LAYOUT

05

COPYRIGHT RIOPLEX ENGINEERING, LLC - DO NOT REPRODUCE OR TRANSMIT WITHOUT WRITTEN CONSENT

City of Edinburg

PLANNING & ZONING COMMISSION

March 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, Being a 0.8809 Acre (38,372.64 Sq. Ft.) Tract of Land, Being the South 60 Feet of a called 13.54 Acre Tract Being That Part Of The West Half (W ½) Of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, as Requested by Rioplex Engineering, LLC

DESCRIPTION / SCOPE:

This property is located along the east side of N. I-69C, approximately 200 feet north of E. Loeb Street. The property is currently zoned 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. The requested zoning is Residential, Urban and Townhome (RU) District. This district is the highest intensity single-family residential district. This property has a total area of 0.8809 of an acre. Currently, the property is vacant. The applicant wants to utilize the property for an access to the proposed single-family residential town home development that consist of 78 lots.

Adjacent zoning is Residential, Primary (RP) District to the south, Commercial, General (CG) District to the north and east, and North I-69C to the west. Surrounding land uses consists of single-family residential uses and commercial uses. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, February 27, 2026, 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 February 11, 2026.

On March 2, 2026, 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 Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. 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 – 03/12/2026
CITY COUNCIL – 04/07/2026
DATE PREPARED – 02/27/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District

APPLICANT: Rioplex Engineering, LLC.

AGENT: Not Applicable

LEGAL: Being a 0.8809 Acre (38,372.64 Sq. Ft.) Tract of Land, Being the South 60 Feet of a called 13.54 Acre Tract Being That Part Of The West Half (W ½) Of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas

LOCATION: Located at 498 N. I-69C

LOT/TRACT SIZE: 0.8809 Acre

CURRENT USE: Vacant

PROPOSED USE: Residential, Urban and Townhome (RU) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING:
North – Commercial, General (CG) District
South – Residential, Primary (RP) District
East – Commercial, General (CG) District
West – North I-69 C

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water CCN Service Area

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RIOPLEX ENGINEERING, LLC.

EVALUATION

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

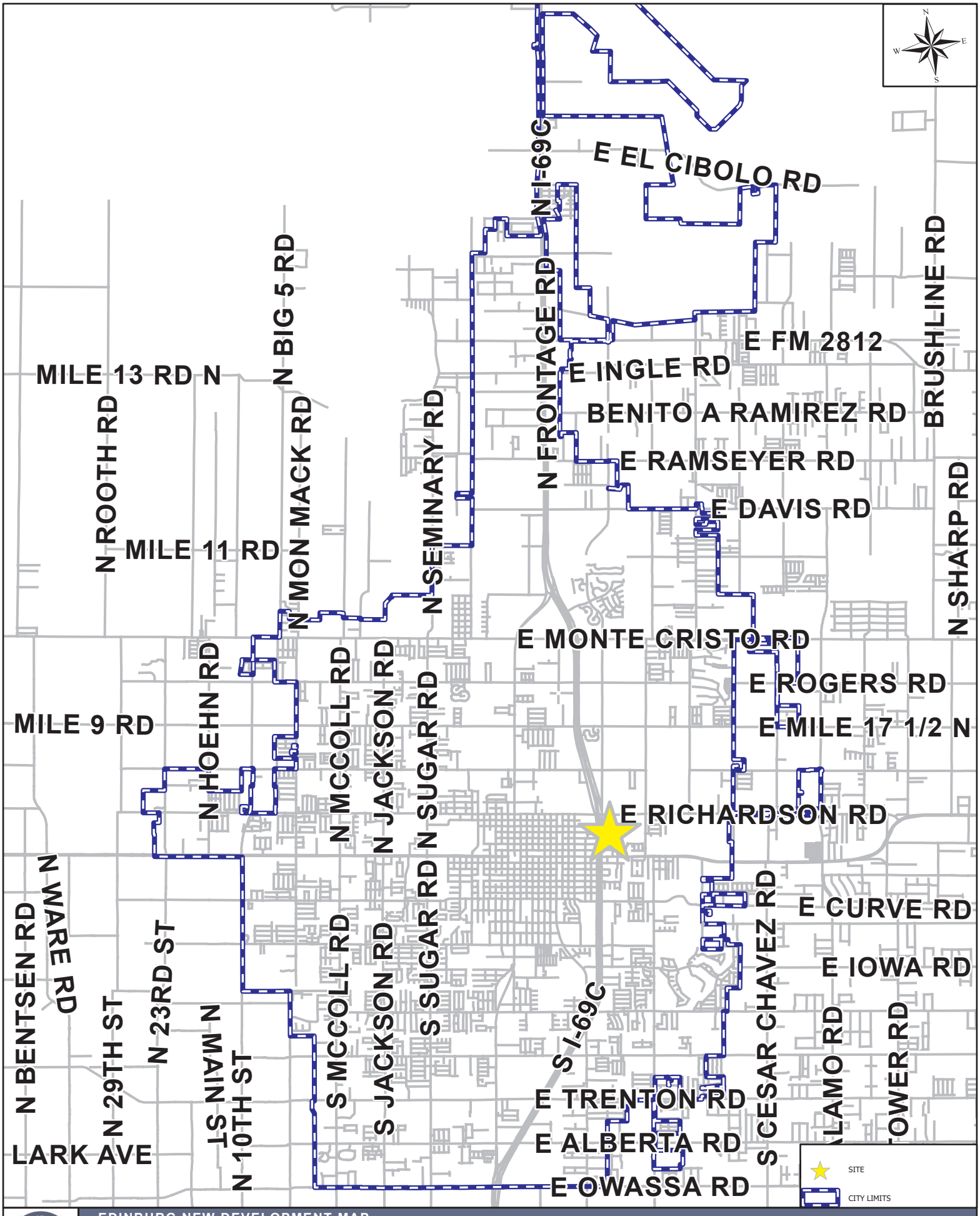
1. The property currently sits vacant.

2. Surrounding land consists of single-family residential uses and commercial uses.

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 Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. 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 37 neighboring property owners on Friday, February 27, 2026, 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 February 11, 2026.

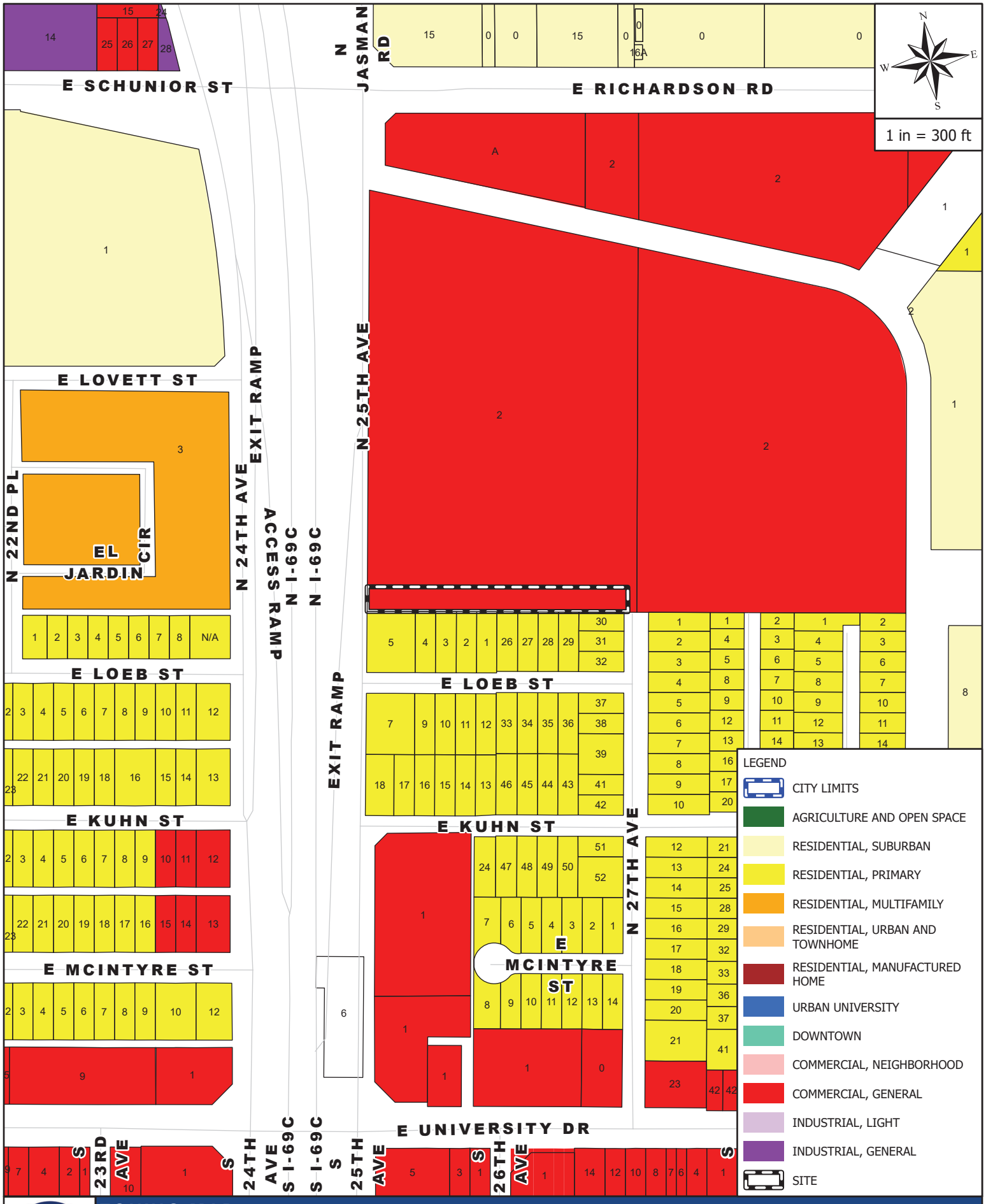


EDINBURG NEW DEVELOPMENT MAP

498 N I-69C

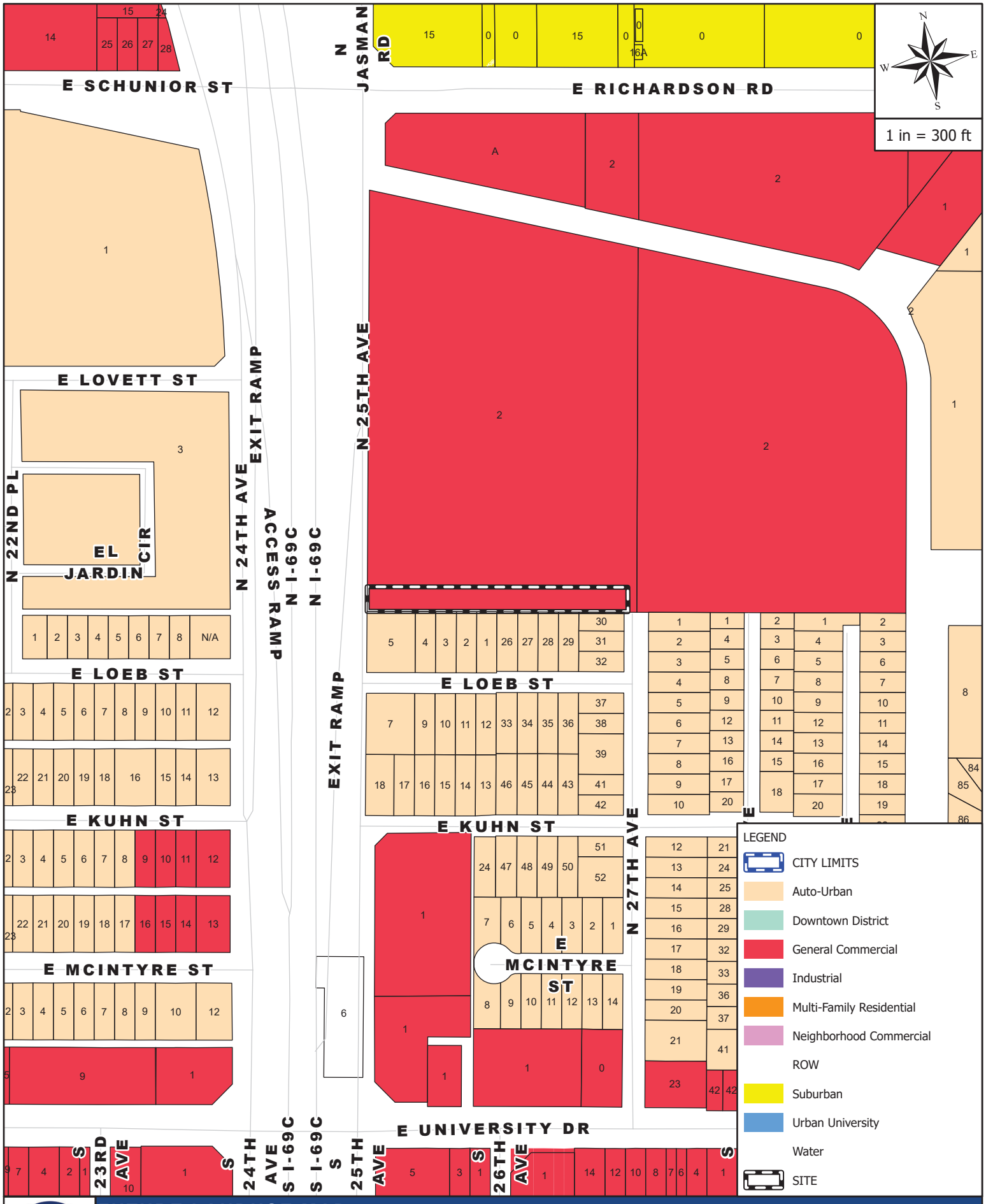
AERIAL MAP

498 N I-69C



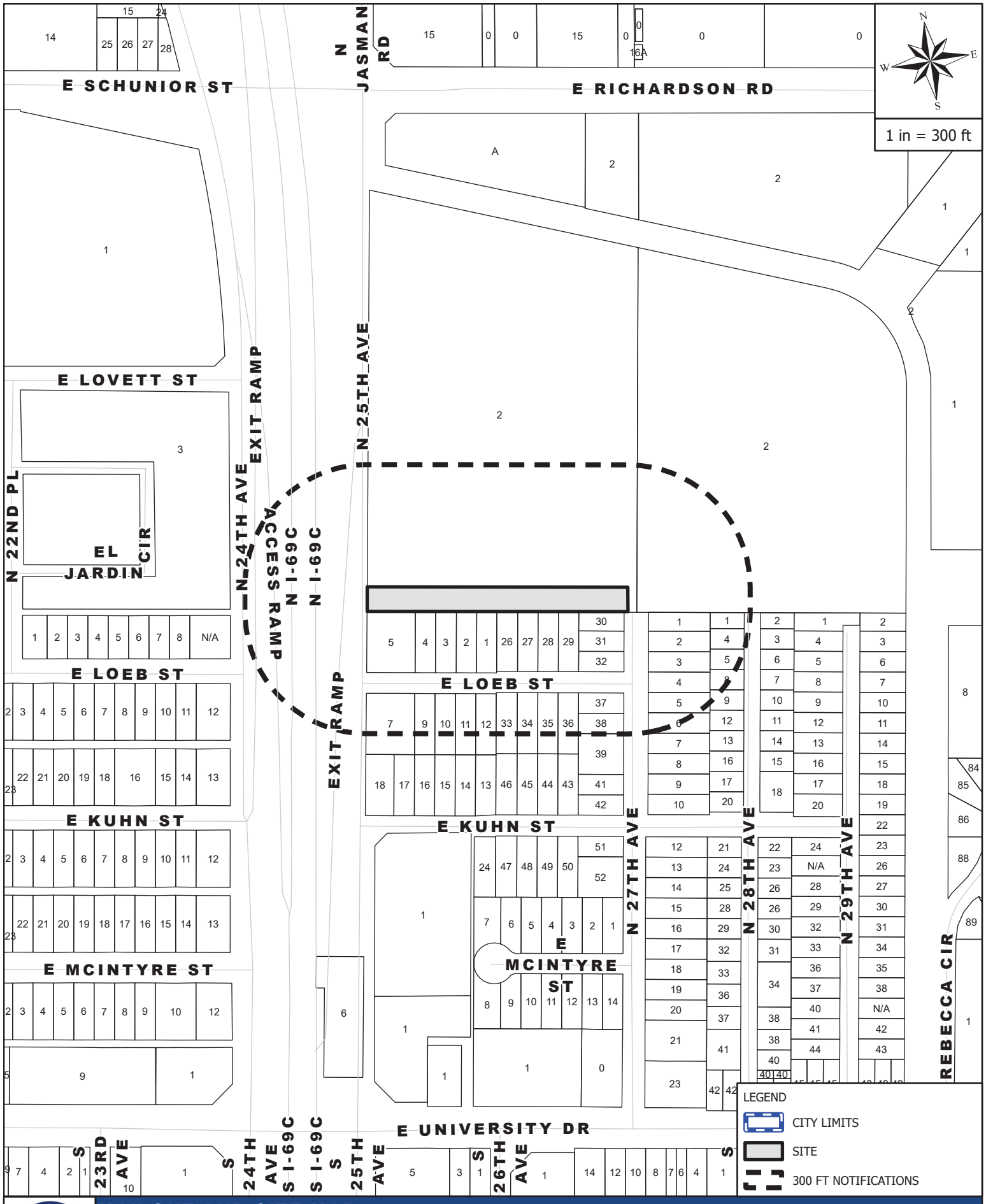
ZONING MAP

498 N I-69C



FUTURE LANDUSE MAP

498 N I-69C



MAILOUT AND SITE MAP

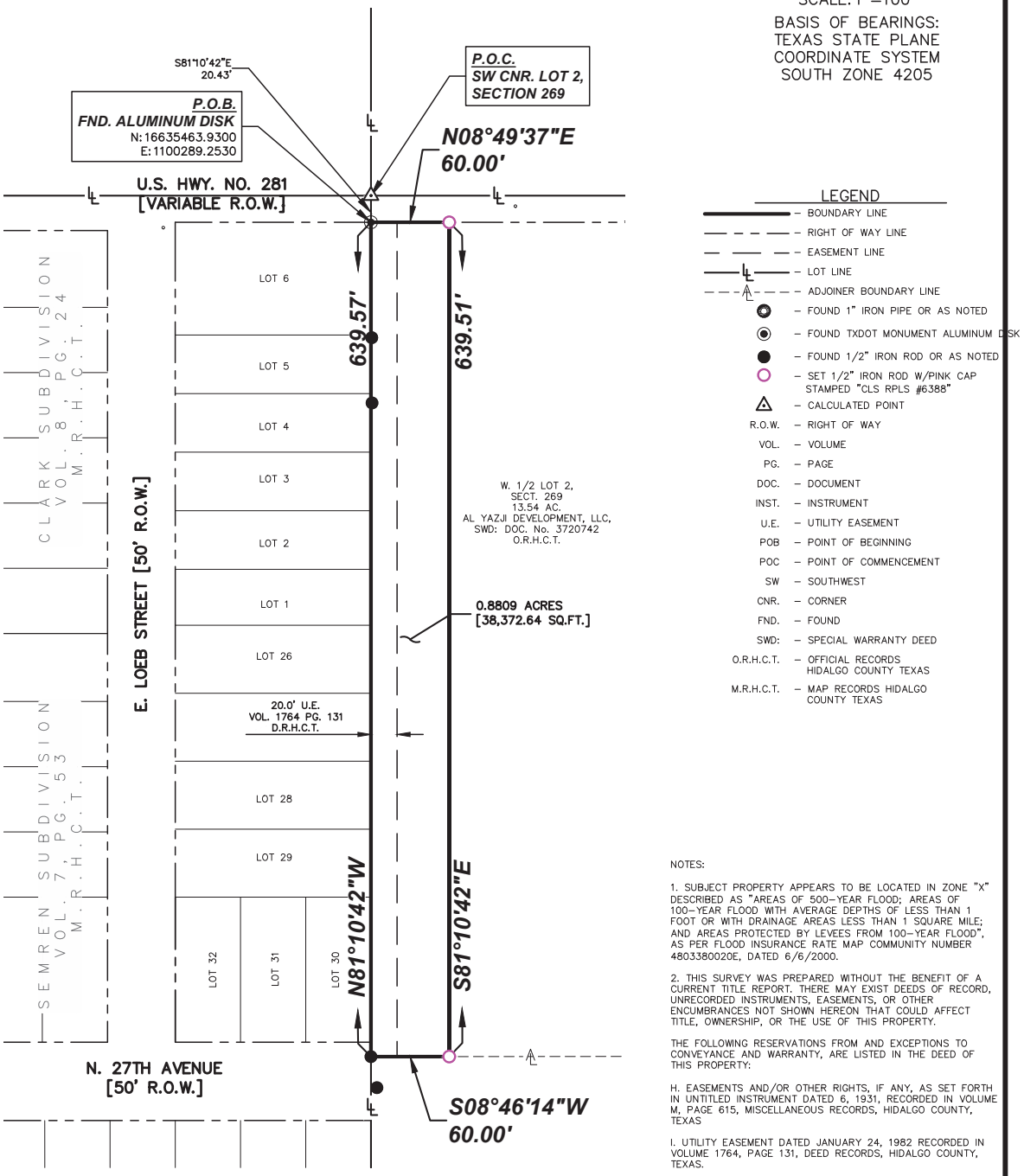
498 N I-69C

RezoningRequest Site Photo

Rioplex Engineering, LLC
498 N. I-69C

PLAT SHOWING:

A 0.8809 ACRE [38,372.64 SQ.FT.] TRACT OF LAND
BEING THAT PART OF THE WEST HALF (W 1/2) OF LOT TWO (2), SECTION TWO HUNDRED SIXTY-NINE (269), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.



LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER BOUNDARY LINE
	FOUND 1" IRON PIPE OR AS NOTED
	FOUND TXDOT MONUMENT ALUMINUM DISK
	FOUND 1/2" IRON ROD OR AS NOTED
	SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
	CALCULATED POINT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
INST.	INSTRUMENT
U.E.	UTILITY EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SW	SOUTHWEST
CNR.	CORNER
FND.	FOUND
SWD:	SPECIAL WARRANTY DEED
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" 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", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803380020E, DATED 6/6/2000.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.

THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, ARE LISTED IN THE DEED OF THIS PROPERTY:

H. EASEMENTS AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED 6, 1931, RECORDED IN VOLUME M, PAGE 615, MISCELLANEOUS RECORDS, HIDALGO COUNTY, TEXAS

I. UTILITY EASEMENT DATED JANUARY 24, 1982 RECORDED IN VOLUME 1764, PAGE 131, DEED RECORDS, HIDALGO COUNTY, TEXAS.

3. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNT APPRAISAL DISTRICT RECORDS.

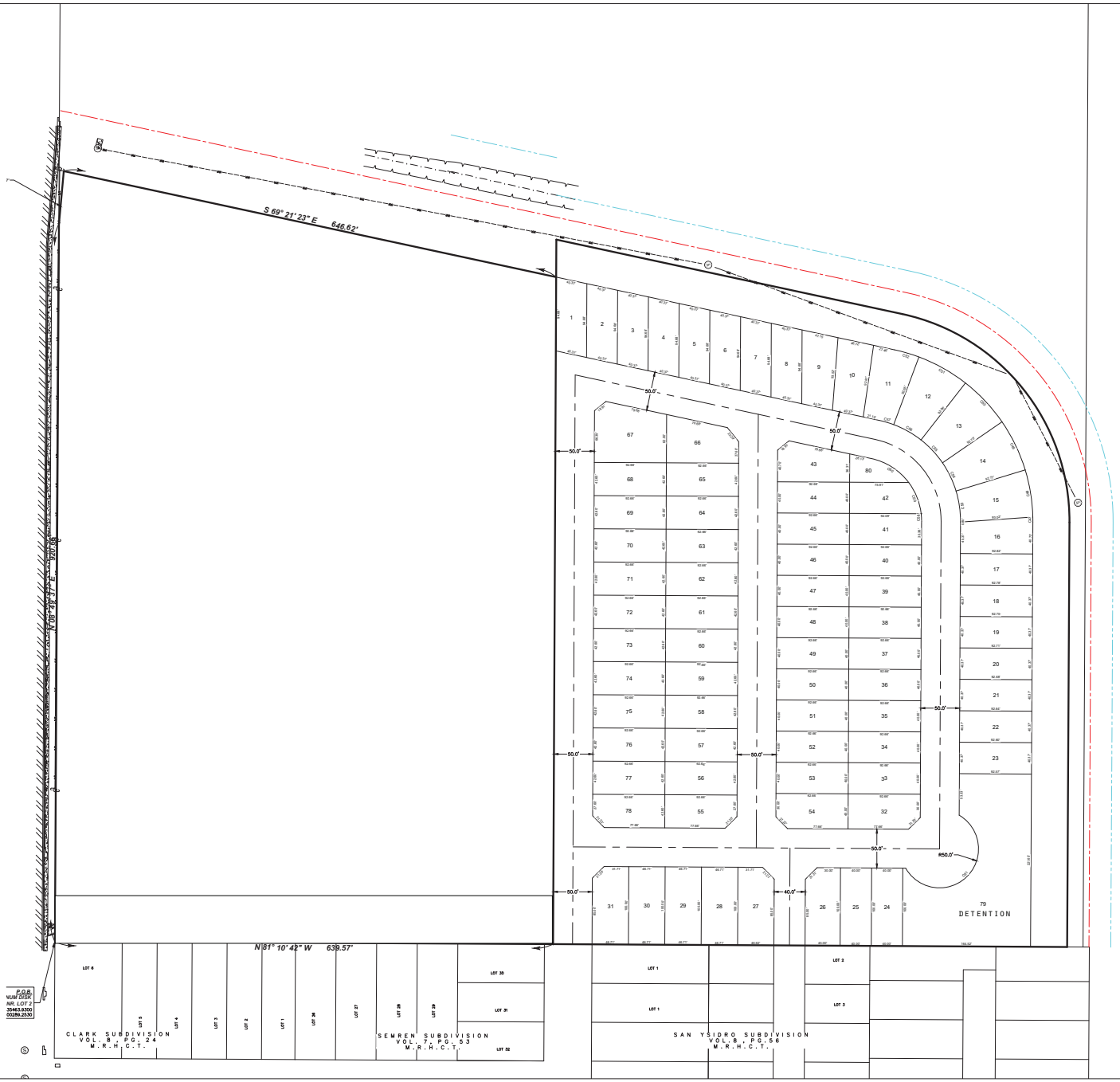
4. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

5. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. ML26002 SHEET 02 OF 02

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No:10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

EXHIBIT B



SCALE: 1" = 60'

Lot Area Table		
Lot #	SQ. FT.	Area
1	3740.41	0.086
2	3740.41	0.086
3	3740.41	0.086
4	3740.41	0.086
5	3740.41	0.086
6	3740.41	0.086
7	3740.41	0.086
8	3740.41	0.086
9	4054.76	0.093
10	4034.85	0.093
11	4659.20	0.107
12	5053.28	0.116
13	5057.11	0.116
14	5060.85	0.116
15	4726.10	0.108
16	4073.94	0.094
17	3746.29	0.086
18	3744.84	0.086
19	3743.38	0.086
20	3741.93	0.086
21	3740.47	0.086
22	3739.02	0.086
23	3737.57	0.086
24	4000.00	0.092
25	4000.00	0.092
26	4387.50	0.101
27	4554.34	0.105
28	4671.32	0.107
29	4671.32	0.107
30	4671.32	0.107
31	4658.82	0.107
32	4057.04	0.093
33	3706.26	0.085
34	3706.26	0.085
35	3706.26	0.085
36	3706.26	0.085
37	3706.26	0.085
38	3706.26	0.085
39	3706.26	0.085
40	3706.26	0.085
41	3704.43	0.085
42	3443.42	0.079
43	4152.60	0.095
44	3706.26	0.085
45	3706.26	0.085
46	3706.26	0.085
47	3706.26	0.085
48	3706.26	0.085
49	3706.26	0.085
50	3706.26	0.085
51	3706.26	0.085
52	3706.26	0.085
53	3706.26	0.085
54	4057.04	0.093
55	3834.45	0.088
56	3946.95	0.091
57	3946.95	0.091
58	3946.95	0.091
59	3946.95	0.091
60	3946.95	0.091

Lot Area Table		
Lot #	SQ. FT.	Area
61	3946.95	0.091
62	3946.95	0.091
63	3946.95	0.091
64	3946.95	0.091
65	3946.95	0.091
66	4735.49	0.109
67	6532.80	0.150
68	3946.95	0.091
69	3946.95	0.091
70	3946.95	0.091
71	3946.95	0.091
72	3946.95	0.091
73	3946.95	0.091
74	3946.95	0.091
75	3946.95	0.091
76	3946.95	0.091
77	3946.95	0.091
78	3834.45	0.088
79	24831.91	0.570
80	1857.05	0.043

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING

FIRM No. 20004
2200 AUBURN AVE., SUITE 208 OFFICE # (956) 631-8527
McALLEN, TX. 78504 RIOPLEXENGINEERING.COM

EXPRESSWAY 281 & RICHARDSON ROAD

PROJECT # ISSUE DATE

LOT LAYOUT

05

COPYRIGHT RIOPLEX ENGINEERING, LLC - DO NOT REPRODUCE OR TRANSMIT WITHOUT WRITTEN CONSENT

City of Edinburg
PLANNING & ZONING COMMISSION
March 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, Being a 3.78 Acre Tract of Land Being a Portion of Lot 11, Acres Bonitos Subdivision, Located at 300 Dawson Drive, As Requested By Dawson Endeavours, LLC.

DESCRIPTION / SCOPE:
This property is located along the south side of Dawson Drive, approximately 1,000 east of S. Closner Blvd. The property is currently zoned Residential, Multifamily (RM) District. This district is a high intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). The requested zoning is Residential, Urban and Townhome (RU) District. This district is the highest intensity single-family residential district. This property has a total area of 3.78 acres. Currently, the property is vacant. The applicant wants to utilize the property for a single-family residential townhome development that consist of 31 lots.

Adjacent zoning is Residential, Primary (RP) District to the west and south, Commercial, General (CG) District to the north and Residential, Multifamily (RM) District to the east. Surrounding land uses consists of single-family residential uses, recreational uses, and vacant land. The Future Land Use designation for this property is for Suburban Uses.

Staff mailed a notice of the public hearing to 54 neighboring property owners on Friday, February 27, 2026, and received two comments against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.

On March 2, 2026, 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 Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. 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 – 03/12/2026
CITY COUNCIL – 04/07/2026
DATE PREPARED – 02/27/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District

APPLICANT: Dawson Endeavours, LLC.

AGENT: Not Applicable

LEGAL: Being a Being a 3.78 Acre Tract of Land Being a Portion of Lot 11, Acres Bonitos Subdivision

LOCATION: Located at 300 Dawson Drive

LOT/TRACT SIZE: 3.78 Acre

CURRENT USE: Vacant

PROPOSED USE: Residential, Urban and Townhome (RU) District

EXISTING ZONING: Residential, Multifamily (RM) District

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

LAND USE PLAN: Suburban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water CCN Service Area

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
DAWSON ENDEAVOURS, LLC.

EVALUATION

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

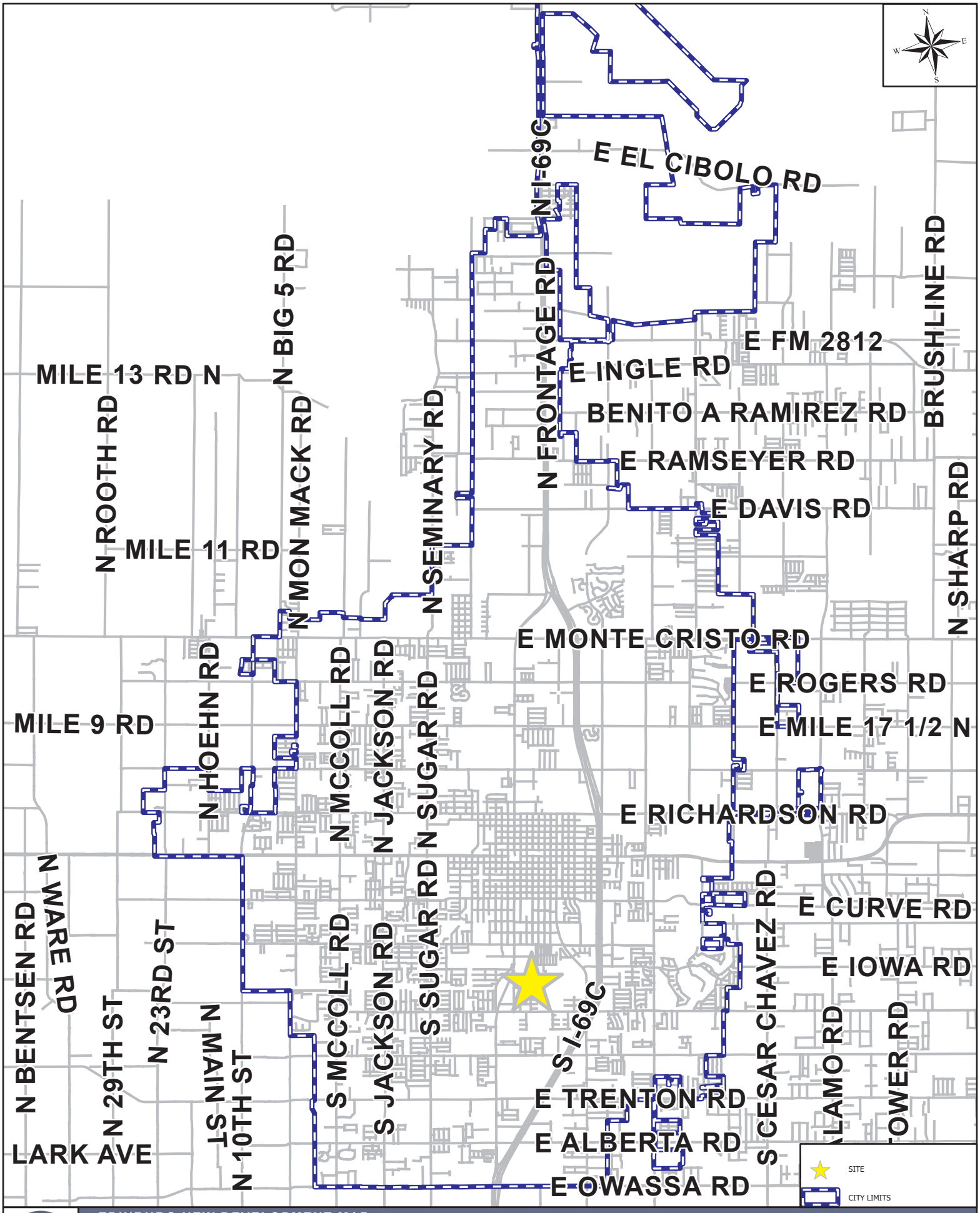
1. The property currently sits vacant.

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

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

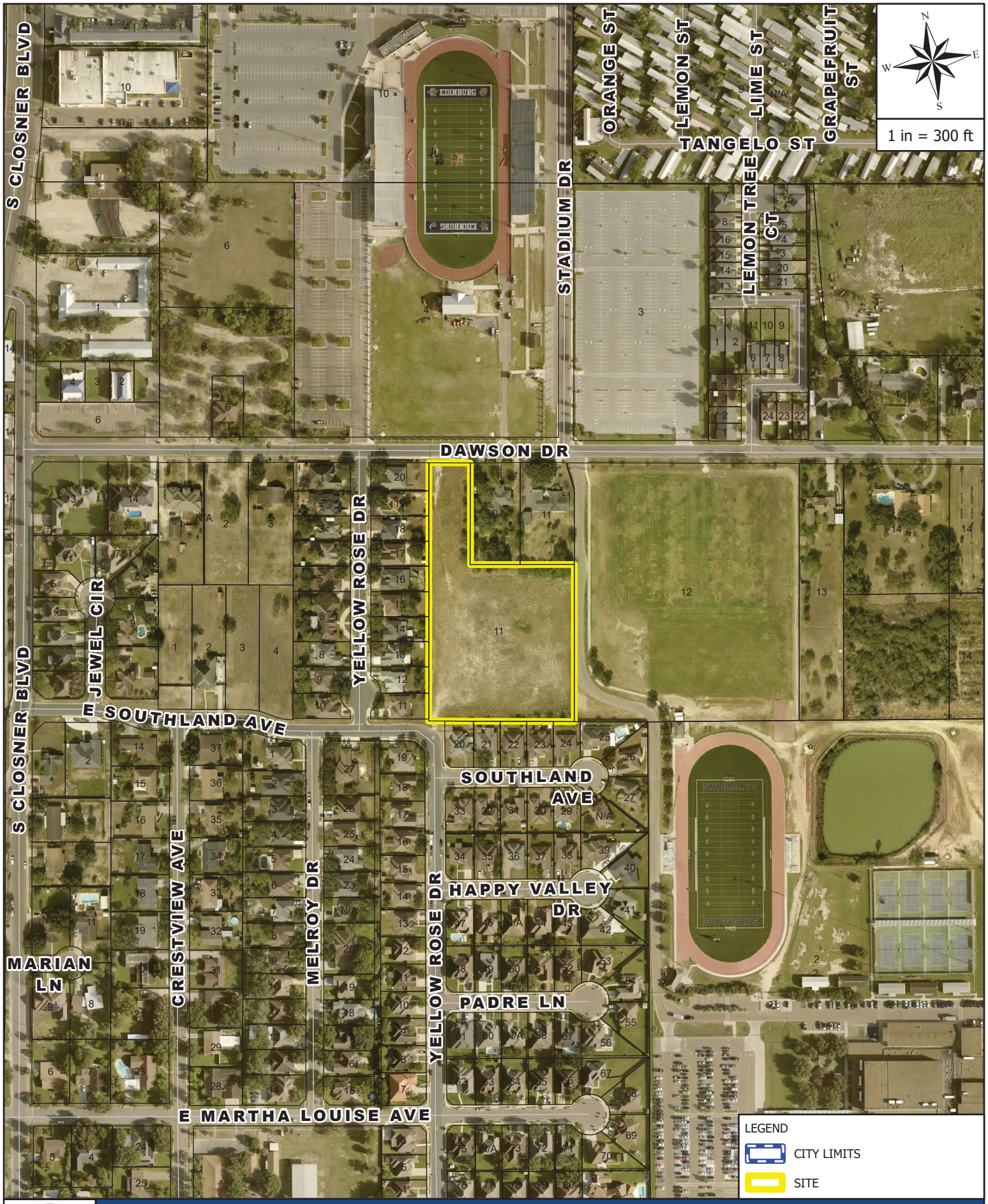
Staff recommends denial of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. If approved, the applicant 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 54 neighboring property owners on Friday, February 27, 2026, and received two comments against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.



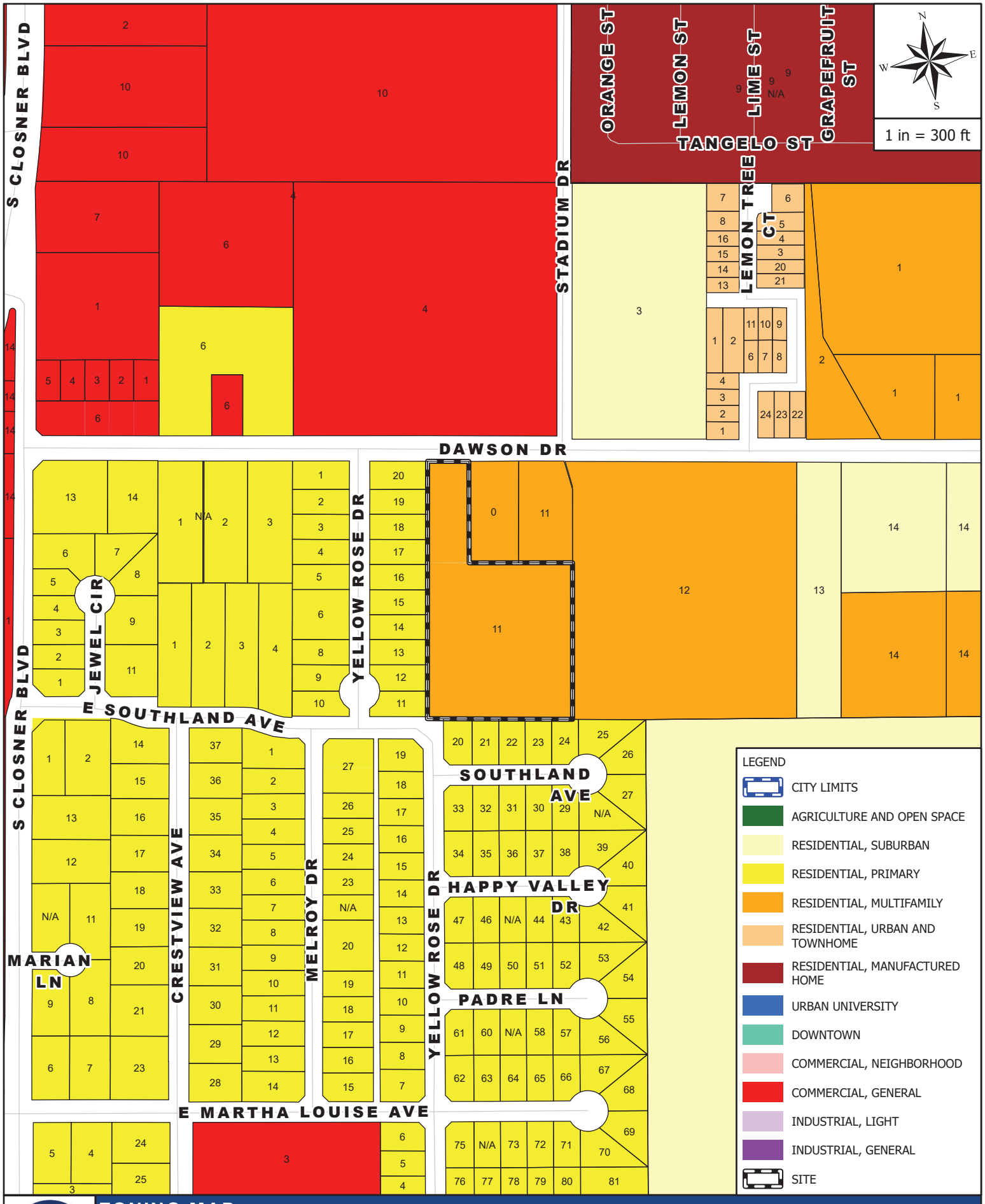
EDINBURG NEW DEVELOPMENT MAP

300 DAWSON DR



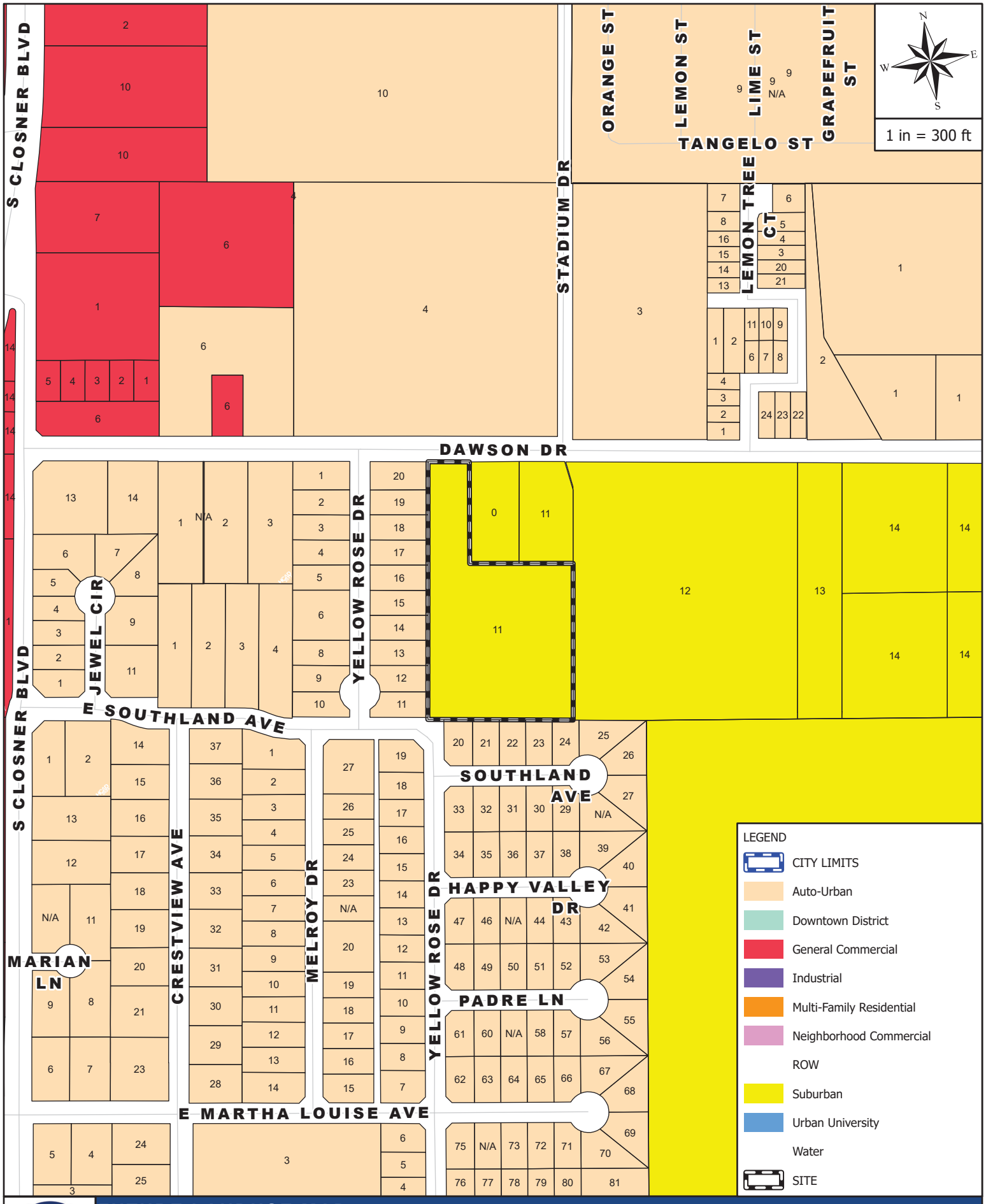
AERIAL MAP

300 DAWSON DR



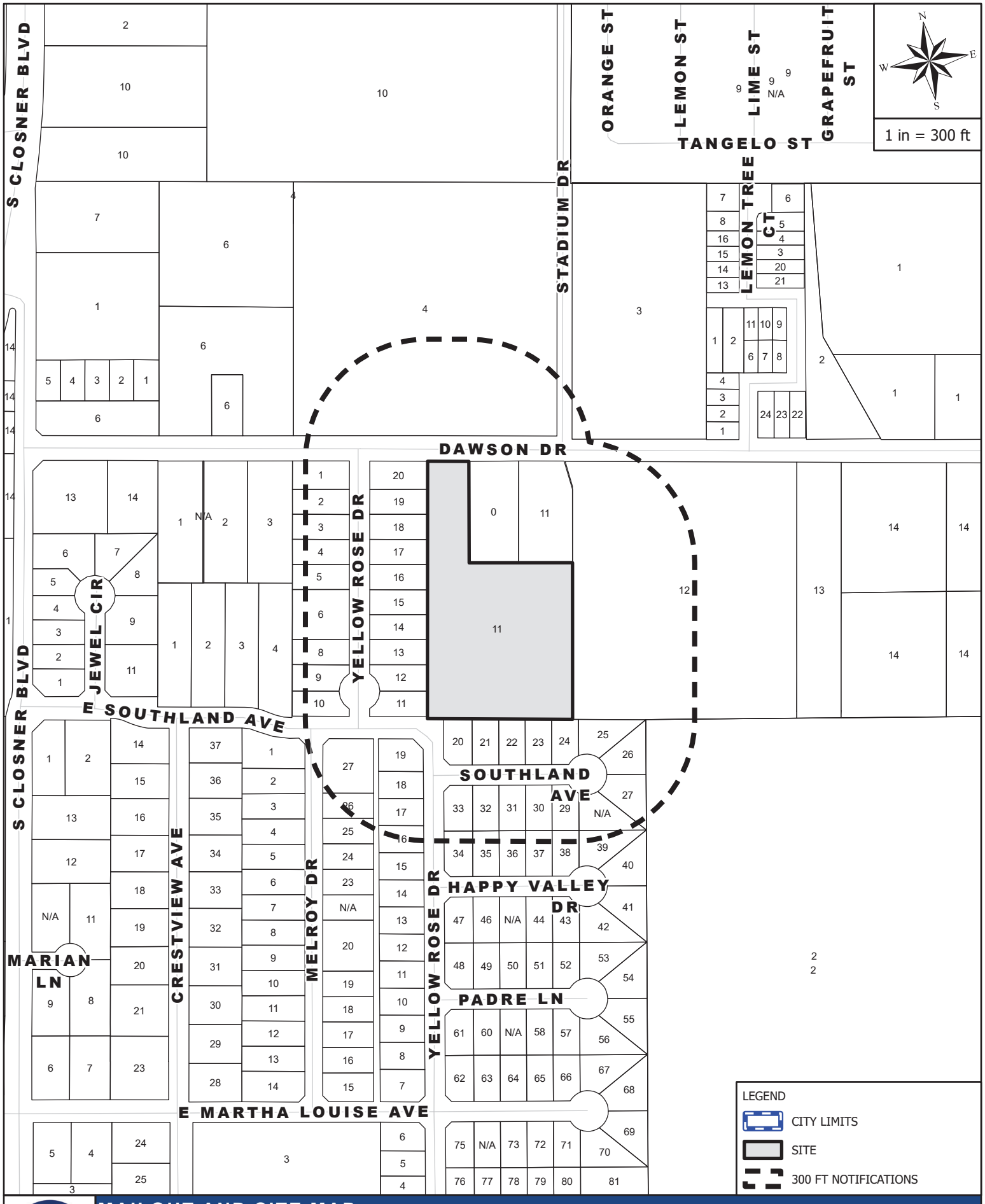
ZONING MAP

300 DAWSON DR



FUTURE LANDUSE MAP

300 DAWSON DR

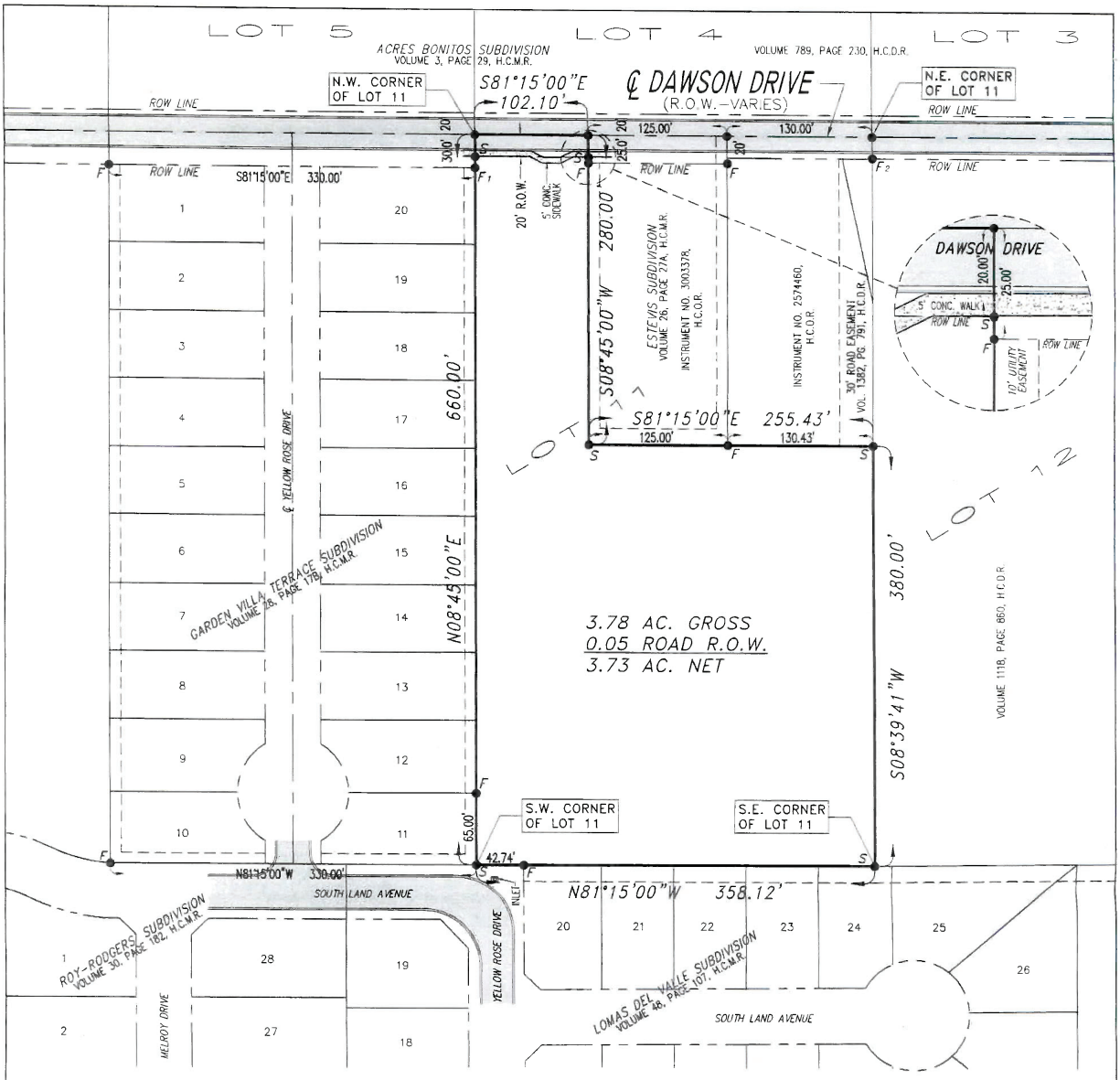


MAILOUT AND SITE MAP

300 DAWSON DR

RezoningRequest Site Photo

Dawson Endeavours, LLC
300 Dawson Dr.



LEGEND:

F – FOUND 1/2"ø IRON ROD
F_1 – FOUND 1/2"ø PIPE
F_2 – FOUND COTTON PICKER SPINDLE
S – SET 1/2"ø IRON ROD WITH A CAP LABELED "RPLS 4204"

PLAT SHOWING

A 3.78 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, ACRES BONITOS SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #377444, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PROPERTY SUBJECT TO:

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

SUBJECT TO RIGHTS OF WAY, EASEMENTS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH GF NUMBER 0003198309 ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC., EFFECTIVE DATE: APRIL 27, 2023.

SCALE: 1" = 100'

BEARINGS BASED ON RECORD BEARINGS OF: GARDEN VILLA TERRACE SUBDIVISION AS RECORDED IN VOLUME 28, PAGE 178, H.C.M.R.

PROPOSED INSURED:
SDI Properties, LLC

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS
REGISTERED
RAUL E. GARCIA
4204
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and that no license has been erected, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

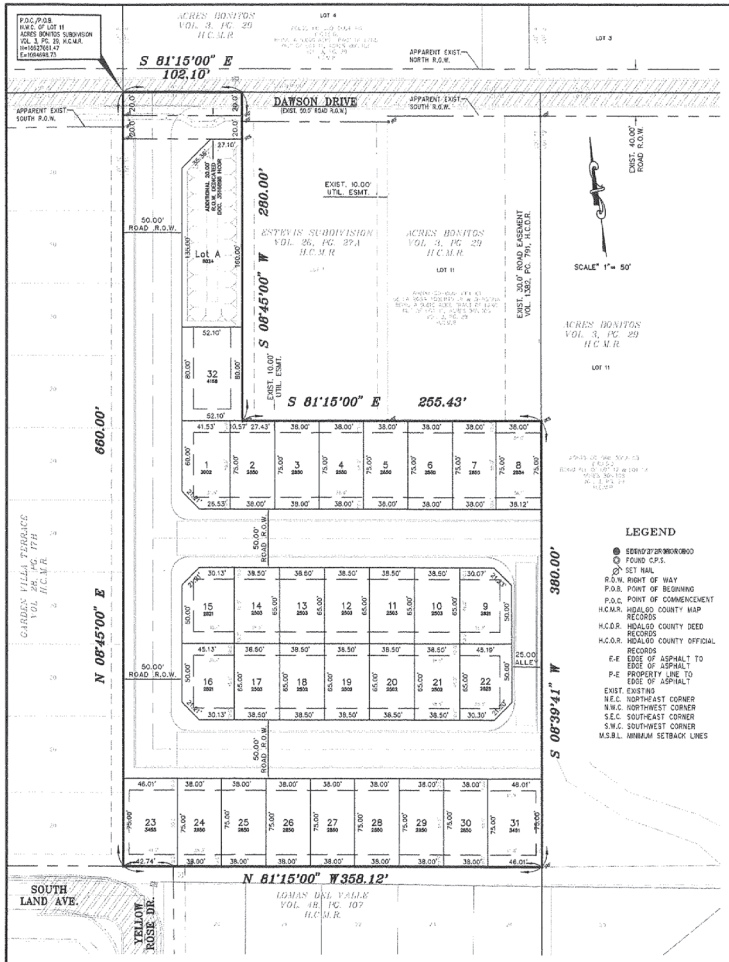
SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480338 0035 E
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"
SHADED

R.E. Garcia Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-3001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE:	BOUNDARY SURVEY
DATE:	MAY 5, 2023 REV:
JOB #	2023-073 BOOK T-159/PG.82
SCALE:	1" = 100'
DRAWN BY:	E.S.



LEGEND

- EDEN/3"ZR/8908/0800 — FOUND C.P.S.
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- P-E PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- M.S.B.L. MINIMUM SETBACK LINES

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.
GENERAL MANAGER

DATE

NAME		ADDRESS	PHONE NUMBER
OWNER:	DAWSON ENDEAVORS, LLC	2105 S. JACKSON RD., EDINBURG, TEXAS 78539	(956) 287-1818
ENGINEER:	ISAEL POSADAS, P.E.	2105 S. JACKSON RD., EDINBURG, TEXAS 78539	(956) 287-1818
SURVEYOR:	R.E. GARCIA & ASSOCIATES	116 N. 12TH AVE., EDINBURG, TEXAS 78541	(956) 381-1081

GENERAL SUBDIVISION PLAT NOTES

1. PROPOSED SETBACKS AS PER TOWNHOUSE:
FRONT: 12.00'
SIDE: 0.00'
REAR: 10.00'
SIDE CORNER: 10.00'
OR EASEMENT, WHICHEVER IS GREATER ON ALL CASES.

2. FLOOD ZONE STATEMENT: ZONE "X" (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGES DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER COMMUNITY-PANEL NUMBER: 480338 0035-E MAP REVISED JUNE 6, 2000.

3. BENCH MARK DESCRIPTION: 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF DAWSON VILLAGE SUBDIVISION, ELEVATION 100.12.

4. A FIVE (5.0') FOOT SIDEWALK IS REQUIRED ALONG DAWSON DRIVE DURING SUBDIVISION CONSTRUCTION.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 21,016 CUBIC-FEET OR 0.482 ACRE-FEET OF STORM WATER RUNOFF FOR THIS SUBDIVISION.

6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.

7. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.

8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

9. MINIMUM FINISH FLOOR SHALL BE 24" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION WHICHEVER IS GREATER.

10. A 50% ($300.0) OF PARK AND LAND FEE WILL BE DUE AT BUILDING PERMIT STAGE FOR MULTI-FAMILY LOT ONLY.

11. ALL WATER AND SANITARY SEWER FEES HAVE BEEN PAID BY DEVELOPER.

12. 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.

13. LOT 1 SHALL BE FOR MULTI-FAMILY USE ONLY.

14. CURRENT ZONING IS FOR MULTIFAMILY.

15. ADDITIONAL FIRE HYDRANT MAY BE REQUIRED AT THE BUILDING PERMIT STAGE.

STATE OF TEXAS
COUNTY OF HIDALGO

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DAWSON VILLAGE SUBDIVISION ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

DAWSON ENDEAVORS, LLC
2105 S. JACKSON RD.
EDINBURG, TEXAS 78539

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 _____, 2026.

NOTARY PUBLIC — DATE
MY COMMISSION EXPIRES ON _____

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. 86435

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON _____ AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2026.

_____ R.P.L.S. No. ____ — 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 _____ 2026.

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.

PRESIDENT — DATE

ATTEST:
SECRETARY — DATE

METES AND BOUNDS DESCRIPTION
FOR A
3.78 ACRE TRACT

A 3.78 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, ACRES BONITOS SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #377444, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT ON THE CENTERLINE OF DAWSON DRIVE ALSO BEING THE NORTH LINE OF SAID LOT 11 BEING THE NORTHWEST CORNER OF ESTEVIS SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 27A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST NORTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS N 81 15' 00" W 255.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 11.

THENCE S 08 45' 00" W ALONG THE WEST LINE OF SAID ESTEVIS SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 11, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID DAWSON DRIVE AND CONTINUING FOR A TOTAL DISTANCE OF 280.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' BEING THE SOUTHWEST CORNER OF SAID ESTEVIS SUBDIVISION FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

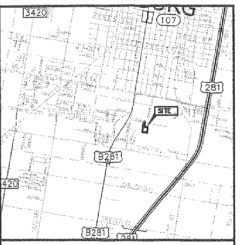
THENCE S 81 15' 00" E ALONG THE SOUTH LINE OF SAID ESTEVIS SUBDIVISION BEING PARALLEL TO THE NORTH LINE OF SAID LOT 11, PASS AT 125.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID ESTEVIS SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #2574460, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #2574460, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 255.43 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' ON THE EAST LINE OF SAID LOT 11 BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #2574460, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY NORTHEAST OF HEREIN DESCRIBED TRACT.

THENCE S 08 39' 41" W 380.00 FEET ALONG SAID EAST LINE OF LOT 11 TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' ON THE NORTH LINE OF LOMAS DEL VALLE SUBDIVISION AS RECORDED IN VOLUME 48, PAGE 107, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID LOT 11, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 81 15' 00" W 358.12 FEET ALONG THE SOUTH LINE OF SAID LOT 11 ALSO BEING SAID NORTH LINE OF LOMAS DEL VALLE SUBDIVISION TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' BEING THE SOUTHWEST CORNER OF SAID LOT 11 ALSO BEING THE SOUTHEAST CORNER OF GARDEN VILLA TERRACE SUBDIVISION AS RECORDED IN VOLUME 25, PAGE 17B, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08 45' 00" E ALONG THE WEST LINE OF SAID LOT 11 ALSO BEING THE EAST LINE OF SAID GARDEN VILLA TERRACE SUBDIVISION, PASS AT 640.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID DAWSON DRIVE AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A POINT ON THE CENTERLINE OF SAID DAWSON DRIVE BEING THE NORTHWEST CORNER OF SAID LOT 11, ALSO BEING THE NORTHEAST CORNER OF SAID GARDEN VILLA TERRACE SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81 15' 00" E 102.10 FEET ALONG SAID CENTERLINE OF DAWSON DRIVE ALSO BEING THE NORTH LINE OF SAID LOT 11, TO THE POINT OF BEGINNING AND CONTAINING 3.78 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 4000'

DAWSON VILLAGE SUBDIVISION

BEING A 3.778 ACRE TRACT OF LAND OUT OF LOT 11, ACRES BONITOS SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PREPARED BY:

SDI ENGINEERING, L.L.C.
2105 S JACKSON RD.
EDINBURG, TEXAS 78539

DATE PREPARED: JANUARY 25, 2024
DATE SURVEYED: MAY 5, 2023

Parcel Area Table			Parcel Area Table			Parcel Area Table		
Lot #	Area	Acre	Lot #	Area	Acre	Lot #	Area	Acre
1	3002.27	0.07	12	2502.50	0.06	23	3455.16	0.08
2	2850.00	0.07	13	2502.50	0.06	24	2849.83	0.07
3	2850.00	0.07	14	2502.50	0.06	25	2849.83	0.07
4	2850.00	0.07	15	2820.95	0.06	26	2849.83	0.07
5	2850.00	0.07	16	2820.95	0.06	27	2849.83	0.07
6	2850.00	0.07	17	2502.50	0.06	28	2849.83	0.07
7	2850.00	0.07	18	2502.50	0.06	29	2849.83	0.07
8	2854.36	0.07	19	2502.50	0.06	30	2849.83	0.07
9	2820.90	0.06	20	2502.50	0.06	31	3450.96	0.08
10	2502.50	0.06	21	2502.50	0.06	32	4168.02	0.10
11	2502.50	0.06	22	2828.48	0.06	LOT A	8023.55	0.18

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT
2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 PH.
TBPE REG. NO. F-13016

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

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, March 12, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM RESIDENTIAL, MULTIFAMILY (RM) DISTRICT TO RESIDENTIAL, URBAN AND TOWNHOME (RU) DISTRICT, BEING A 3.78 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, ACRES BONITOS SUBDIVISION, LOCATED AT 300 DAWSON DRIVE, AS REQUESTED BY DAWSON ENDEAVOURS, LLC.

This district is the highest intensity single-family residential district.

This request is scheduled to be heard by the **City Council on Tuesday, April 7, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, March 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, March 11, 2026

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

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

Comments: _____

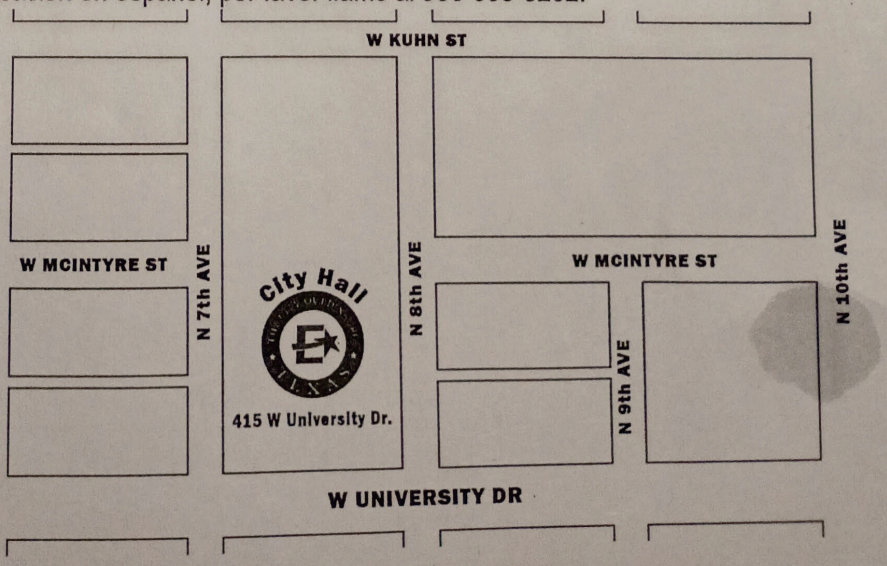
Print Name: Lydia Barrera Phone No. _____

Address: [redacted] City [redacted] State: [redacted] Zip: [redacted]

NOTIFICACIÓN

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

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



THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, March 12, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM RESIDENTIAL, MULTIFAMILY (RM) DISTRICT TO RESIDENTIAL, URBAN AND TOWNHOME (RU) DISTRICT, BEING A 3.78 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, ACRES BONITOS SUBDIVISION, LOCATED AT 300 DAWSON DRIVE, AS REQUESTED BY DAWSON ENDEAVOURS, LLC.

This district is the highest intensity single-family residential district.

This request is scheduled to be heard by the **City Council on Tuesday, April 7, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, March 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, March 11, 2026

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

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

Comments: Respectfully, I am against this due to several reasons. First,the infrastructure. Our roads, water and drainage/sewage are inadequate to support higher density. Second is safety. Our street Yellow Rose is already being used as an Arterial Road for others to cut from Closner to Canton and vice versa, this would definetly increase traffic congestion and potential for accidents. Lastly, compatibility. A design for townhomes(aka Apts) will greatly differ with the current surrounding, existing area.

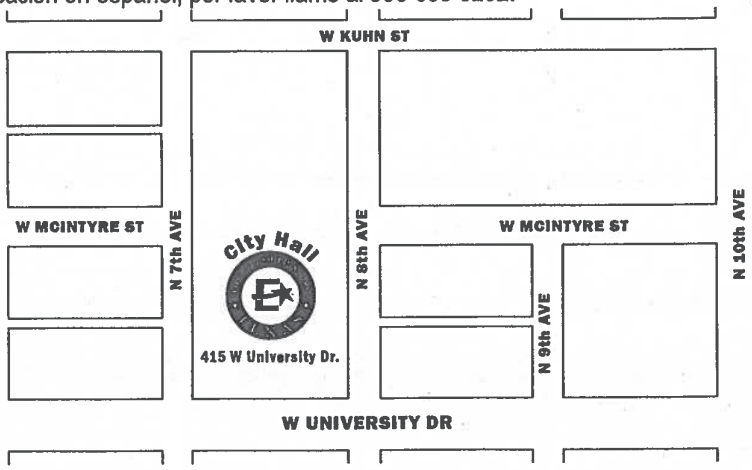
Print Name: Baldemar Vela Phone No. [redacted]

Address: [redacted] City: [redacted] State: [redacted] Zip: [redacted]

NOTIFICACIÓN

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

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



City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 03/12/2026

— SUBDIVISION VARIANCE —

SUNSET FAMILY RANCH SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements, being a 0.58-acre tract of land out of Lot 109, Ramseyer Gardens No. 2, per map recorded in Volume 11, Page 31, Hidalgo County Map Records, located at 5213 N. Mon Mack Road as requested by Andrew Cuellar and Alexandria Canchola on behalf of Raymundo Cuellar.

2. **Description/Scope:** The property is located on the west side of N. Mon Mack Road and north of Mile 11 Road, and is in the City of Edinburg Extra Territorial Jurisdiction. The 0.58 tract of land is currently going through the subdivision process. The proposed development consists of one (1) Single-Family Residential lot. The property owner is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Section 5.301-A-2
   This requested variance is to Article 5, Section 5.203 as it applies to right-of-way dedication. The owner is requesting to not widen or escrow twenty (20) feet of right-of-way for N. Mon Mack Road. The owner states that there is a hardship which is why they are requesting the variance to not widen N. Mon Mack but they will dedicate right-of-way. The City of Edinburg has N. Mon Mack classified as a Collector, for a total right-of-way of Eighty (80) feet. Based on the current state of N. Mon Mack the owner is required to dedicate and widen Eight (80) feet.

   Staff's Recommendation: Staff recommends denial of the variance request. Article 5 Section 5.301 Dedication of Improvements states that proposed developments shall appropriately dedicate streets, alleys, and other right-of-way for the purpose they are intended to serve. 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)

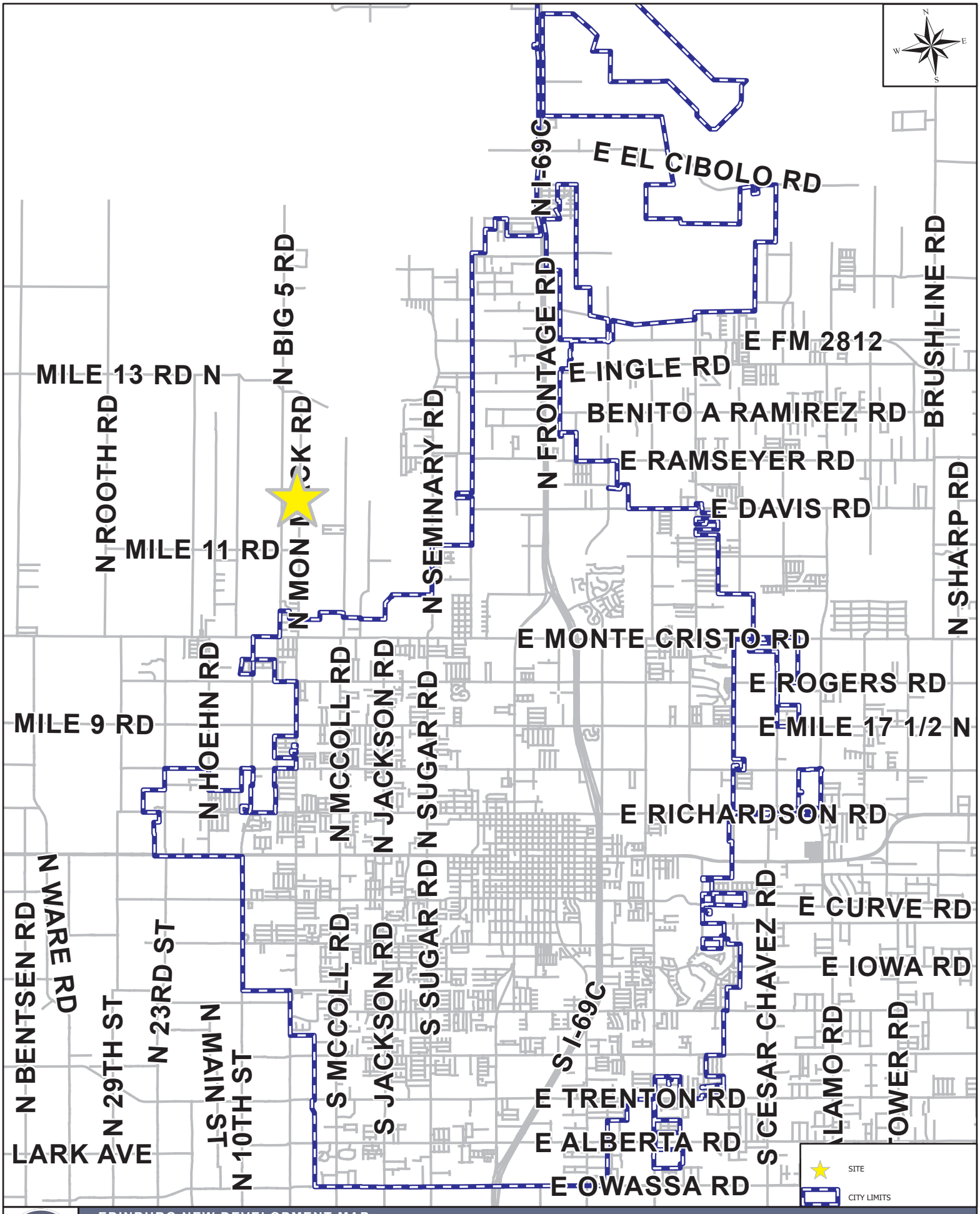
ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

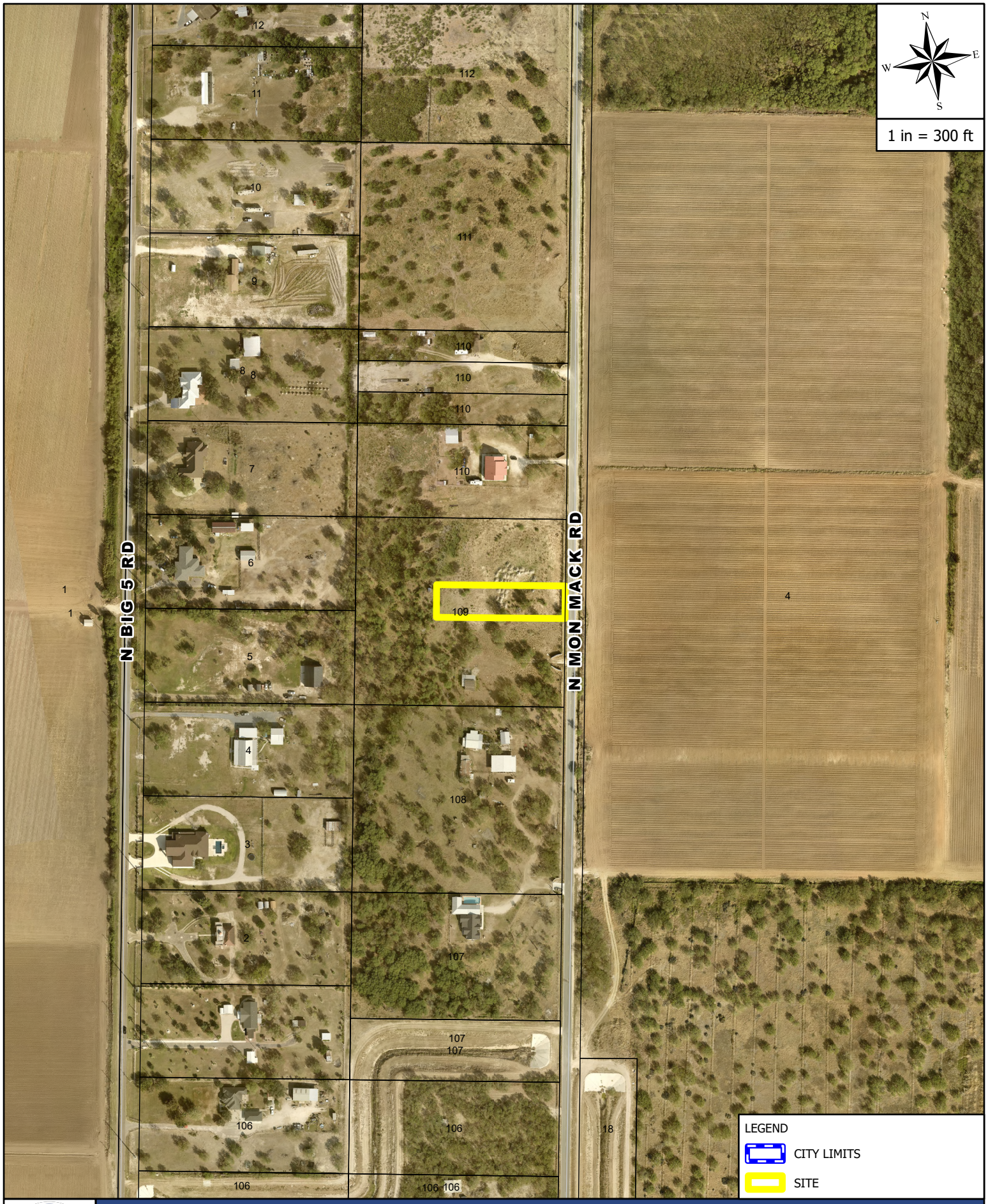
A. Streets and Rights-of-Way.

1. *Within Proposed Development.* Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
2. *Perimeter Streets; Dedication.* Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division 5.200, *Subdivision Design Standards*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform.
3. *Perimeter Streets; Pavement or Fee in Lieu Required.*
   a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
   b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 5.211, *Water Rights and Cost Participation*. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.



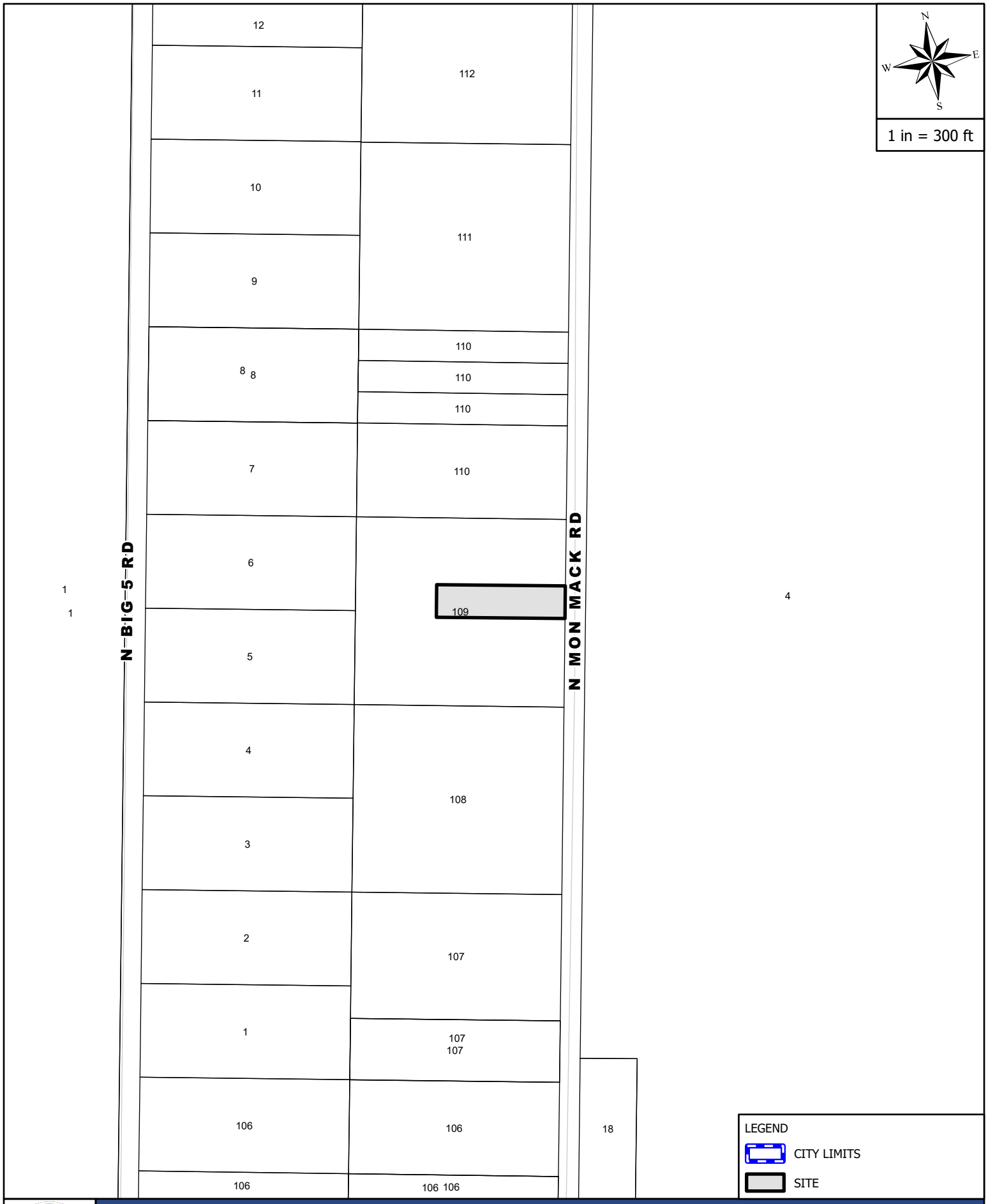
EDINBURG NEW DEVELOPMENT MAP

5213 N MON MACK RD



AERIAL MAP

5213 N MON MACK RD



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

5213 N MON MACK RD

PLAT OF

SUNSET FAMILY RANCH SUBDIVISION

A 0.58 ACRE TRACT OF LAND OUT OF LOT 109, RAMSEYER GARDENS NO 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 31, M.R.H.C., TEXAS.

PREPARED BY: PABLO SOTO JR. P.E. DATE: AUGUST 7, 2025

METES AND BOUNDS

A 0.58 ACRE TRACT OF LAND OUT OF LOT 109, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.58 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 109, RAMSEYER GARDENS NO. 2, THENCE NORTH 09 DEGREES 23 MINUTES 37 SECONDS EAST, WITH THE EAST LINE OF LOT 109, RAMSEYER GARDENS NO.2, A DISTANCE OF 217.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 42 MINUTES 54 SECONDS WEST, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE WEST RIGHT OF WAY LINE OF MONMACK ROAD, AT A TOTAL DISTANCE OF 315.00 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 09 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 42 MINUTES 18 SECONDS EAST, AT A DISTANCE OF 275.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE WEST RIGHT OF WAY LINE OF SAID MONMACK ROAD, AT A TOTAL DISTANCE OF 315.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 09 DEGREES 23 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 109, RAMSEYER GARDENS NO.2, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.58 OF AN ACRE, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, REYMUNDO CUELLAR & MERCEDES CUELLAR, OWNER OF THE LAND SHOWN, AND DESIGNATED HERE AS SUNSET FAMILY RANCH SUBDIVISION AN ADDITION OF THE CITY OF EDINBURG, TEXAS AND WHOSE NAME(S) (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

REYMUNDO CUELLAR — DATE
2400 E. 29TH ST.
MCALLEN, TEXAS 78574

MERCEDES CUELLAR — DATE
2400 E. 29TH ST.
MCALLEN, TEXAS 78574

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared REYMUNDO CUELLAR, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

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

NOTARY PUBLIC- STATE OF TEXAS

PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared MERCEDES CUELLAR, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed

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

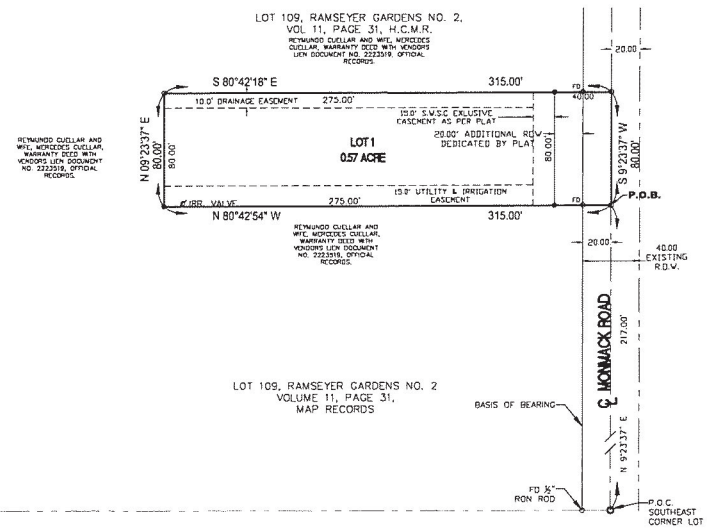
NOTARY PUBLIC- STATE OF TEXAS

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSET FAMILY RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER — DATE

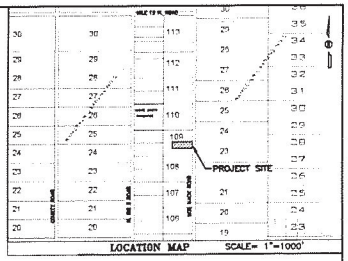
PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER			(956) 460-1605
ENGINEER: PABLO SOTO JR	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460-1605



BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 40'

LEGEND
- O - FD. 1/2" IRON ROD
- ● - SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541



GENERAL SUBDIVISION PLAT NOTES:

1.– FLOOD ZONE DESIGNATION:
ZONE "X" AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD COMMUNITY–PANEL NUMBER 480334 0325 D, MAP REVISED: MAY 17, 2001.

2.– GENERAL NOTE FOR SINGLE–FAMILY RESIDENCES: SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

3.–MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4.– LEGEND – ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

5.– BUILDING SET BACK:
FRONT: 25.0 FT OR HALF OF THE RIGHT OF WAY
SIDE: 6.0 FT OR EASEMENT WHICHEVER IS GREATER.
REAR 15.0 FT OR EASEMENT WHICHEVER IS GREATER.

6.– STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY _____ ACRES AND A VOLUME OF APPROXIMATELY_____ ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

7.–ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.

8.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9.– REFERENCE BENCHMARK:

10.–THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

11.– ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.

12.–OWNER TO MAINTAIN DETENTION/RETENTION AREAS.

14.–OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

15.–NO STRUCTURE ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.

16.–ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

17.–THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

18.– ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

19.–ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

19.– _____THE OWNERS & SUBDIVIDERS OF SUNSET FAMILY RANCH SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

20.–ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

21.–THE PURCHASER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

APPROVED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS THE _____DAY OF_____, 20____

SUBJECT TO THE FOLLOWING:
1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE.
2. FIFTEEN FOOT (15) EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHT-OF-WAY AND EASEMENT OF DISTRICT AND
4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED EASEMENT FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED WITH LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

GENERAL MANAGER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SUNSET FAMILY RANCH SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 WEST OF MONMACK ROAD APPROXIMATELY ¾ OF MILE SOUTH OF MILE 12 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (63,970). SUNSET FAMILY RANCH SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF EDINBURG CERTIFICATE OF APPROVAL

I, JAIME ACEVEDO, ADMINISTRATOR/ DIRECTOR OF PLANNING AND ZONNING DEPARTMENT OF CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS SUNSET FAMILY RANCH SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____ 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 20__

REGISTERED PROFESSIONAL ENGINEER No. 66278

PABLO SOTO JR. 66278 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

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

PABLO SOTO JR — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO JR. 4541 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

THE COUNTY OF HIDALGO TEXAS

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

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD ST. PHARR, TEXAS–78577 T.B.P.E.
(TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 3/12/2026

— SUBDIVISION VARIANCE —

PALMA RANCH SUBDIVISION PHASE I

1. **Agenda Item:** Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301 Dedication of Improvements for Palma Ranch Subdivision Phase I, being a 28.20 acres tract of land out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 N. Alamo Road, As Requested By Paul Christopher Arthur. This item was tabled on February 26, 2026 by the Planning and Zoning Commission.

2. **Description/Scope:** The property is located on the west side of N. Alamo Road and approximately 342 feet north of E. Richardson Road. The property was annexed into the City of Edinburg on August 20, 2024. The proposed development is currently going through the subdivision process and the proposed development consists of 36 single-family residential lots. The property is zoned Residential, Urban and Townhome (RU) District. Paul Christopher Arthur, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Section 5.301
   This requested variance is to Article 5, Section 5.301 as it applies to Dedication of Improvements. The developer is requesting to not widen or escrow the road due to Alamo Road being a TxDOT road. The applicant states the widening of Alamo Road will have an economic hardship on the project, as it will not be feasible. The City of Edinburg has N. Alamo Road classified as an Existing Principal Arterial, for a total right-of-way requirement of One Hundred Twenty (120) feet. Based on the current state of N. Alamo Road the developer is required to dedicate and widen twenty (20) feet.

   Staff's Recommendation: Staff recommends denial of the variance request. Article 5 Section 5.301 Dedication of Improvements states that proposed developments shall appropriately dedicate streets, alleys, and other right-of-way for the purpose they are intended to serve. 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

UNIFIED DEVELOPMENT CODE

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

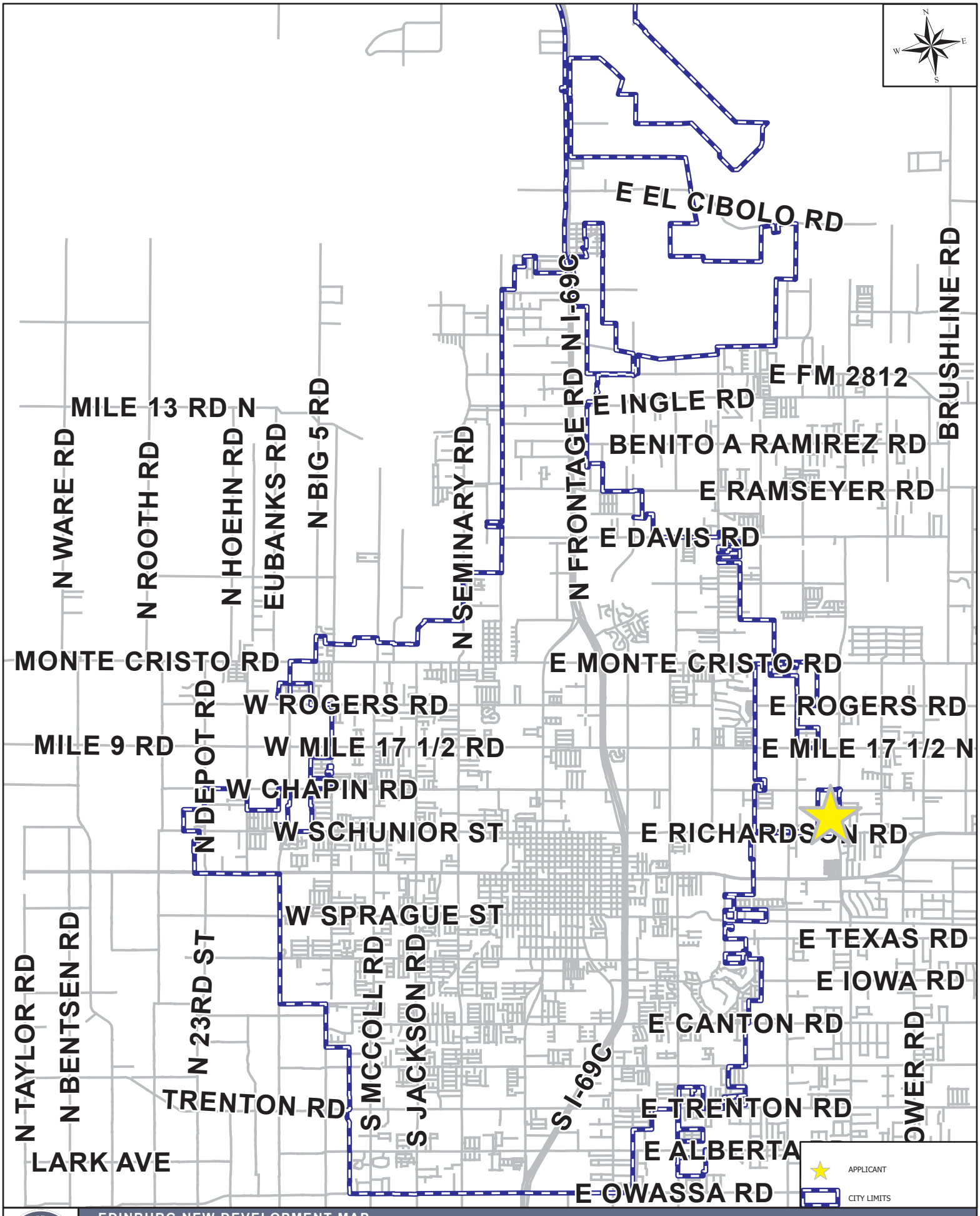
ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

A. Streets and Rights-of-Way.

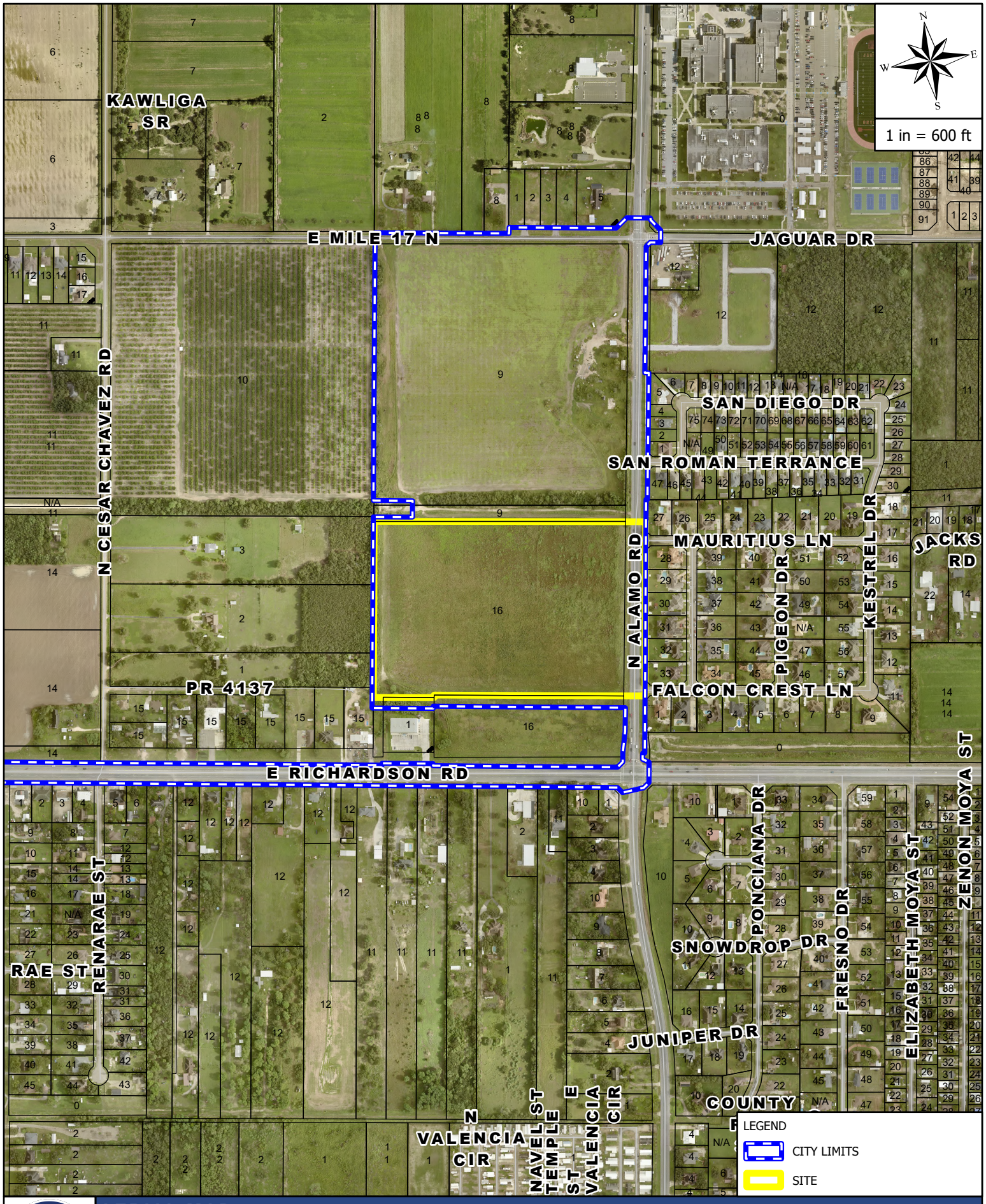
1. *Within Proposed Development.* Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
2. *Perimeter Streets; Dedication.* Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division 5.200, *Subdivision Design Standards*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform.
3. *Perimeter Streets; Pavement or Fee in Lieu Required.*
    a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
    b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 5.211, *Water Rights and Cost Participation*. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.



EDINBURG NEW DEVELOPMENT MAP

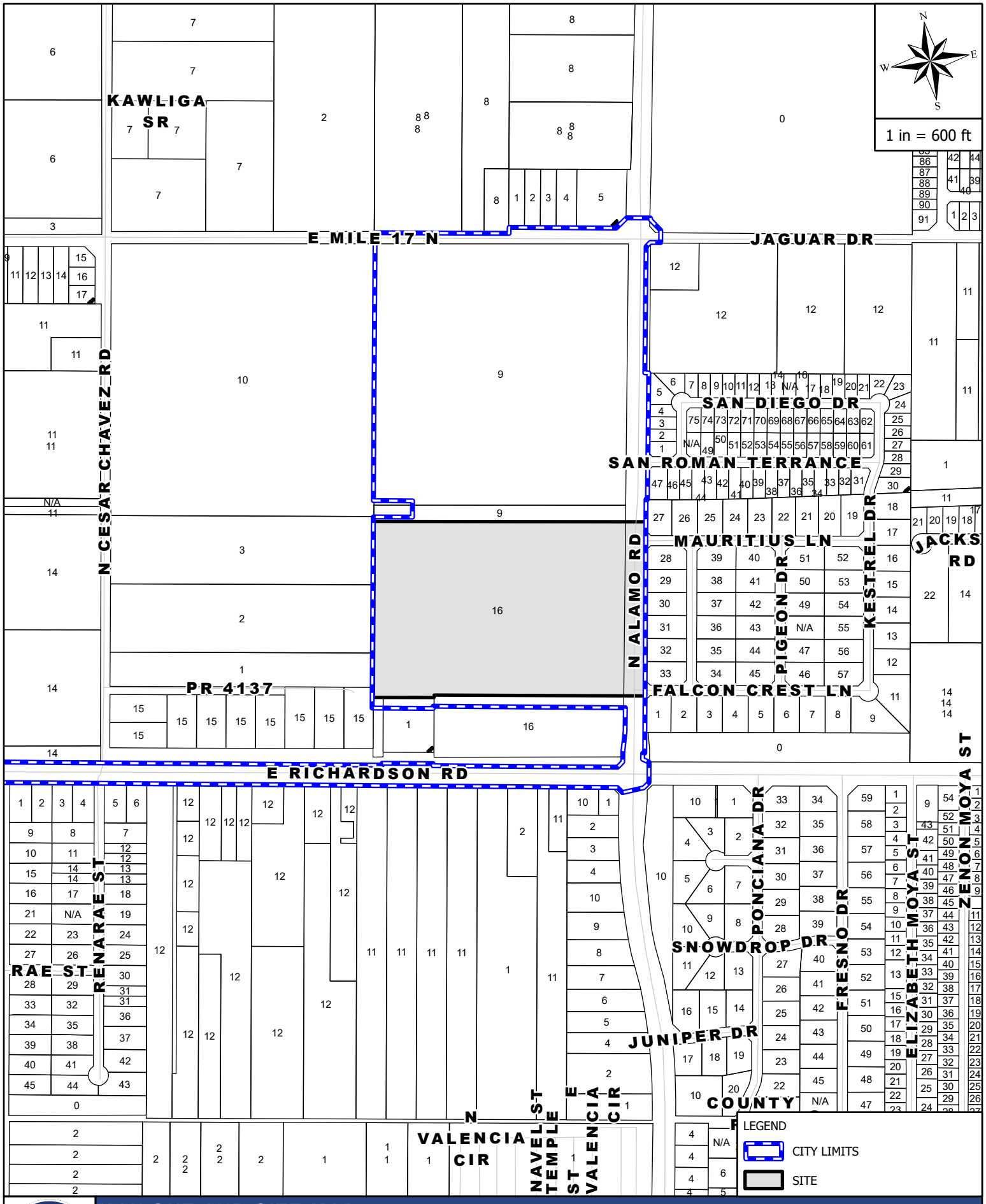
APPLICANT AND/OR SUBDIVISION:

PALM RANCH PH 1



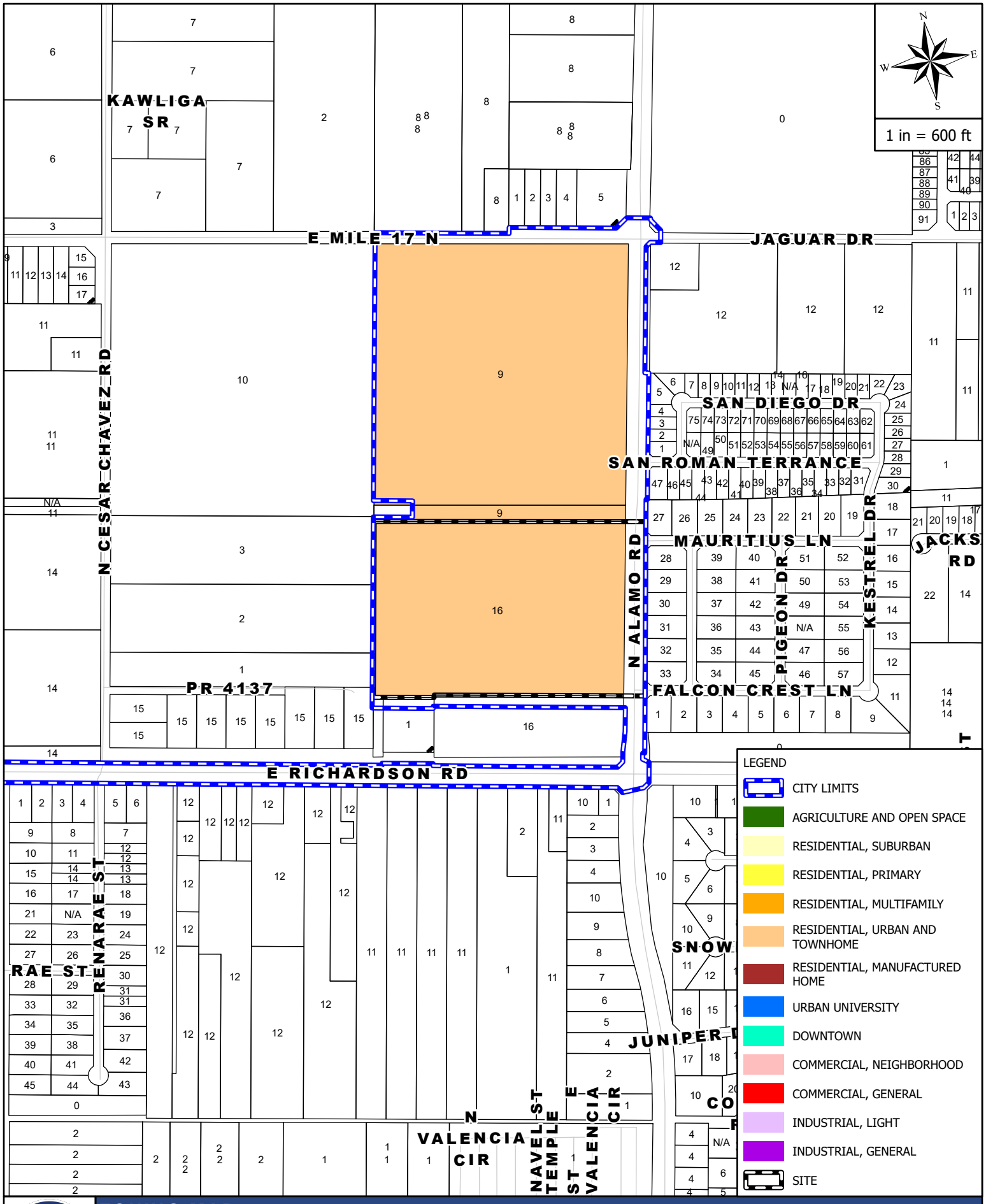
AERIAL MAP

1101 N ALAMO RD



MAILOUT AND SITE MAP

1101 N ALAMO RD



THE CITY OF EDINBURG TEXAS

ZONING MAP

1101 N ALAMO RD

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PALMA RANCH 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
DATE

W.W. ESCONDIDO LP.
PAUL C. ARTHUR, MANAGER
201 W. HILLSIDE ROAD SUITE 7
LAREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED PAUL C. ARTHUR, 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 CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS_____ DAY OF _____, 20_____

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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'S SIGNATURE DATE

_____ _____
ATTEST: CITY SECRETARY DATE

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 PALMA RANCH SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED
FOR RECORDING ON THE _____DAY OF_____, 20_____ "

_____ _____
CHAIRPERSON DATE
PLANNING & ZONNING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

IRRIGATION DISTRICT:

THE PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE DAY OF _____ , 20_____

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON H.C.I.D. NO.1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED PERMISSION OF THE H.C.I.D. NO.1

_____
PRESIDENT

_____
SECRETARY

STATE OF TEXAS
ROLANDO CRUZ
55459
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____, 20_____

_____
REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4032
WESLACO, TEXAS

STATE OF TEXAS
REYNALDO ROBLES
4032
REGISTERED
PROFESSIONAL
LAND SURVEYOR

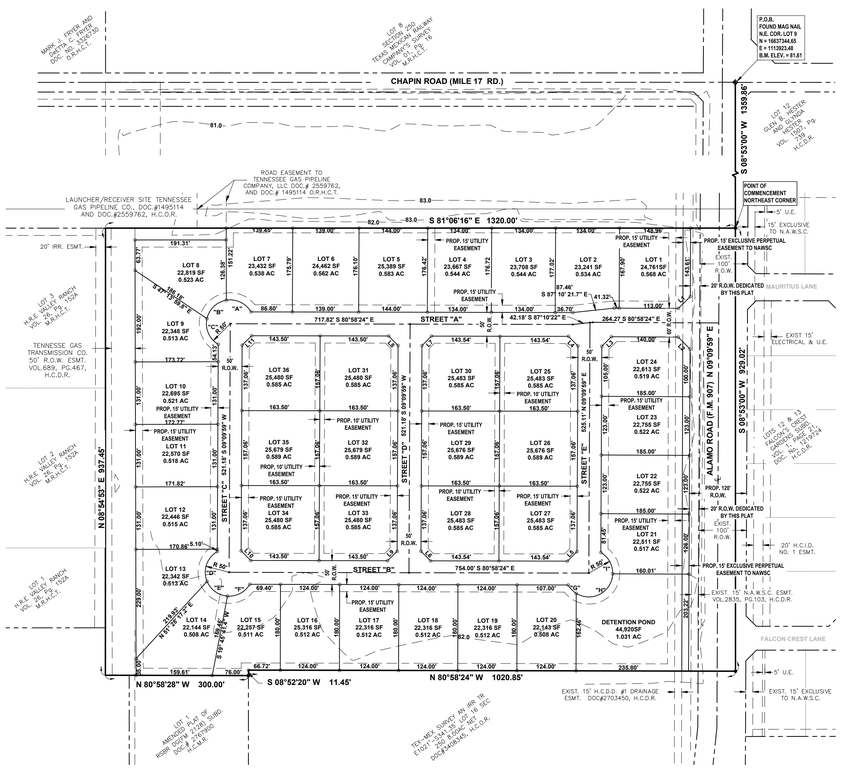
STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
ROLANDO CRUZ, P.E. CFM DATE
REGISTERED PROFESSIONAL ENGINEER
NO.55459
MCALLEN, TEXAS 78504

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: PAUL C. ARTHUR	5319 S. McCOLL ROAD	EDINBURG, TX. 78539	(956) 552-1586	
ENGINEER: ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011



PALMA RANCH SUBDIVISION

BEING 28.20 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOTS 9 AND 16, SECTION 250, TEXAS–MEXICAN RAILWAY'S COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS

GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: 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) OF FIRM COMMUNITY PANEL NUMBER 480334 0325 D, REVISED TO REFLECT LOMR DATED JUNE 06, 2000.

   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT–OF–WAY ARE WITHIN THE 100–YEAR FLOOD PLAIN. COMMUNITY–PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF HE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT OR WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN 100–YEAR FLOOD PLAIN.

   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
   FRONT.....20.00 FEET
   REAR.....20.00 FEET
   SIDE.....6.00 FEET
   CORNER SIDE.....10.00 FEET
   GARAGE.....18.00 FEET

   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND WHICH EVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE THE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE DESIGNATED FLOOD ZONE AT THE TIME DEVELOPMENT PERMIT APPLICATION.

4. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. ELEV.= 81.61 N.G.V.D. 29 DESCRIPTION: LOCATED AT THE FOUND MAG NAIL AT THE INTERSECTION OF CHAPIN ROAD (MILE 17 ROAD) AND ALAMO ROAD.

5. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF: 146,241 CUBIC–FEET OR 3.36 ACRE–FEET. OF STORM WATER RUNOFF.

6. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND ANY OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

7. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS AS REQUIRED ALONG ALAMO ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS DIRECTED BY THE CITY ENGINEER.

8. WATER CCN BELONGING TO N.A.W.S.C. POTABLE WATER TO BE SUPPLIED BY N.A.W.S.C. AND ALL WATER FEES SHALL BE PAID TO N.A.W.S.C. BY DEVELOPER.

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/ OR ROADSIDE DITCH AT 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

10. ALL LOT CORNERS MARKED WITH SET ½" IRON ROD WITH A PLASTIC CAP.

11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI–FAMILY CONSTRUCTION.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. NO ENTRY/ACCESS TO ALAMO ROAD FROM LOTS 1 AND 21–24.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AND INSTALLING OSSF ON ALL LOTS.

   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL FOR DOMESTIC SEWERAGE ONLY.

   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

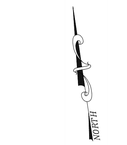
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

16. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THE SUBDIVISION.

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



0 40 80
GRAPHIC SCALE

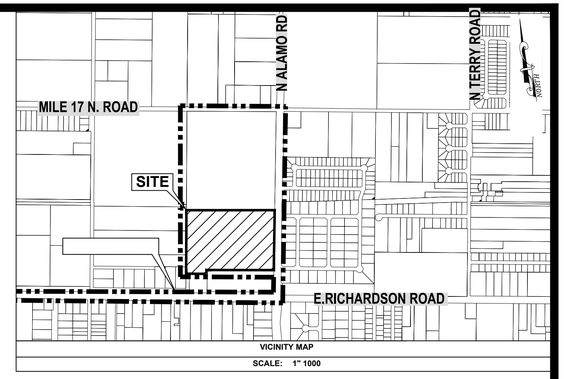
LEGEND & ABBREVIATIONS

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2 " IRON ROD WITH A PLASTIC CAP STAMPED "R&A"
- ▲ FOUND COTTON PICKER SPINDLE
- ○ PROPOSED PROPERTY CORNERS

P.O.B - POINT OF BEGINNING
P.O.C - POINT OF COMMENCEMENT
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY
N.E. COR. - NORTHEAST CORNER
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
DE - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- ROAD CENTER LINE

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	69°38'30.84"	50.00'	34.78'	60.77'	57.10'
"B"	68°06'27.36"	50.00'	33.79'	59.44'	56.00'
"C"	72°06'26.28"	50.00'	36.40'	62.93'	58.85'
"D"	82°35'51.72	50.00'	43.92'	72.08'	66.00'
"E"	63°46'21.72"	50.00'	31.11'	55.65'	52.82'
"F"	63°46'21.72"	50.00'	31.11'	55.65'	52.82'
"G"	28°15'33.84"	50.00'	12.59'	24.66'	24.41'
"H"	120°09'43.56"	50.00'	86.89'	104.86'	86.67'
"I"	61°26'2.76"	50.00'	29.71'	53.61'	51.08'

LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N54°10'2.9"E	35.35'
L2	N35°49'57.1"W	35.35'
L3	N54°10'2.9"E	28.28'
L4	N35°54'16.9"W	28.28'
L5	S54°05'43.1"W	28.28'
L6	N35°54'16.4"W	28.28'
L7	N53°57'30.0"E	28.28'
L8	S35°54'15.9"E	28.28'
L9	S54°01'23.2"W	28.28'
L10	S35°46'20.6"E	28.28'
L11	N54°05'40.9"E	28.28'



METES & BOUNDS

BEING 28.20 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOTS 9 AND 16, SECTION 250, TEXAS–MEXICAN RAILWAY'S COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, AND SAID 28.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID LOT 9;

THENCE, SOUTH 8°53'00" WEST, WITH THE EAST LINE OF SAID LOT 9 IN THE RIGHT OF WAY OF ALAMO ROAD F.M. 907, AT A DISTANCE OF 1320.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 9 AND THE NORTHEAST CORNER OF SAID LOT 16, AND CONTINUING WITH THE EAST LINE OF SAID LOT 16 FOR A TOTAL DISTANCE OF 1359.86 FEET TO A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

COMMENCING AT A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°53'00" WEST, 929.02 FEET TO A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 80°58'24" WEST, 1020.85 FEET TO A ½–INCH IRON ROD SET FOR CORNER;

THENCE, SOUTH 8°52'20" WEST, 11.45 FEET TO A ½–INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 80°58'28" WEST, 300.00 FEET TO A ½–INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°54'53" EAST, 937.45 FEET TO A ½–INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°06'16" EAST, 1320.00 FEET TO THE POINT OF COMMENCEMENT AND THE NORTHEAST OF SAID TRACT CONTAINING 28.20 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS. THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGE, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE–MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXPECT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE–DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIEN, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF_____ 20_____.

_____
W.W. ESCONDIDO LP.
PAUL C. ARTHUR, MANAGER
201 W. HILLSIDE ROAD SUITE 7
LAREDO, TEXAS 78041

THE COUNTY OF HIDALGO TEXAS

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

ON:_____ AT _____AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PALMA RANCH SUBDIVISION
DATE OF PREPARATION: JUNE 09, 2025

CRUZ - HOGAN
ENGINEERS I PLANNERS
McAllen Harlingen Weslaco
TBPE FIRM REGISTRATION No: F-4860

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: SORRENTO ESTATES SUBDIVISION PHASE II

Date Prepared: February 26, 2026
Planning and Zoning Meeting: March 12, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of Sorrento Estates Subdivision Phase II, being a 18.988 acres beina a part or portion out of Lot 5 Section 248, Texas-Mexican Railway Company's Survey Subdivision, according to the plat thereof recorded in Volume 2, Page 29, Hidalgo County Map Records, located at 3200 N. M Road, As Requested By Melden & Hunt, Inc.
Location:	The property is located on the northeast corner of "M" Road and East Rogers Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Urban and Townhome (RU) District, Front 10 ft., Garage 18 ft., Side 6 ft., Side Corner 10 ft, and Rear 10 ft.
Analysis:	The Preliminary Plat development consists of 145 Single Family Residential lots averaging approximately 4,000.00 square feet.
Utilities:	Water Distribution System will be provided by North Alamo Water Supply Corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

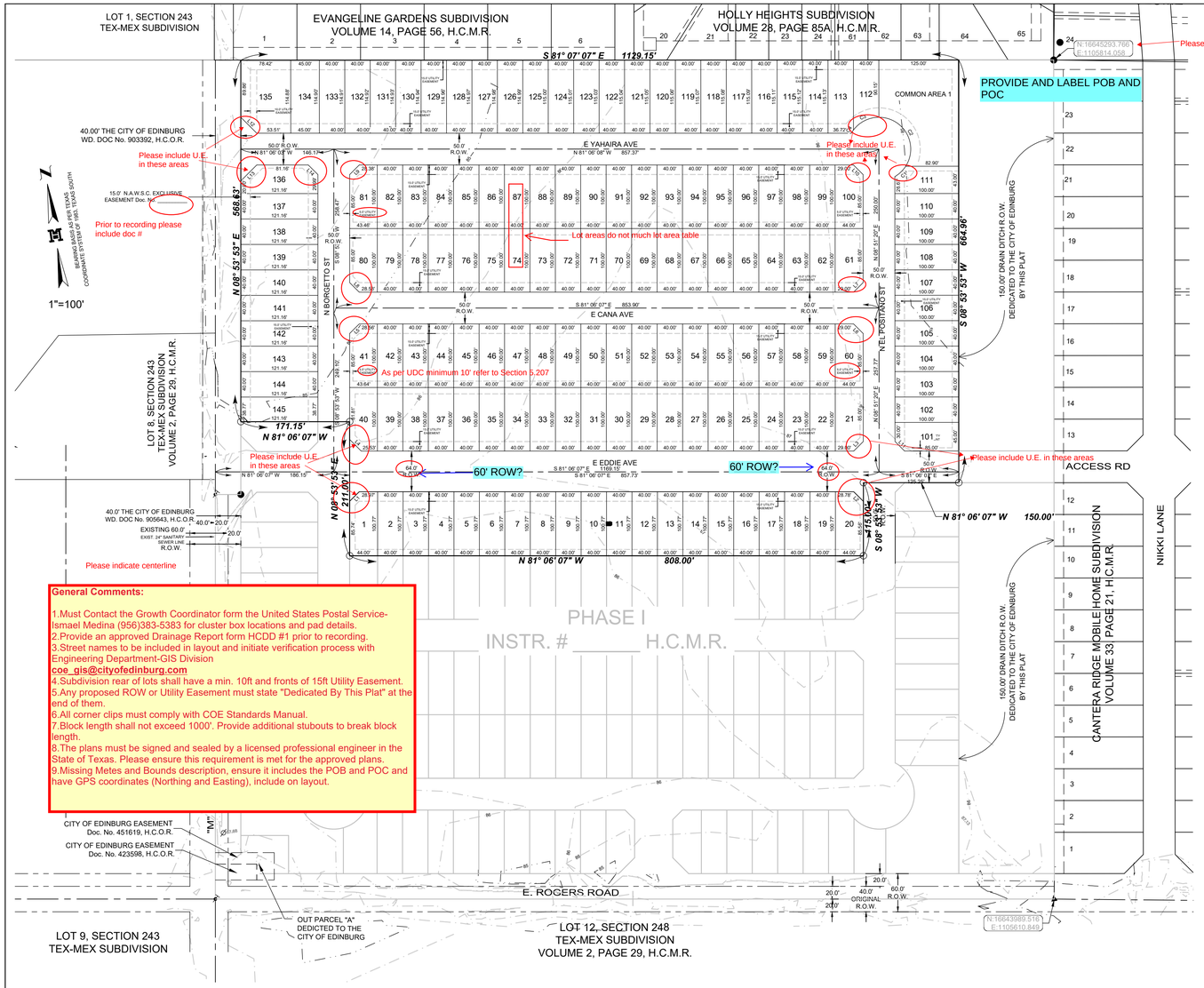
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

MAP OF
SORRENTO ESTATES SUBDIVISION PHASE II

Will subdivision be private or public?

18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS



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.

METES AND BOUNDS DESCRIPTION

Verify Metes and Bounds and include POC and POB coordinates

A TRACT OF LAND CONTAINING 18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.988 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO SORRENTO ESTATES LLC., BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3618367, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.988 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF HOLLY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28,PAGE 85A, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 07' 07" W, ALONG THE SOUTH LINE OF SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 149.27 FEET TO A NO. 4 REBAR SET [NORTHING: 16645316.827, EASTING: 1105666.571] FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 53' 53" W A DISTANCE 664.96 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 06' 07" W A DISTANCE 150.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 53' 53" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 06' 07" W A DISTANCE OF 808.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 53' 53" E A DISTANCE OF 211.00 FEET TO A NO. 4 REBAR, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 81° 06' 07" W A DISTANCE 171.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 53' 54" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, A DISTANCE OF 568.63 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 81° 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248 AND THE SOUTH LINE OF EVANGELINE GARDENS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE 56,HIDALGO COUNTY MAP RECORDS, AND SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 1,129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.988 ACRES, OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF 20 ___.

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LEON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL PLAT NOTES & RESTRICTIONS

setbacks for Residential, Urban and Townhome are Front yard: 10ft Garage: 18ft Street side: 10ft Side yard: 6ft and rear: 10ft. please refer to Table 3.102-1 (Residential, Urban and Townhome) Will structures be attached or detaches?

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.

Refer to Table 3.102-1 Table Note 1. Only mentions front yard and this table note is for Residential, Primary Zone. Property is zone RU

2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".
   FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.

   LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____ Please fill out prior to recording
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. BFE.=86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION.
   NORTHING: 16644052.241, EASTING: 1105468.812, ELEV= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 272,117 C.F. (6.247 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL " A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD. Please change lots to 135 and 136-145. No access allowed from M Road

IS THIS FOR PHASE II, OR BOTH PHASES COMBINED?

-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
-50% of parkland fee ($300.00) per lot will be due at the time of building permit stage. (Inside city limits only)
-Please provide trip generation worksheet

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

Lot Area Table		
Lot #	SQ, FT,	Area
1	4320.98	0.099
2	4030.80	0.093
3	4030.80	0.093
4	4030.80	0.093
5	4030.80	0.093
6	4030.80	0.093
7	4030.80	0.093
8	4030.80	0.093
9	4030.80	0.093
11	4030.80	0.093
12	4030.80	0.093
13	4030.80	0.093
14	4030.80	0.093
15	4030.80	0.093
16	4030.80	0.093
17	4030.80	0.093
18	4030.80	0.093
19	4030.80	0.093
20	4318.08	0.099
21	4287.50	0.098
22	4000.00	0.092
23	4000.00	0.092
24	4000.00	0.092
25	4000.00	0.092
26	4000.00	0.092
27	4000.00	0.092
28	4000.00	0.092
29	4000.00	0.092
30	4000.00	0.092
31	4000.00	0.092
32	4000.00	0.092
33	4000.00	0.092
34	4000.00	0.092
35	4000.00	0.092
36	4000.00	0.092
37	4000.00	0.092
38	4000.00	0.092
39	4000.00	0.092
40	4202.32	0.096
41	4247.80	0.098
42	4000.00	0.092
43	4000.00	0.092
44	4000.00	0.092
45	4000.00	0.092
46	4000.00	0.092
47	4000.00	0.092
48	4000.00	0.092
49	4000.00	0.092
50	4000.00	0.092
51	4000.00	0.092

Lot Area Table		
Lot #	SQ, FT,	Area
52	4000.00	0.092
53	4000.00	0.092
54	4000.00	0.092
55	4000.00	0.092
56	4000.00	0.092
57	4000.00	0.092
58	4000.00	0.092
59	4000.00	0.092
60	4287.50	0.098
61	4287.50	0.098
62	4000.00	0.092
63	4000.00	0.092
64	4000.00	0.092
65	4000.00	0.092
66	4000.00	0.092
67	4000.00	0.092
68	4000.00	0.092
69	4000.00	0.092
70	4000.00	0.092
71	4000.00	0.092
72	4000.00	0.092
73	4000.00	0.092
74	3999.98	0.092
75	4000.02	0.092
76	4000.00	0.092
77	4000.00	0.092
78	4000.00	0.092
79	4000.00	0.092
80	4236.77	0.097
81	4229.29	0.097
82	4000.00	0.092
83	4000.00	0.092
84	4000.00	0.092
85	4000.00	0.092
86	4000.06	0.092
87	3999.95	0.092
88	4000.00	0.092
89	4000.00	0.092
90	4000.00	0.092
91	4000.00	0.092
92	4000.00	0.092
93	4000.00	0.092
94	4000.00	0.092
95	4000.00	0.092
96	4000.00	0.092
97	4000.00	0.092
98	4000.00	0.092
99	4000.00	0.092
100	4287.50	0.098
101	4387.50	0.101

Lot Area Table		
Lot #	SQ, FT,	Area
102	4000.00	0.092
103	4000.00	0.092
104	4000.00	0.092
105	4000.00	0.092
106	4000.00	0.092
107	4000.00	0.092
108	4000.00	0.092
109	4000.00	0.092
110	4000.00	0.092
111	4137.94	0.095
112	3847.36	0.088
113	4596.91	0.106
114	4604.96	0.106
115	4604.49	0.106
116	4604.03	0.106
117	4603.57	0.106
118	4603.10	0.106
119	4602.64	0.106
120	4602.17	0.106
121	4601.71	0.106
122	4601.24	0.106
123	4600.78	0.106
124	4600.31	0.106
125	4599.85	0.106
126	4599.38	0.106
127	4598.92	0.106
128	4598.45	0.106
129	4597.99	0.106
130	4597.52	0.106
131	4597.06	0.106
132	4596.59	0.106
133	4596.13	0.106
134	5170.09	0.119
135	8701.15	0.200
136	5027.13	0.115
137	4846.40	0.111
138	4846.40	0.111
139	4846.40	0.111
140	4846.40	0.111
141	4846.40	0.111
142	4846.40	0.111
143	4846.40	0.111
144	4846.40	0.111
145	4696.97	0.108

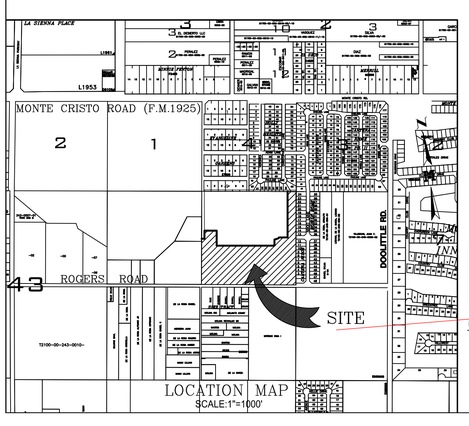
MISSING LOT 10

Lot area does not comply with UDC. Refer to table 3.102-1 Residential, Urban and Townhome District.

Lot Line Table		
Line #	Length	Direction
L1	21.25'	N53° 53' 53"E
L2	21.52'	N36° 07' 24"W
L3	21.21'	S53° 52' 36"W
L4	25.72'	S36° 06' 07"E
L5	21.22'	S53° 53' 53"W
L6	21.22'	N36° 07' 24"W
L7	21.21'	S53° 52' 36"W
L8	21.21'	S36° 06' 07"E
L9	21.22'	N53° 53' 53"E
L10	21.22'	S36° 07' 24"E
L11	21.21'	N36° 08' 40"W
L12	35.36'	S36° 06' 07"E
L13	35.35'	N53° 53' 53"E
L14	21.22'	N36° 06' 07"W

COMMON AREA		
Lot #	SQ, FT,	Area
CA 1	17643.51	0.405

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	23.87'	50.00'	027° 21' 23"	N55° 10' 38"E	23.65'	12.17
C2	107.03'	50.00'	122° 38' 37"	N19° 49' 22"W	87.73'	91.41
C3	46.36'	50.00'	053° 07' 48"	S72° 17' 26"W	44.72'	25.00
C4	5.96'	50.00'	006° 49' 39"	S42° 18' 42"W	5.95'	2.98



LEGEND

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
SECT. - SECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
DOC. NO. - DOCUMENT NUMBER
S.T.D. - SUBSTITUTE TRUSTEE'S DEED
W.D. - WARRANTY DEED
AC. - OF ONE ACRE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
℄ - PROPERTY LINE

DRAWN BY: AURORA DATE: 12-08-25
DRAWN BY: _____ DATE: _____
SURVEYED, CHECKED _____ DATE: _____

Identified phase I instead of phase II

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

J:\Land Development\Residential\Edinburg\3151 - Ango Holdings - Sorrento Estates 2\Autocad files\3151 SORENTO ESTATES PH II.dwg, 12/3/2025 4:48:30 PM, JOHC, 1=1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS, THE _____ DAY OF _____ 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF--WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D.#1.

_____ _____

PRESIDENT SECRETARY

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SORRENTO ESTATES SUBDIVISION PH II CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

_____

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

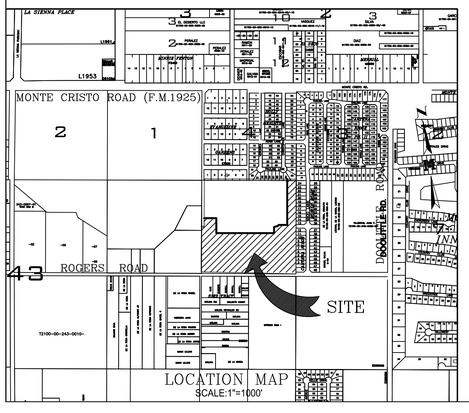
Remove block unless a variance is requested

_____ _____

MAYOR CITY OF EDINBURG DATE

_____ _____

CITY SECRETARY DATE



LOCATION MAP
SCALE:1"=1000'

MAP OF
SORRENTO ESTATES
SUBDIVISION PHASE II

19.941 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SORRENTO ESTATES PHASE II SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____

FRANCISCO PONS BALLESTEROS DATE:
MANAGER
1013 CIMARRON DR.
MCALLEN, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

_____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____

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

DATE PREPARED: 12/16/2024
ENGINEERING JOB # 24055.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

_____

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

DATE SURVEYED: 08/14/2024
T-, PG.
SURVEY JOB # 24055.08

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

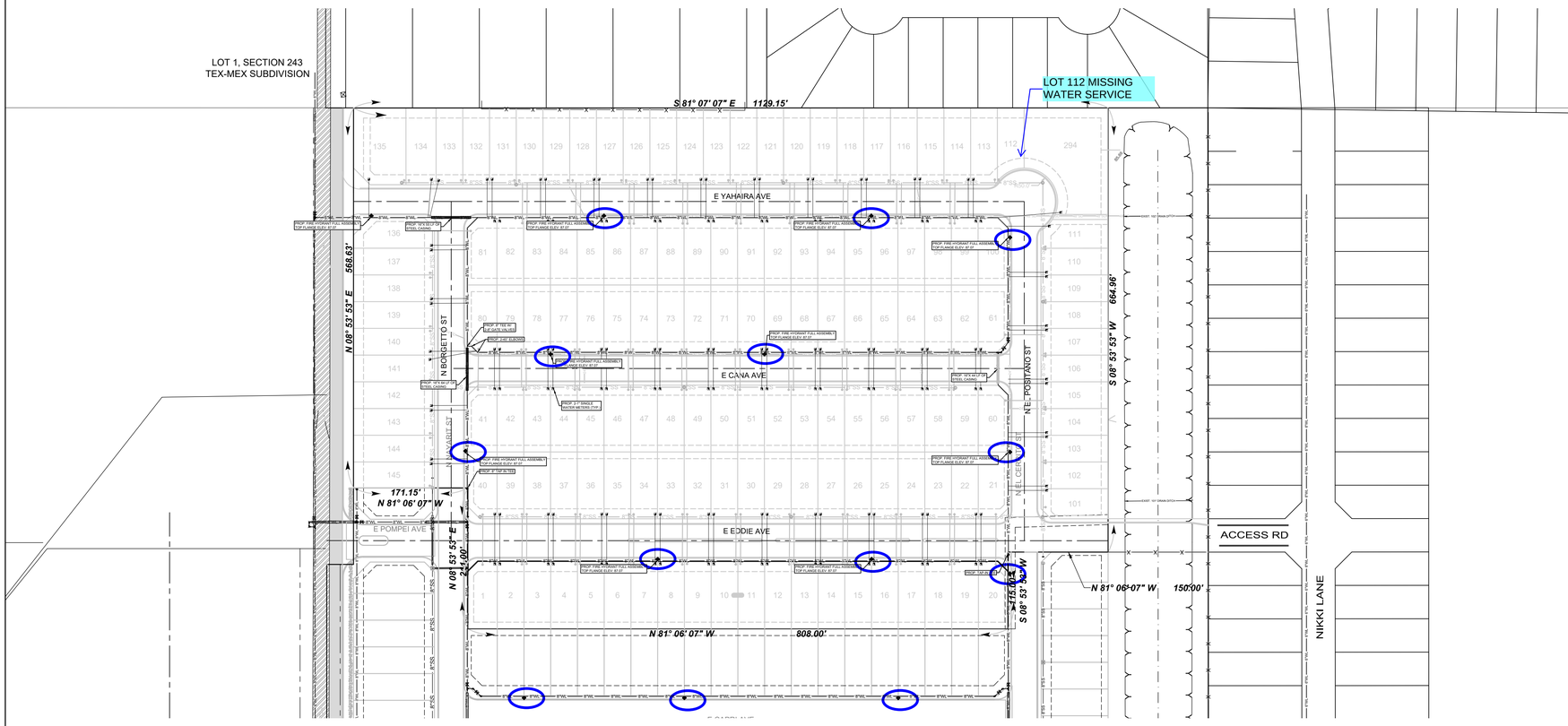
BY:_____ DEPUTY

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

J:\Land Development\Residential\Edinburg\2155 - Arejo Holdings - Sorrento Estates 2\Autocad files\2155 SORRENTO ESTATES PH II.dwg, 12/9/2024 4:49:24 PM, JOHN TOPP.pct



SCALE: 1"=60'

SCALE IS 1"=96'

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — WATER LINE
- 8"SS — SEWER LINE
- 24"SD — STORM LINE
- IRR — IRRIG. LINE

25155.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TEXAS 78541
FAX (956) 381-1839
ESTABLISHED 1947
225 E. E.M. 3 1/67
RGIANE CITY, TX 78582
PH. (956) 487-8256
PH. (956) 381-0981
FAX (956) 488-8591
www.meldenhunt.com
TBPELS No. 10095800

ENG.TECH: AURORA

PROJECT ENG: MARIO REYNA

T - PG.

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY AND NOT FOR BIDDING OR MARIO A. REYNA, P.E. 117368 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

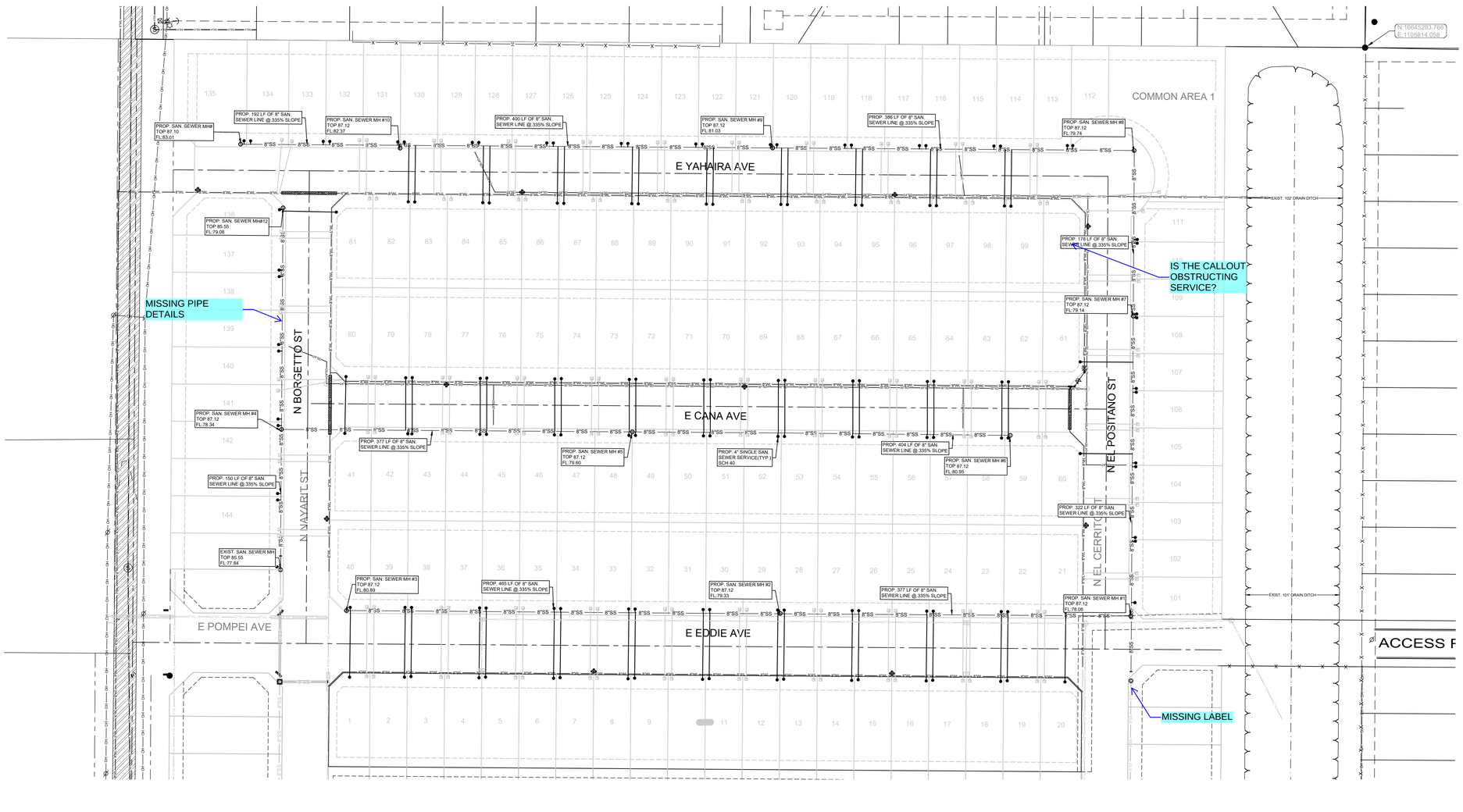
PROPOSED WATER LAYOUTS

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

SHEET 5 OF 28

M:\Land Development\Subdivisions\Edinburg\25155 - Arop Holdings - Sorrento Estates 2\Autocad files\25155 SORRENTO ESTATES PH II.dwg, 12/8/2025 1:43:04 PM, , DWG To PDF.pc3



SCALE: 1"=60'

SANITARY SEWER NOTES:

1. INSTALL 5'x5' CONCRETE COLLARS AT MANHOLES ON STREET PAVEMENT.
2. INSTALL DETECTABLE UNDERGROUND TAPE WITH PROPOSED SEWER MAINS.
3. SEWER SERVICE LOCATIONS SHALL BE STAMPED ON THE FACE OF CURB WITH AN "S" AND PAINTED WITH A WEATHER RESISTANT GREEN PAINT.
4. SANITARY SEWER LINE CASINGS AT STREET AND WATER MAIN CROSSINGS SHALL BE DR25 150 PSI RATED.
5. SEWER SERVICE LINES SHALL BE 4" SCH40 PCV PIPES.
6. 8" SEWER MAINS SHALL BE SDR26 AT A MINIMUM OF 0.335% SLOPE.
7. 10" SEWER MAINS SHALL BE SDR26 AT A MINIMUM OF 0.250% SLOPE.

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES (ADJACENT)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- 4" SCH40 PVC SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL 8"WL 8"WL — WATER MAIN
- 8"SS 8"SS 8"SS 8"SS — SEWER MAIN
- 24"SD 24"SD 24"SD 24"SD — STORM LINE
- IRR IRR IRR IRR IRR — IRRIG. LINE

25155.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
225 E. EXPRESSWAY 83, SUITE
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
TBPELS No. 10095800

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

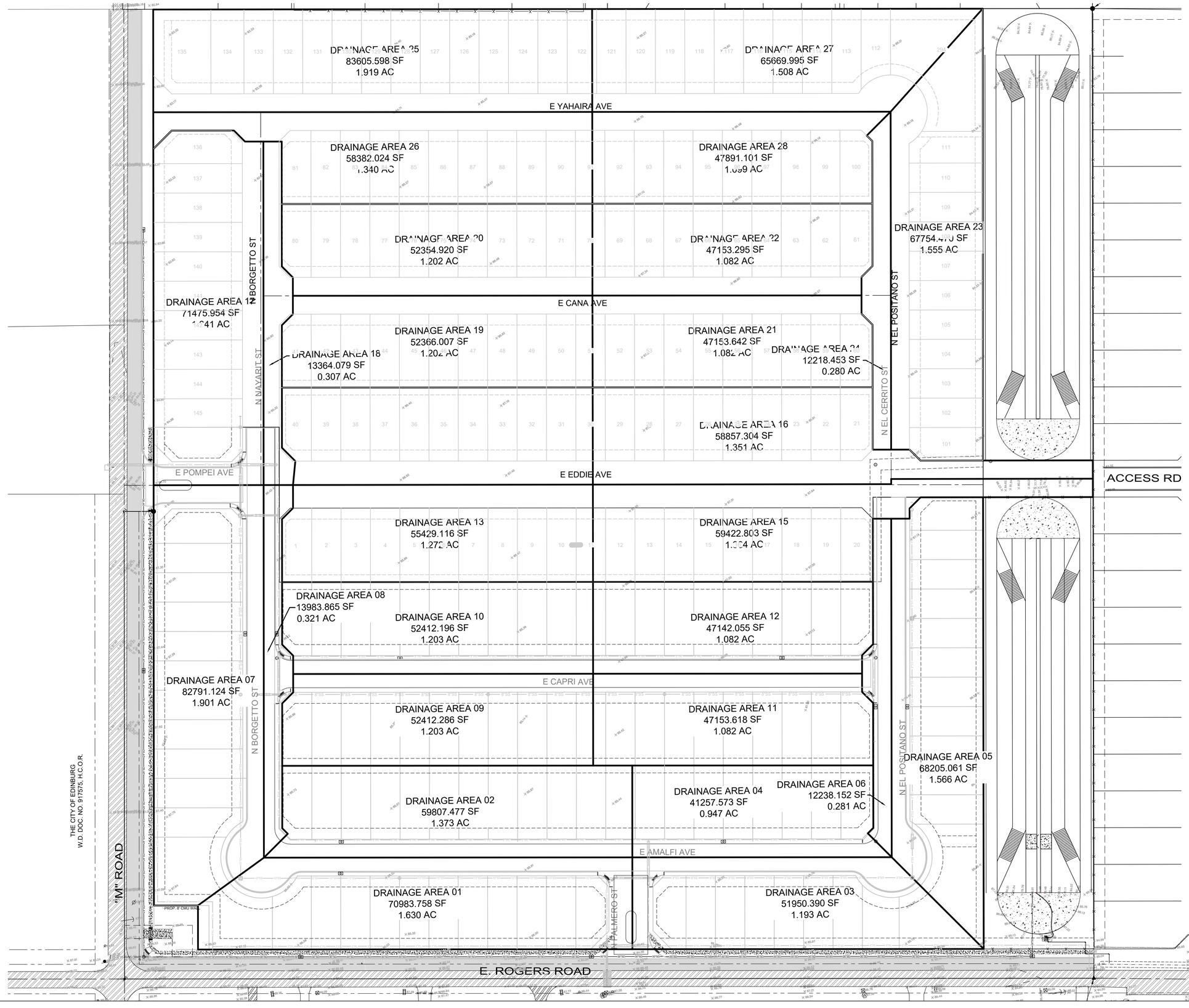
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117988 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED SANITARY SEWER LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00



1"=60'

25155.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 N. ROSE, EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
TBPELS No. 10095800

227 E. FM. 1167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591
TBPELS (SHED) 1942

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED DRAINAGE AREAS LAYOUT

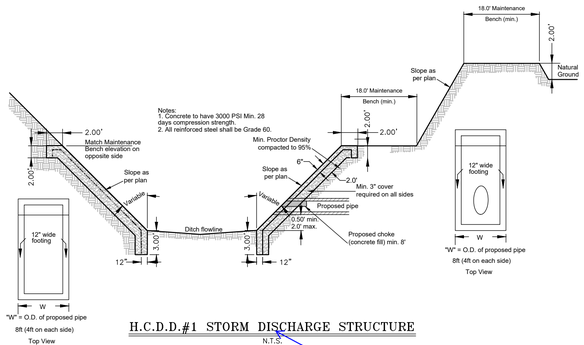
©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

SHEET 11 OF 28

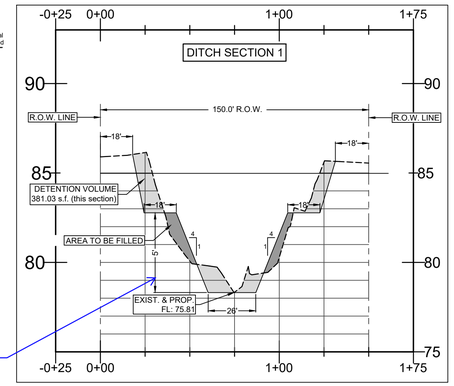
General Utility Storm Comments:

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 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. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
11.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
12. Label all street widths.
13. Show all valley gutters. Valley gutters are to be 6' wide.
14. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
15. Provide approved drainage report prior to recording of the plat.
16. Show street profiles with any required vertical curves.
17. Label all street radius and must comply with COE radius requirements.
18. All street slopes must have a min. slope of 0.25%.
19. Include trash racks into outlet structure design.
20.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.



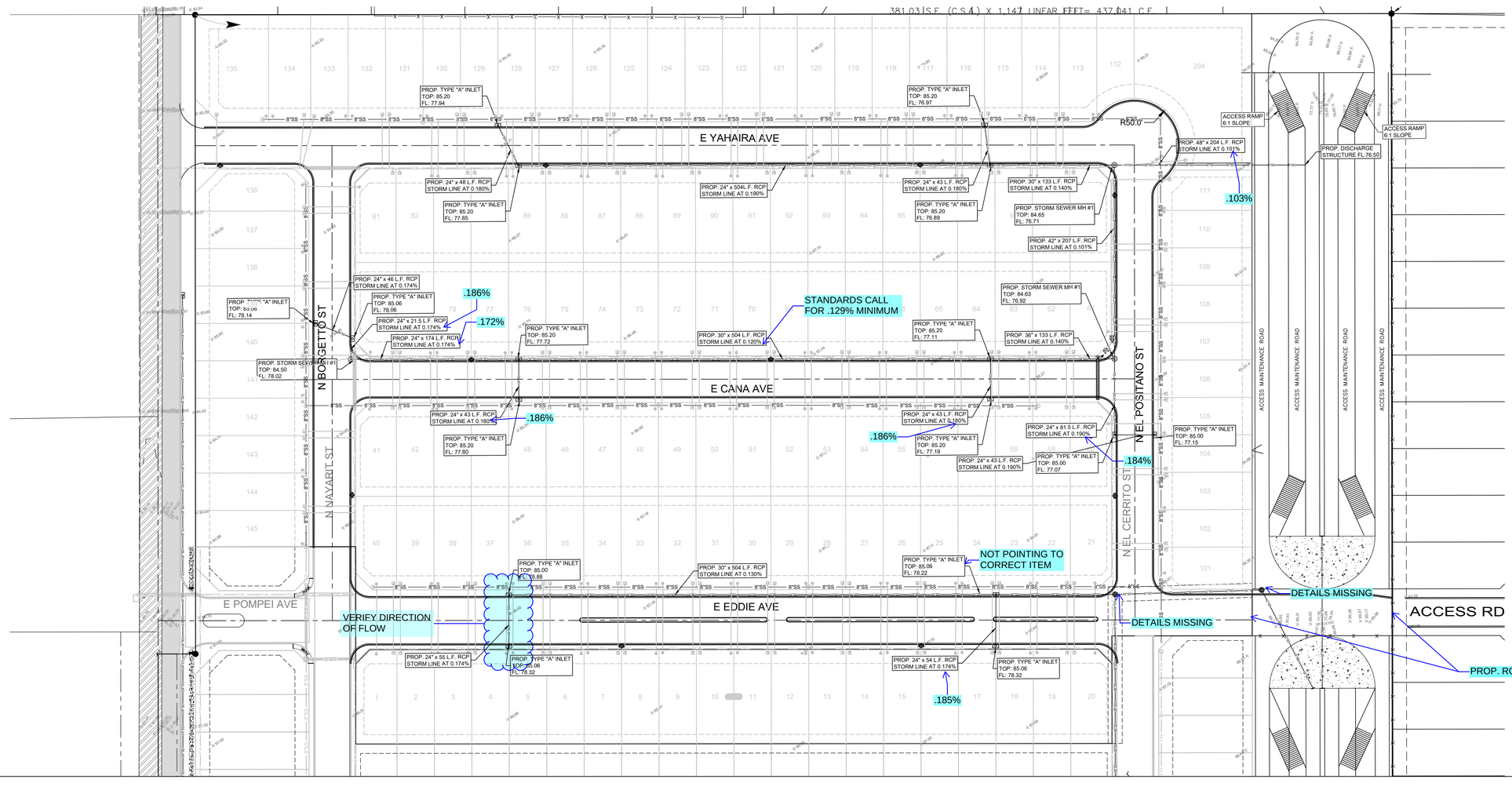
H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

DRAINAGE REQUIRED (MASTER): = 272,117 CF
EXISTING DRAINAGE: = 617,293 CF
DRAINAGE PROVIDED: = 437,041 CF



SHOULD CITY ACCEPT, FOLLOW CITY OF EDINBURG STANDARDS

381.03 S.F. (C.S.A.) X 1,147 LINEAR FEET= 437,041 C.F.



LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES (ADJACENT)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- 4" SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL 8"WL 8"WL — WATER LINE
- 8"SS 8"SS 8"SS 8"SS — SEWER LINE
- 24"SD 24"SD 24"SD 24"SD — STORM LINE
- IRR IRR IRR IRR IRR — IRRIG. LINE

1"=60'

25155.00

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
221 E. FM. 1 167
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
TBPELS No. 10095600
REVISION DATE BY

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117568 ON 12/9/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

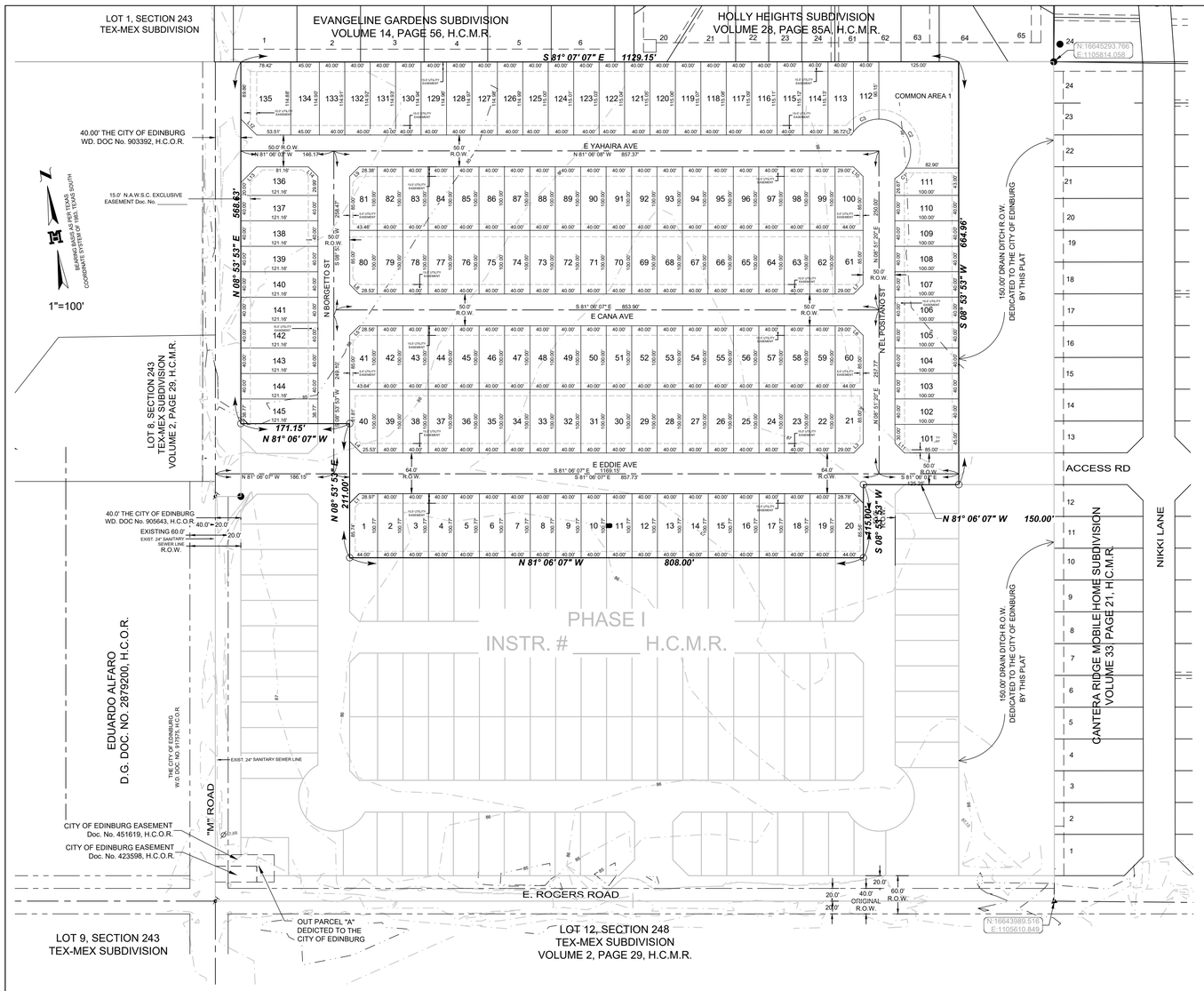
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

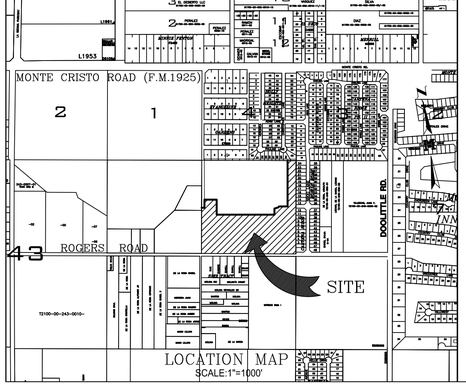
PROPOSED DRAINAGE LAYOUT

©Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25155.00

SHEET 12 OF 28





LEGEND

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
SECT. - SECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
DOC. NO. - DOCUMENT NUMBER
S.T.D. - SUBSTITUTE TRUSTEE'S DEED
W.D. - WARRANTY DEED
AC. - OF ONE ACRE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
℄ - PROPERTY LINE

DRAWN BY: AURORA DATE: 12-08-25.
DRAWN BY: _____ DATE: _____.
SURVEYED, CHECKED_____ DATE: _____.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS ▪ ENGINEERS ▪ SURVEYORS

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

Lot Line Table		
Line #	Length	Direction
L1	21.25'	N53° 53' 53"E
L2	21.52'	N36° 07' 24"W
L3	21.21'	S53° 52' 36"W
L4	25.72'	S36° 06' 07"E
L5	21.22'	S53° 53' 53"W
L6	21.22'	N36° 07' 24"W
L7	21.21'	S53° 52' 36"W
L8	21.21'	S36° 06' 07"E
L9	21.22'	N53° 53' 53"E
L10	21.22'	S36° 07' 24"E
L11	21.21'	N36° 08' 40"W
L12	35.36'	S36° 06' 07"E
L13	35.35'	N53° 53' 53"E
L14	21.22'	N36° 06' 07"W

COMMON AREA		
Lot #	SQ. FT.	Area
CA 1	17643.51	0.405

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	23.87'	50.00'	027° 21' 23"	N55° 10' 38"E	23.65'	12.17
C2	107.03'	50.00'	122° 38' 37"	N19° 49' 22"W	87.73'	91.41
C3	46.36'	50.00'	053° 07' 48"	S72° 17' 26"W	44.72'	25.00
C4	5.96'	50.00'	006° 49' 39"	S42° 18' 42"W	5.95'	2.98

MAP OF
SORRENTO ESTATES SUBDIVISION PHASE II

18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.988 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO SORRENTO ESTATES LLC., BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3618367, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.988 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF HOLLY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28,PAGE 85A, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 07' 07" W, ALONG THE SOUTH LINE OF SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 149.27 FEET TO A NO. 4 REBAR SET [NORTHING: 16645316.827, EASTING: 1105666.571] FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 53' 53" W A DISTANCE 664.96 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 06' 07" W A DISTANCE 150.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 53' 53" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 06' 07" W A DISTANCE OF 808.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 53' 53" E A DISTANCE OF 211.00 FEET TO A NO. 4 REBAR, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 81° 06' 07" W A DISTANCE 171.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 53' 54" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, A DISTANCE OF 568.63 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 81° 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248 AND THE SOUTH LINE OF EVANGELINE GARDENS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE 56,HIDALGO COUNTY MAP RECORDS, AND SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 1,129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.988 ACRES, OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ. FT.	Area
1	4320.98	0.099
2	4030.80	0.093
3	4030.80	0.093
4	4030.80	0.093
5	4030.80	0.093
6	4030.80	0.093
7	4030.80	0.093
8	4030.80	0.093
9	4030.80	0.093
11	4030.80	0.093
12	4030.80	0.093
13	4030.80	0.093
14	4030.80	0.093
15	4030.80	0.093
16	4030.80	0.093
17	4030.80	0.093
18	4030.80	0.093
19	4030.80	0.093
20	4318.08	0.099
21	4287.50	0.098
22	4000.00	0.092
23	4000.00	0.092
24	4000.00	0.092
25	4000.00	0.092
26	4000.00	0.092
27	4000.00	0.092
28	4000.00	0.092
29	4000.00	0.092
30	4000.00	0.092
31	4000.00	0.092
32	4000.00	0.092
33	4000.00	0.092
34	4000.00	0.092
35	4000.00	0.092
36	4000.00	0.092
37	4000.00	0.092
38	4000.00	0.092
39	4000.00	0.092
40	4202.32	0.096
41	4247.80	0.098
42	4000.00	0.092
43	4000.00	0.092
44	4000.00	0.092
45	4000.00	0.092
46	4000.00	0.092
47	4000.00	0.092
48	4000.00	0.092
49	4000.00	0.092
50	4000.00	0.092
51	4000.00	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
52	4000.00	0.092
53	4000.00	0.092
54	4000.00	0.092
55	4000.00	0.092
56	4000.00	0.092
57	4000.00	0.092
58	4000.00	0.092
59	4000.00	0.092
60	4287.50	0.098
61	4287.50	0.098
62	4000.00	0.092
63	4000.00	0.092
64	4000.00	0.092
65	4000.00	0.092
66	4000.00	0.092
67	4000.00	0.092
68	4000.00	0.092
69	4000.00	0.092
70	4000.00	0.092
71	4000.00	0.092
72	4000.00	0.092
73	4000.00	0.092
74	3999.98	0.092
75	4000.02	0.092
76	4000.00	0.092
77	4000.00	0.092
78	4000.00	0.092
79	4000.00	0.092
80	4236.77	0.097
81	4229.29	0.097
82	4000.00	0.092
83	4000.00	0.092
84	4000.00	0.092
85	4000.00	0.092
86	4000.06	0.092
87	3999.95	0.092
88	4000.00	0.092
89	4000.00	0.092
90	4000.00	0.092
91	4000.00	0.092
92	4000.00	0.092
93	4000.00	0.092
94	4000.00	0.092
95	4000.00	0.092
96	4000.00	0.092
97	4000.00	0.092
98	4000.00	0.092
99	4000.00	0.092
100	4287.50	0.098
101	4387.50	0.101

Lot Area Table		
Lot #	SQ. FT.	Area
102	4000.00	0.092
103	4000.00	0.092
104	4000.00	0.092
105	4000.00	0.092
106	4000.00	0.092
107	4000.00	0.092
108	4000.00	0.092
109	4000.00	0.092
110	4000.00	0.092
111	4137.94	0.095
112	3847.36	0.088
113	4596.91	0.106
114	4604.96	0.106
115	4604.49	0.106
116	4604.03	0.106
117	4603.57	0.106
118	4603.10	0.106
119	4602.64	0.106
120	4602.17	0.106
121	4601.71	0.106
122	4601.24	0.106
123	4600.78	0.106
124	4600.31	0.106
125	4599.85	0.106
126	4599.38	0.106
127	4598.92	0.106
128	4598.45	0.106
129	4597.99	0.106
130	4597.52	0.106
131	4597.06	0.106
132	4596.59	0.106
133	4596.13	0.106
134	5170.09	0.119
135	8701.15	0.200
136	5027.13	0.115
137	4846.40	0.111
138	4846.40	0.111
139	4846.40	0.111
140	4846.40	0.111
141	4846.40	0.111
142	4846.40	0.111
143	4846.40	0.111
144	4846.40	0.111
145	4696.97	0.108

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF 20 ___.

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LEON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".
   FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.

   LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. BFE.=86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION.
   NORTHING: 16644052.241, EASTING: 1105468.812, ELEV= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 272,117 C.F. (6.247 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL " A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.

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

J:\Land Development\Residential\Edinburg\3151 - Arogo Holdings - Sorrento Estates 2\Autocad files\3151 SORRENTO ESTATES PH II.dwg, 12/2/2025 4:48:26 PM, JOHE, To PDF.pc3

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS, THE _____ DAY OF _____ 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF--WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D.#1.

_____ _____

PRESIDENT SECRETARY

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SORRENTO ESTATES SUBDIVISION PH II CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

_____

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

_____ _____

MAYOR CITY OF EDINBURG DATE

_____ _____

CITY SECRETARY DATE

MAP OF
SORRENTO ESTATES
SUBDIVISION PHASE II

19.941 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SORRENTO ESTATES PHASE II SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____

FRANCISCO PONS BALLESTEROS DATE:
MANAGER
1013 CIMARRON DR.
MCALLEN, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

_____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____

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

DATE PREPARED: 12/16/2024
ENGINEERING JOB # 24055.00

STATE OF TEXAS
COUNTY OF HIDALGO

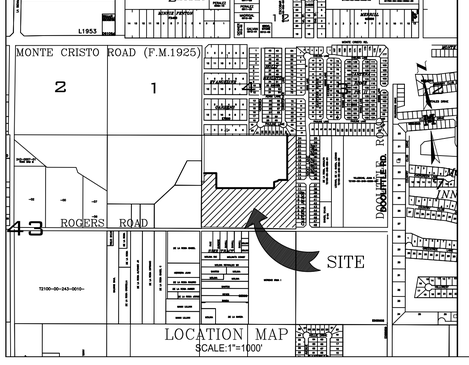
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

DATED THIS THE_____DAY OF_____20_____.

_____

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

DATE SURVEYED: 08/14/2024
T-, PG.
SURVEY JOB # 24055.08



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

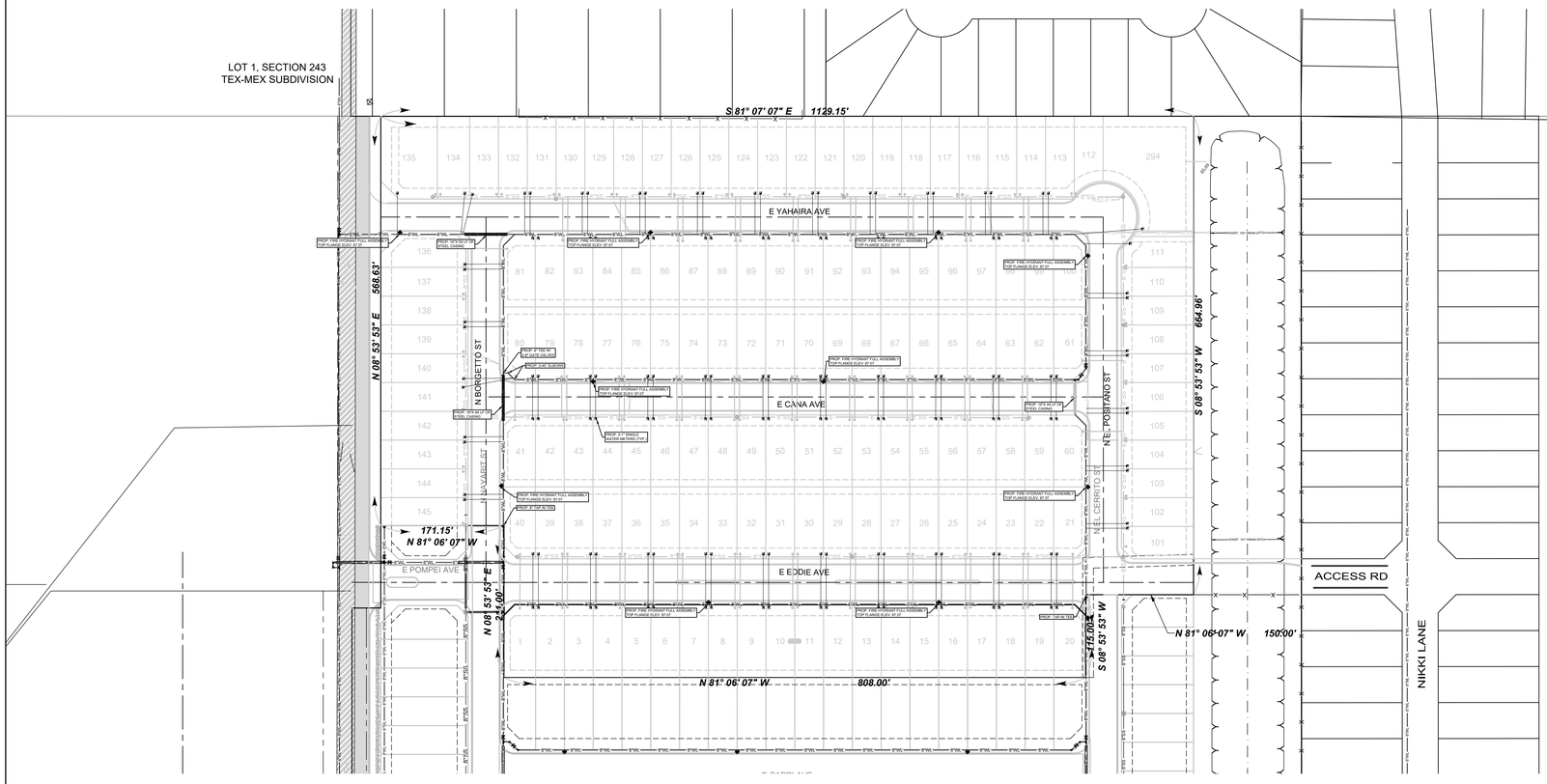
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

C:\Users\Public\Documents\Autodesk\Vault Client 2025\Data\Vault Development\Projects\Subdivisions\Edinburg\2155 - Arejo Holdings - Sorrento Estates 2\Autocad files\2155 SORRENTO ESTATES PH II.dwg, 12/9/2024 4:49:24 PM, JOHN TOPP.pc3



SCALE: 1"=60'

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — WATER LINE
- 8"SS — SEWER LINE
- 24"SD — STORM LINE
- IRR — IRRIG. LINE

25155.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
TBPELS No. 10095800

221 E. FM. 1 1167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947
www.meldenandhunt.com

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY AND NOT FOR CONSTRUCTION OF MARIO A. REYNA, P.E. 117368
ON 12/8/2025, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

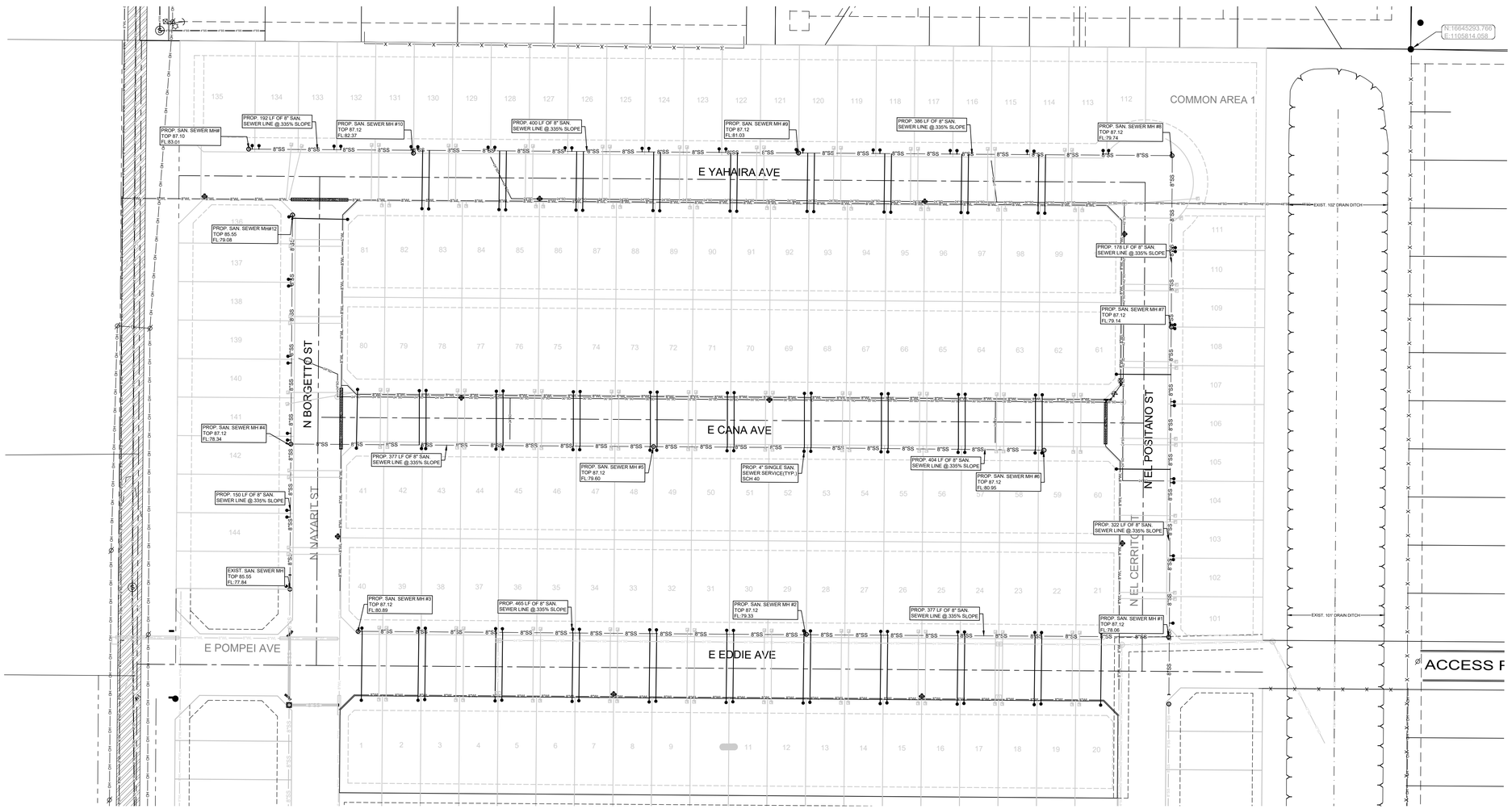
PROPOSED WATER LAYOUTS

© Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25155.00

SHEET 5 OF 28

C:\Users\aurora\Documents\Projects\Sorrento Estates Subdivision Phase II\25155 - Engr Workings - Sorrento Estates 2\Autocad Files\25155 SORRENTO ESTATES PH II.dwg, 12/8/2025 9:43:58 PM, DWG To PDF.pc3



SCALE: 1"=60'

SANITARY SEWER NOTES:

1. INSTALL 5'x5' CONCRETE COLLARS AT MANHOLES ON STREET PAVEMENT.
2. INSTALL DETECTABLE UNDERGROUND TAPE WITH PROPOSED SEWER MAINS.
3. SEWER SERVICE LOCATIONS SHALL BE STAMPED ON THE FACE OF CURB WITH AN "S" AND PAINTED WITH A WEATHER RESISTANT GREEN PAINT.
4. SANITARY SEWER LINE CASINGS AT STREET AND WATER MAIN CROSSINGS SHALL BE DR25 150 PSI RATED.
5. SEWER SERVICE LINES SHALL BE 4" SCH40 PCV PIPES.
6. 8" SEWER MAINS SHALL BE SDR26 AT A MINIMUM OF 0.335% SLOPE.
7. 10" SEWER MAINS SHALL BE SDR26 AT A MINIMUM OF 0.250% SLOPE.

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES (ADJACENT)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- 4" SCH40 PVC SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — 8"WL — 8"WL — WATER MAIN
- 8"SS — 8"SS — 8"SS — 8"SS — SEWER MAIN
- 24"SD — 24"SD — 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRR — IRR — IRRIG. LINE

25155.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
221 E. FM 1016
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 487-8256
TX REGISTRATION NO. 10105800
TBPELS No. 10105800

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117988 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

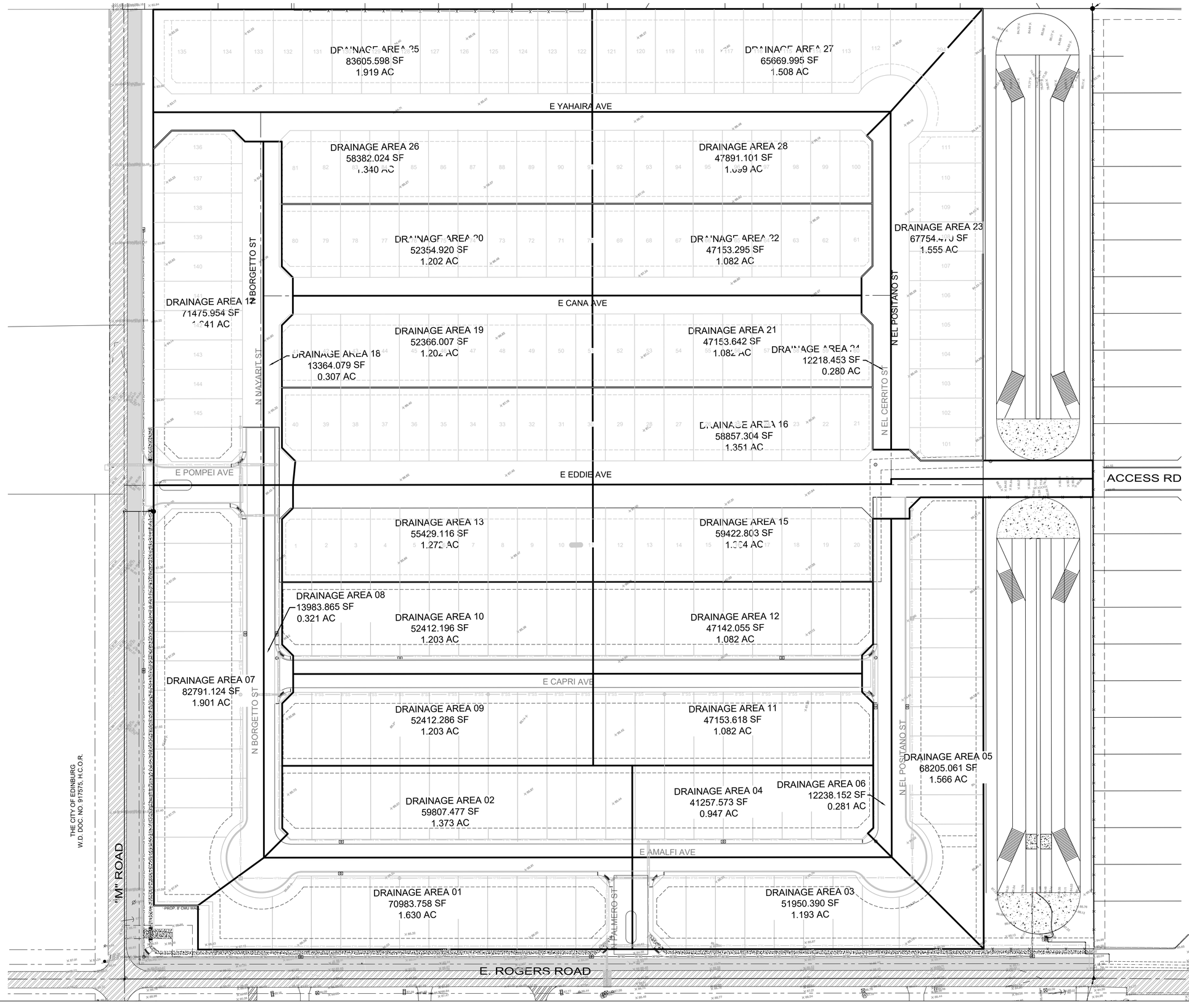
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED SANITARY SEWER LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

SHEET 7 OF 28



1"=60'

25155.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 N. ROSE, EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
TBPELS No. 10095800

227 E. FM. 1167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591
TBPELS (SHED) 1942

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

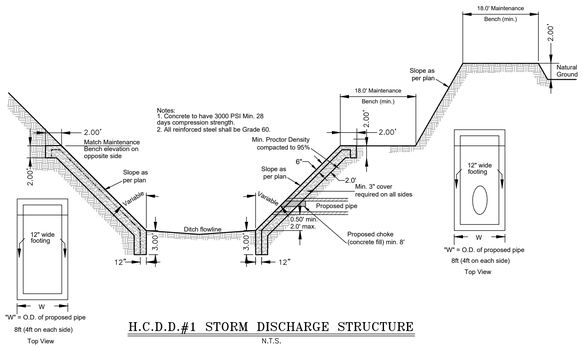
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED DRAINAGE AREAS LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

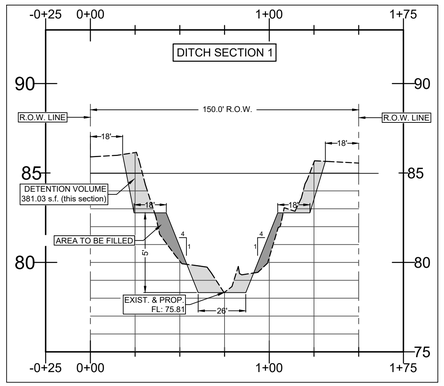
SHEET 11 OF 28



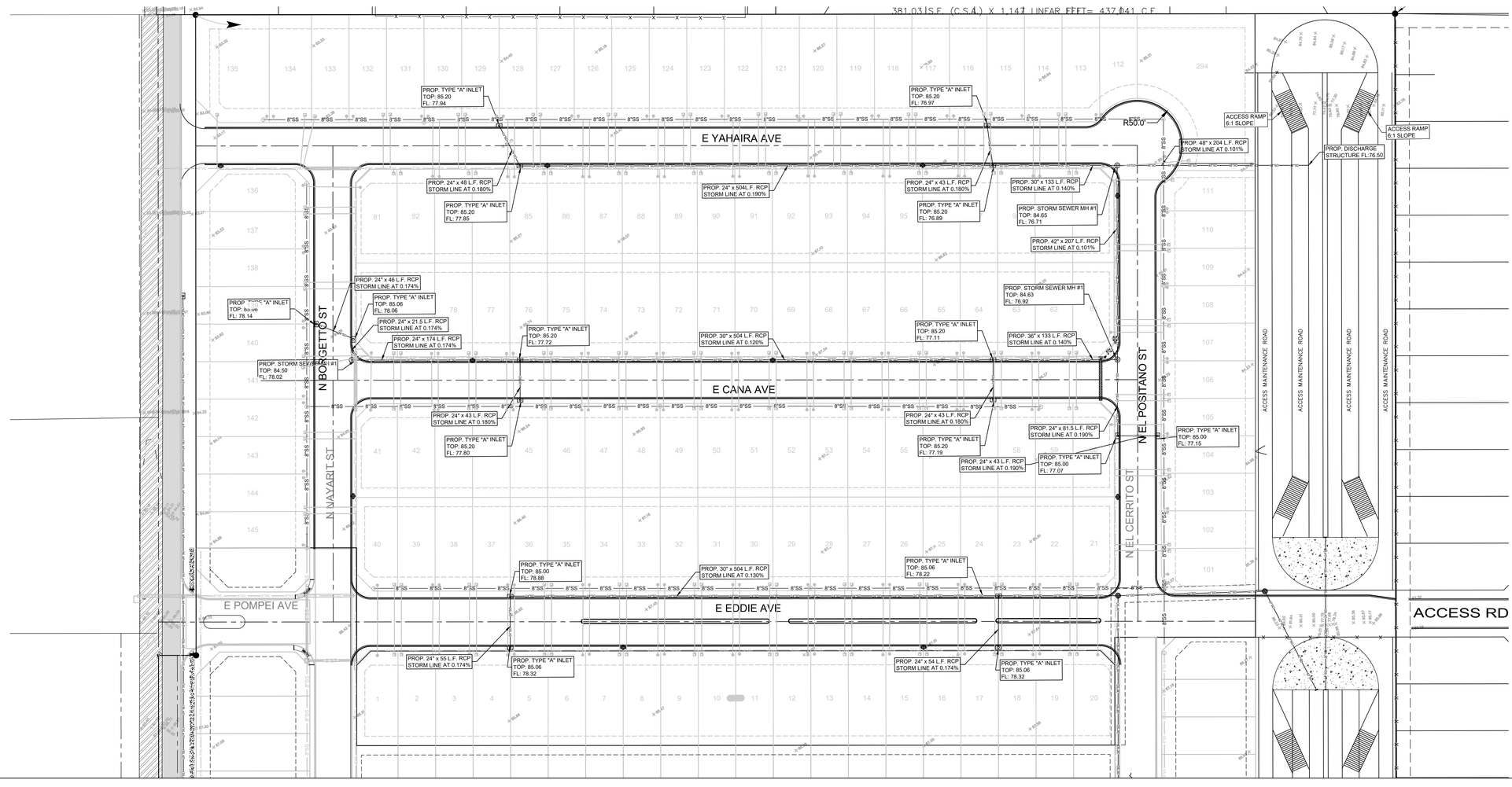
H.C.D.D.#1 STORM DISCHARGE STRUCTURE

N.T.S.

DRAINAGE REQUIRED (MASTER): = 272,117 CF
EXISTING DRAINAGE: = 617,293 CF
DRAINAGE PROVIDED: = 437,041 CF



381.03 S.F. (C.S.A.) X 1,147 LINEAR FEET= 437,041 C.F.



LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES (ADJACENT)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- 4" SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRR — IRR — IRRIG. LINE

1"=60'

25155.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
221 E. FM. 1017
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
TBPELS No. 10095800
www.meldenhunt.com

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117568 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

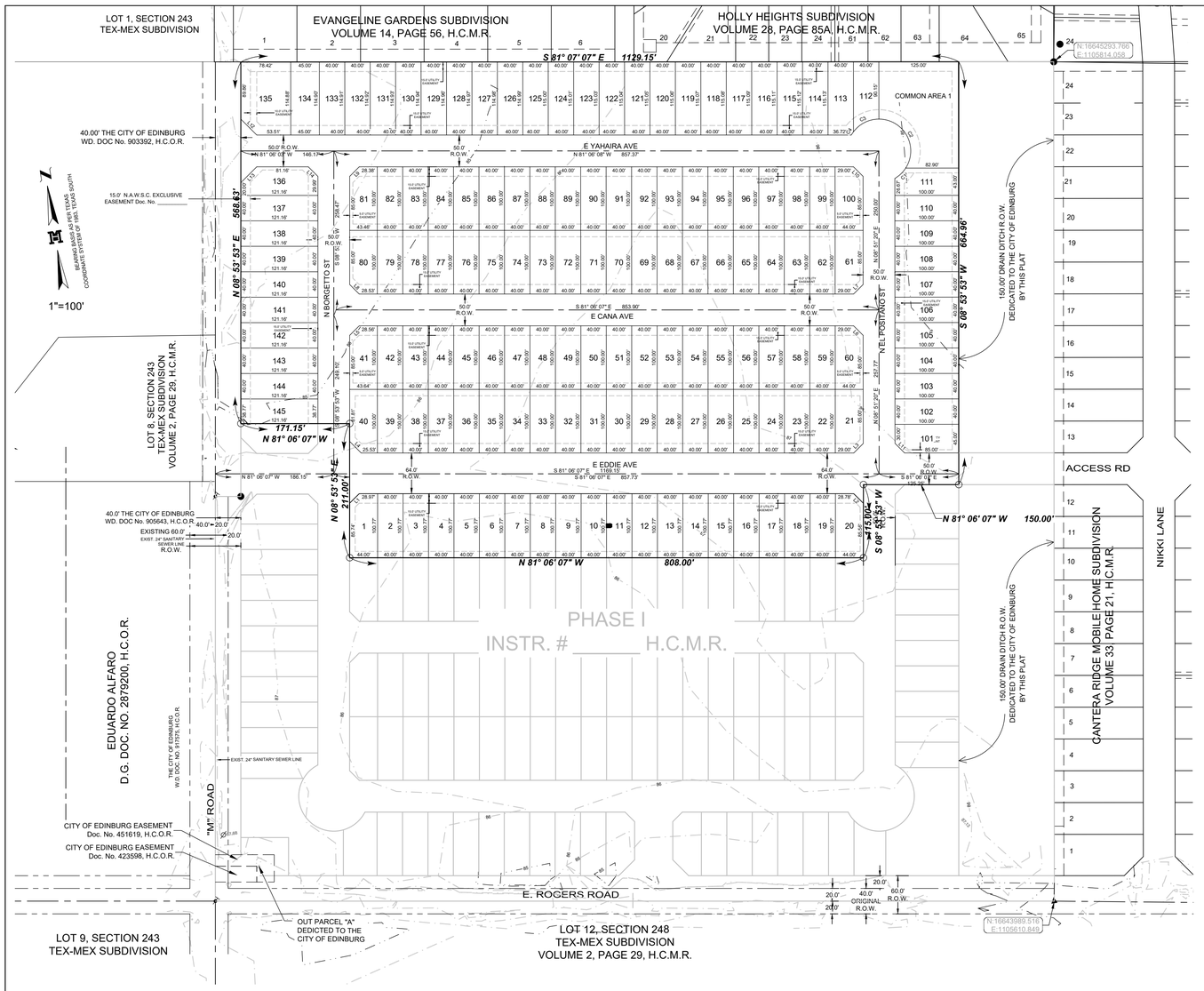
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

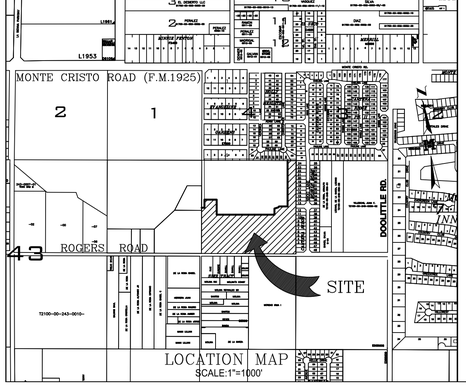
PROPOSED DRAINAGE LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

SHEET 12 OF 28





LEGEND

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
SECT. - SECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
DOC. NO. - DOCUMENT NUMBER
S.T.D. - SUBSTITUTE TRUSTEE'S DEED
W.D. - WARRANTY DEED
AC. - OF ONE ACRE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
℄ - PROPERTY LINE

DRAWN BY: AURORA DATE: 12-08-25.
DRAWN BY: _____ DATE: _____.
SURVEYED, CHECKED_____ DATE: _____.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS ▪ ENGINEERS ▪ SURVEYORS

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

Lot Line Table		
Line #	Length	Direction
L1	21.25'	N53° 53' 53"E
L2	21.52'	N36° 07' 24"W
L3	21.21'	S53° 52' 36"W
L4	25.72'	S36° 06' 07"E
L5	21.22'	S53° 53' 53"W
L6	21.22'	N36° 07' 24"W
L7	21.21'	S53° 52' 36"W
L8	21.21'	S36° 06' 07"E
L9	21.22'	N53° 53' 53"E
L10	21.22'	S36° 07' 24"E
L11	21.21'	N36° 08' 40"W
L12	35.36'	S36° 06' 07"E
L13	35.35'	N53° 53' 53"E
L14	21.22'	N36° 06' 07"W

COMMON AREA		
Lot #	SQ. FT.	Area
CA 1	17643.51	0.405

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	23.87'	50.00'	027° 21' 23"	N55° 10' 38"E	23.65'	12.17
C2	107.03'	50.00'	122° 38' 37"	N19° 49' 22"W	87.73'	91.41
C3	46.36'	50.00'	053° 07' 48"	S72° 17' 26"W	44.72'	25.00
C4	5.96'	50.00'	006° 49' 39"	S42° 18' 42"W	5.95'	2.98

MAP OF
SORRENTO ESTATES SUBDIVISION PHASE II

18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.988 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO SORRENTO ESTATES LLC., BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3618367, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.988 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF HOLLY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28,PAGE 85A, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 07' 07" W, ALONG THE SOUTH LINE OF SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 149.27 FEET TO A NO. 4 REBAR SET [NORTHING: 16645316.827, EASTING: 1105666.571] FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 53' 53" W A DISTANCE 664.96 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 06' 07" W A DISTANCE 150.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 53' 53" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 06' 07" W A DISTANCE OF 808.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 53' 53" E A DISTANCE OF 211.00 FEET TO A NO. 4 REBAR, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 81° 06' 07" W A DISTANCE 171.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 53' 54" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, A DISTANCE OF 568.63 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 81° 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248 AND THE SOUTH LINE OF EVANGELINE GARDENS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE 56,HIDALGO COUNTY MAP RECORDS, AND SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 1,129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.988 ACRES, OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ. FT.	Area
1	4320.98	0.099
2	4030.80	0.093
3	4030.80	0.093
4	4030.80	0.093
5	4030.80	0.093
6	4030.80	0.093
7	4030.80	0.093
8	4030.80	0.093
9	4030.80	0.093
11	4030.80	0.093
12	4030.80	0.093
13	4030.80	0.093
14	4030.80	0.093
15	4030.80	0.093
16	4030.80	0.093
17	4030.80	0.093
18	4030.80	0.093
19	4030.80	0.093
20	4318.08	0.099
21	4287.50	0.098
22	4000.00	0.092
23	4000.00	0.092
24	4000.00	0.092
25	4000.00	0.092
26	4000.00	0.092
27	4000.00	0.092
28	4000.00	0.092
29	4000.00	0.092
30	4000.00	0.092
31	4000.00	0.092
32	4000.00	0.092
33	4000.00	0.092
34	4000.00	0.092
35	4000.00	0.092
36	4000.00	0.092
37	4000.00	0.092
38	4000.00	0.092
39	4000.00	0.092
40	4202.32	0.096
41	4247.80	0.098
42	4000.00	0.092
43	4000.00	0.092
44	4000.00	0.092
45	4000.00	0.092
46	4000.00	0.092
47	4000.00	0.092
48	4000.00	0.092
49	4000.00	0.092
50	4000.00	0.092
51	4000.00	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
52	4000.00	0.092
53	4000.00	0.092
54	4000.00	0.092
55	4000.00	0.092
56	4000.00	0.092
57	4000.00	0.092
58	4000.00	0.092
59	4000.00	0.092
60	4287.50	0.098
61	4287.50	0.098
62	4000.00	0.092
63	4000.00	0.092
64	4000.00	0.092
65	4000.00	0.092
66	4000.00	0.092
67	4000.00	0.092
68	4000.00	0.092
69	4000.00	0.092
70	4000.00	0.092
71	4000.00	0.092
72	4000.00	0.092
73	4000.00	0.092
74	3999.98	0.092
75	4000.02	0.092
76	4000.00	0.092
77	4000.00	0.092
78	4000.00	0.092
79	4000.00	0.092
80	4236.77	0.097
81	4229.29	0.097
82	4000.00	0.092
83	4000.00	0.092
84	4000.00	0.092
85	4000.00	0.092
86	4000.06	0.092
87	3999.95	0.092
88	4000.00	0.092
89	4000.00	0.092
90	4000.00	0.092
91	4000.00	0.092
92	4000.00	0.092
93	4000.00	0.092
94	4000.00	0.092
95	4000.00	0.092
96	4000.00	0.092
97	4000.00	0.092
98	4000.00	0.092
99	4000.00	0.092
100	4287.50	0.098
101	4387.50	0.101

Lot Area Table		
Lot #	SQ. FT.	Area
102	4000.00	0.092
103	4000.00	0.092
104	4000.00	0.092
105	4000.00	0.092
106	4000.00	0.092
107	4000.00	0.092
108	4000.00	0.092
109	4000.00	0.092
110	4000.00	0.092
111	4137.94	0.095
112	3847.36	0.088
113	4596.91	0.106
114	4604.96	0.106
115	4604.49	0.106
116	4604.03	0.106
117	4603.57	0.106
118	4603.10	0.106
119	4602.64	0.106
120	4602.17	0.106
121	4601.71	0.106
122	4601.24	0.106
123	4600.78	0.106
124	4600.31	0.106
125	4599.85	0.106
126	4599.38	0.106
127	4598.92	0.106
128	4598.45	0.106
129	4597.99	0.106
130	4597.52	0.106
131	4597.06	0.106
132	4596.59	0.106
133	4596.13	0.106
134	5170.09	0.119
135	8701.15	0.200
136	5027.13	0.115
137	4846.40	0.111
138	4846.40	0.111
139	4846.40	0.111
140	4846.40	0.111
141	4846.40	0.111
142	4846.40	0.111
143	4846.40	0.111
144	4846.40	0.111
145	4696.97	0.108

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF 20 ___.

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LEON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".
   FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.

   LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. BFE.=86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION.
   NORTHING: 16644052.241, EASTING: 1105468.812, ELEV= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 272,117 C.F. (6.247 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL " A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.

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

J:\Land Development\Residential\Edinburg\3151 - Arogo Holdings - Sorrento Estates 2\Autocad files\3151 SORRENTO ESTATES PH II.dwg, 12/2/2025 4:48:26 PM, JOHE, To PDF.pc3

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS, THE _____ DAY OF _____ 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF--WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D.#1.

_____ _____

PRESIDENT SECRETARY

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SORRENTO ESTATES SUBDIVISION PH II CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

_____

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

_____ _____

MAYOR CITY OF EDINBURG DATE

_____ _____

CITY SECRETARY DATE

MAP OF
SORRENTO ESTATES
SUBDIVISION PHASE II

19.941 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SORRENTO ESTATES PHASE II SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____

FRANCISCO PONS BALLESTEROS DATE:
MANAGER
1013 CIMARRON DR.
MCALLEN, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

_____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____

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

DATE PREPARED: 12/16/2024
ENGINEERING JOB # 24055.00

STATE OF TEXAS
COUNTY OF HIDALGO

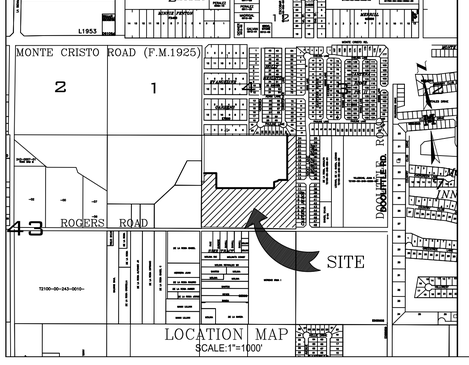
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

DATED THIS THE_____DAY OF_____20_____.

_____

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

DATE SURVEYED: 08/14/2024
T-, PG.
SURVEY JOB # 24055.08



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

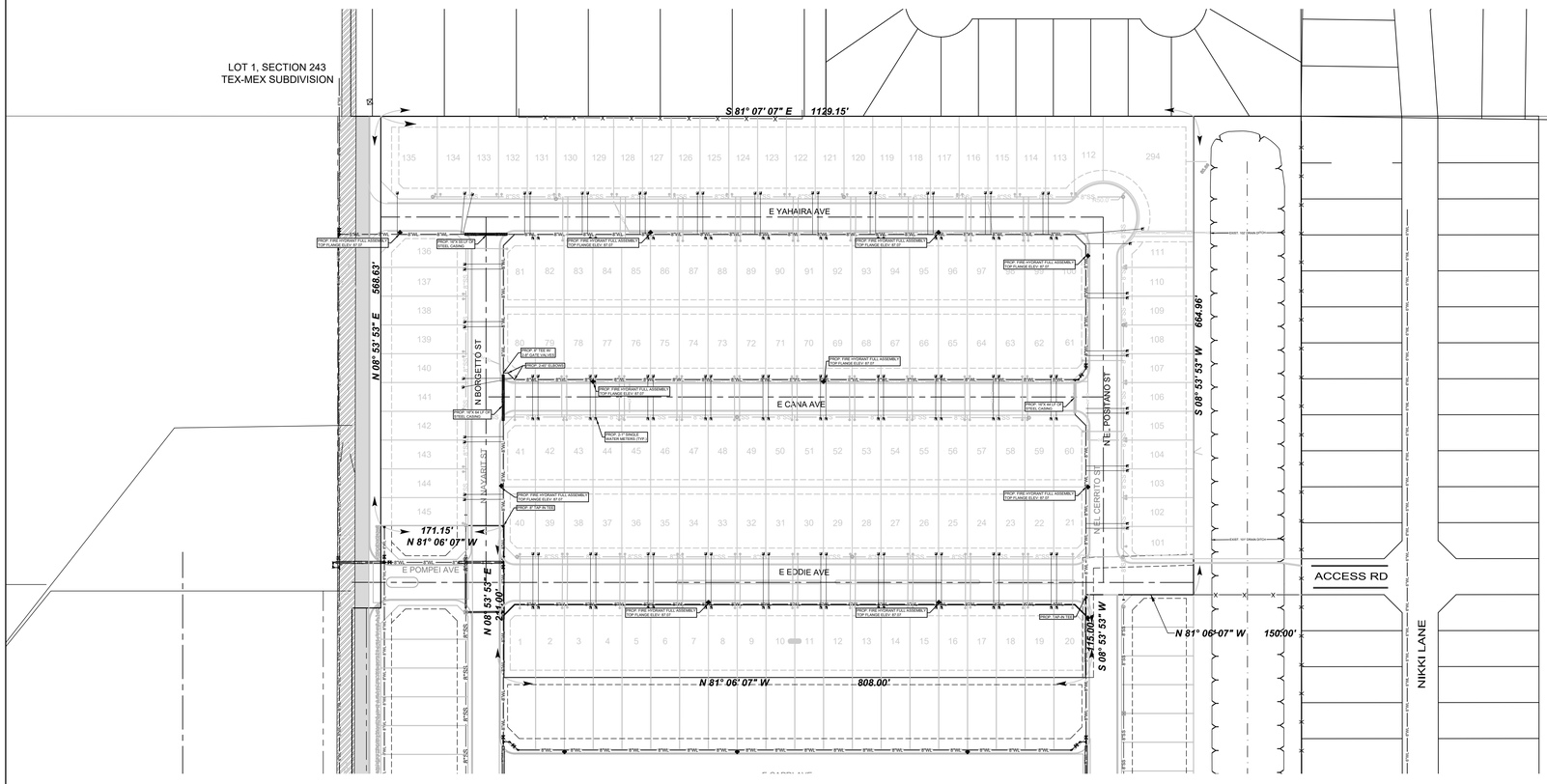
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

C:\Users\Public\Documents\Autodesk\Vault Client 2025\Data\Vault Development\Projects\Subdivisions\Edinburg\2155 - Arejo Holdings - Sorrento Estates 2\Autocad files\2155 SORRENTO ESTATES PH II.dwg, 12/9/2024 4:49:24 PM, JOHN TOPP.pc3



SCALE: 1"=60'

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — WATER LINE
- 8"SS — SEWER LINE
- 24"SD — STORM LINE
- IRR — IRRIG. LINE

25155.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
TBPELS No. 10095800

221 E. FM. 1 1167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947
www.meldenandhunt.com

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY AND NOT FOR CONSTRUCTION OF MARIO A. REYNA, P.E. 117368
ON 12/8/2025, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

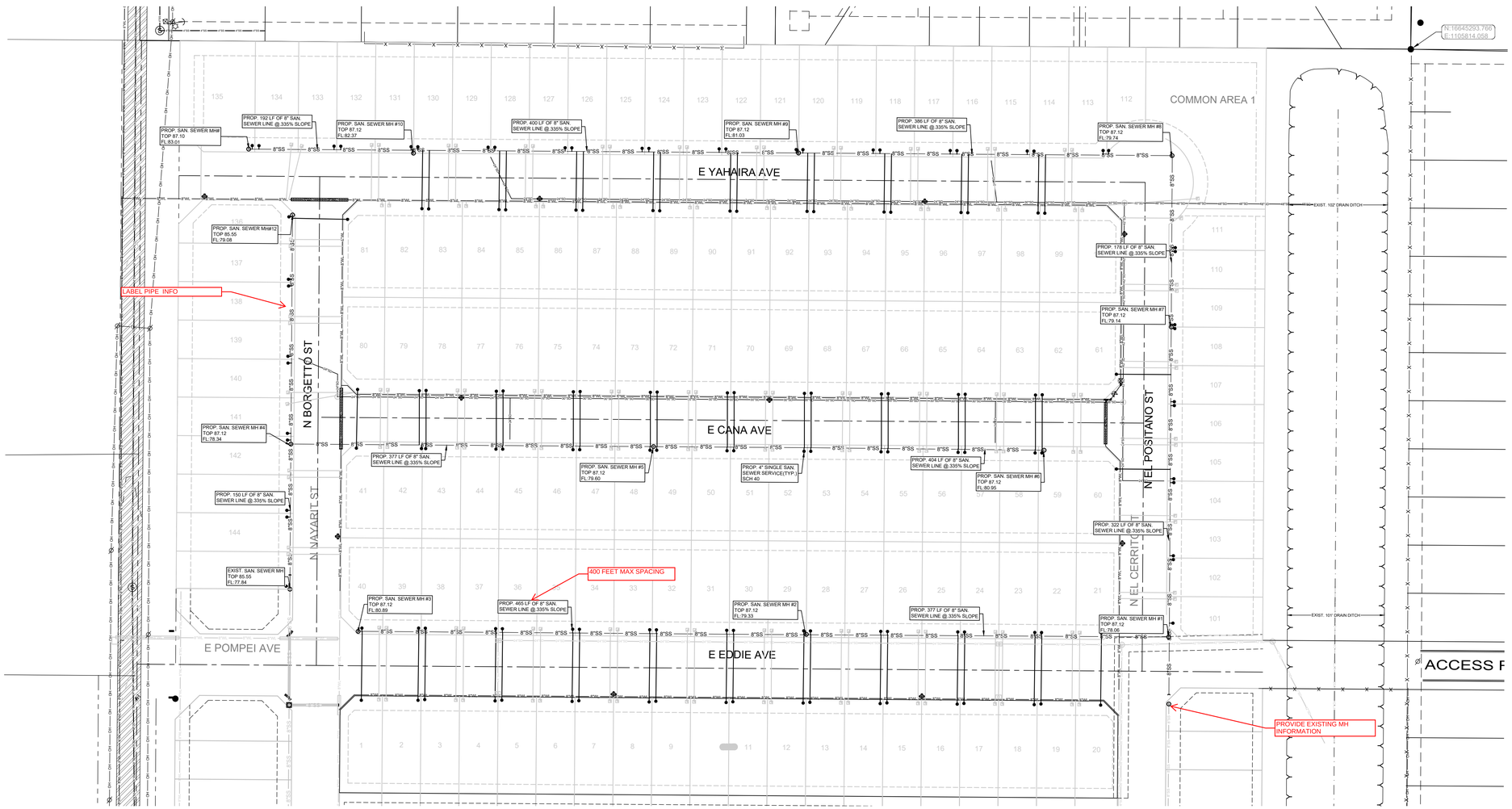
PROPOSED WATER LAYOUTS

© Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25155.00

SHEET 5 OF 28

C:\Users\aurora\Documents\Projects\Sorrento Estates Subdivision Phase II\25155 - Engr Workings - Sorrento Estates 2\Autocad Files\25155 SORRENTO ESTATES PH II.dwg, 12/8/2025 9:43:58 PM, DWG To PDF.pc3



SCALE: 1"=60'

SANITARY SEWER NOTES:

1. INSTALL 5'x5' CONCRETE COLLARS AT MANHOLES ON STREET PAVEMENT.
2. INSTALL DETECTABLE UNDERGROUND TAPE WITH PROPOSED SEWER MAINS.
3. SEWER SERVICE LOCATIONS SHALL BE STAMPED ON THE FACE OF CURB WITH AN "S" AND PAINTED WITH A WEATHER RESISTANT GREEN PAINT.
4. SANITARY SEWER LINE CASINGS AT STREET AND WATER MAIN CROSSINGS SHALL BE DR25 150 PSI RATED.
5. SEWER SERVICE LINES SHALL BE 4" SCH40 PCV PIPES.
6. 8" SEWER MAINS SHALL BE SDR26 AT A MINIMUM OF 0.335% SLOPE.
7. 10" SEWER MAINS SHALL BE SDR26 AT A MINIMUM OF 0.250% SLOPE.

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES (ADJACENT)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- 4" SCH40 PVC SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — 8"WL — 8"WL — WATER MAIN
- 8"SS — 8"SS — 8"SS — 8"SS — SEWER MAIN
- 24"SD — 24"SD — 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRR — IRR — IRRIG. LINE

25155.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
225 E. EXPRESSWAY 83, SUITE
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
TBPELS No. 10095800

BEARINGS ARE AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117988 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

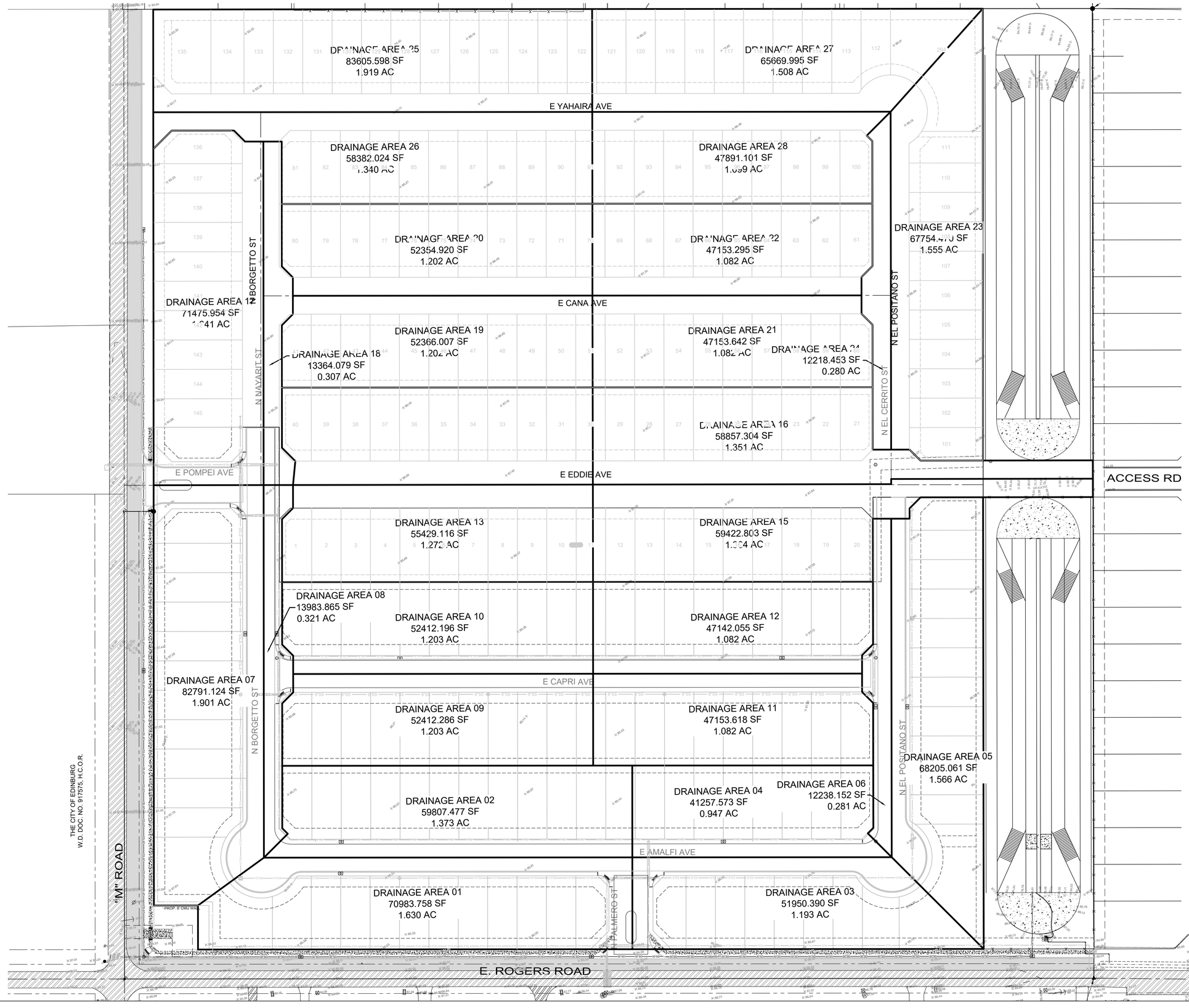
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED SANITARY SEWER LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

SHEET 7 OF 28



1"=60'

25155.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 N. ROSE, EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
TBPELS No. 10095800

227 E. FM. 1167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591
TBPELS (SHED) 1942

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

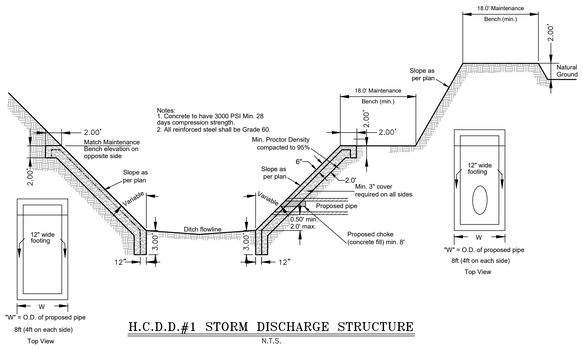
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED DRAINAGE AREAS LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25155.00

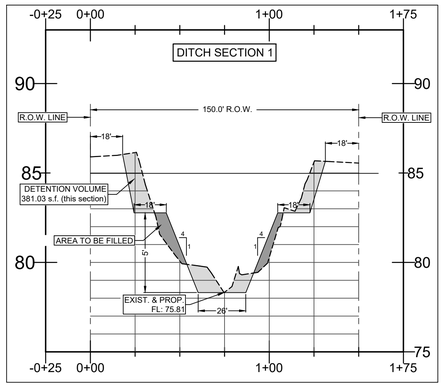
SHEET 11 OF 28



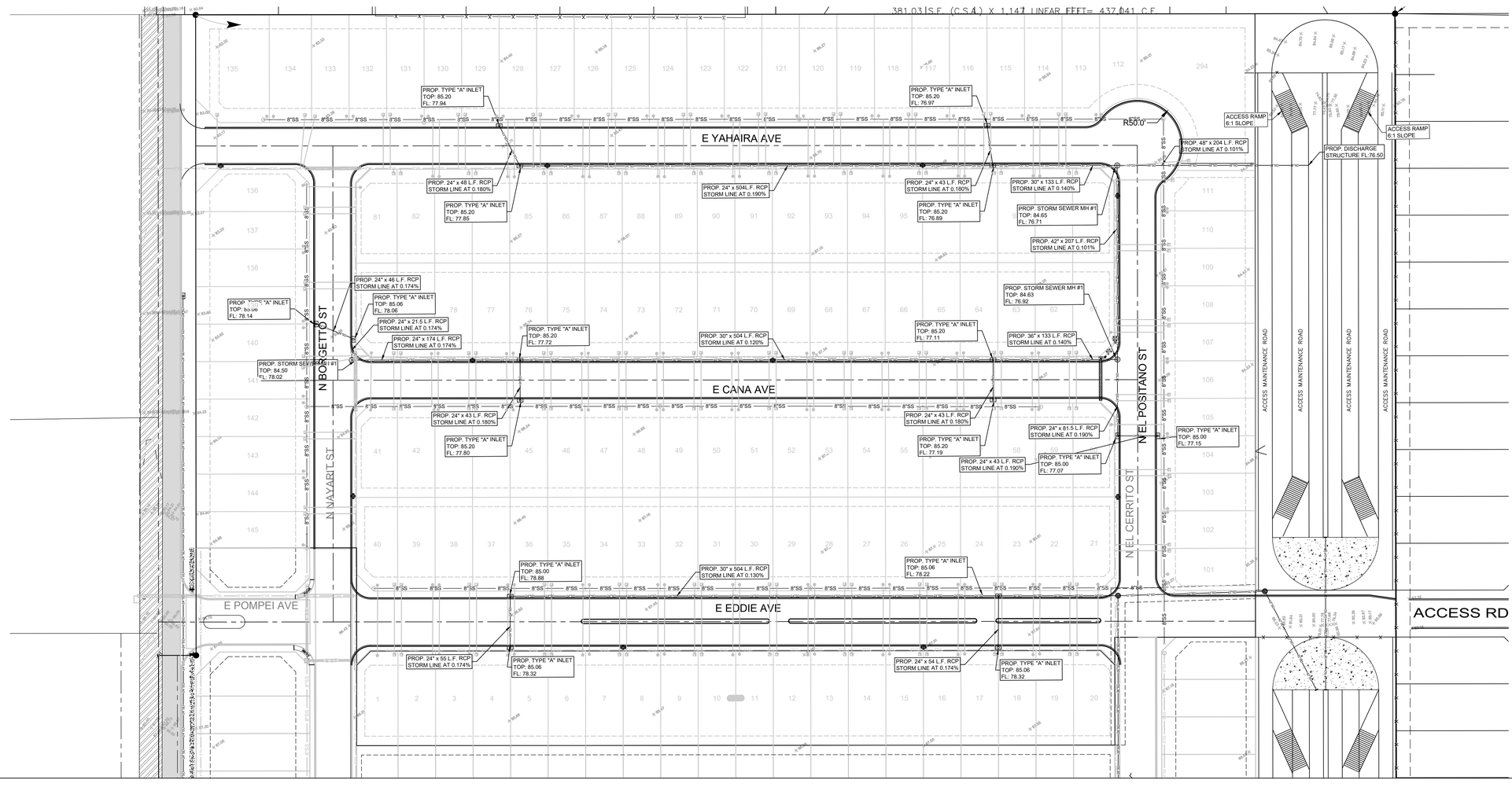
H.C.D.D.#1 STORM DISCHARGE STRUCTURE

N.T.S.

DRAINAGE REQUIRED (MASTER): = 272,117 CF
EXISTING DRAINAGE: = 617,293 CF
DRAINAGE PROVIDED: = 437,041 CF



381.03 S.F. (C.S.A.) X 1,147 LINEAR FEET= 437,041 C.F.



LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES (ADJACENT)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- 4" SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRR — IRR — IRRIG. LINE

1"=60'

25155.00

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
221 E. FM. 1017
EDINBURG, TEXAS 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
TBPELS No. 10095800
www.meldenhunt.com

ENG.TECH: AURORA
PROJECT ENG: MARIO REYNA
T - PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117568 ON 12/8/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

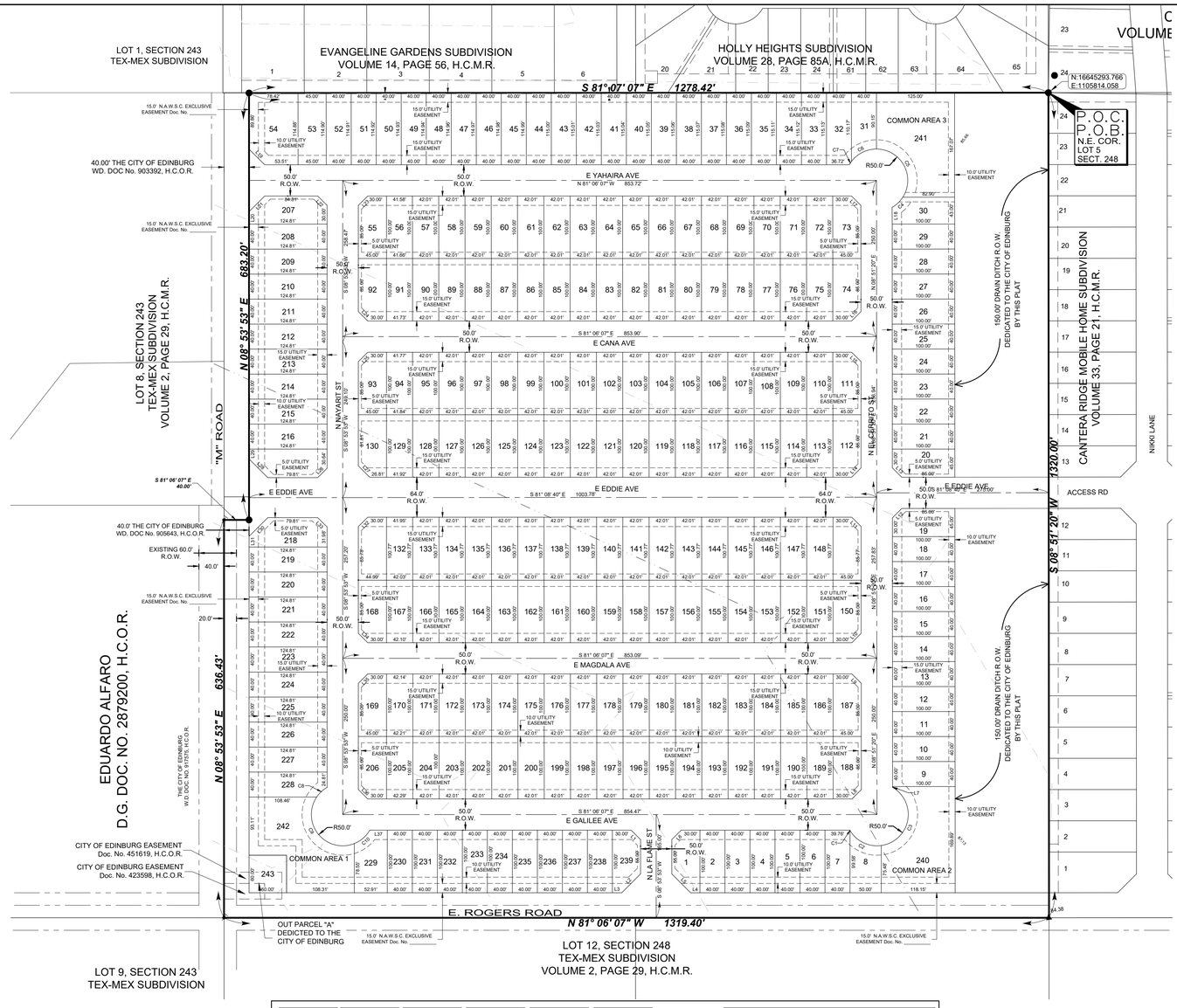
SORRENTO ESTATES
SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED DRAINAGE LAYOUT

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

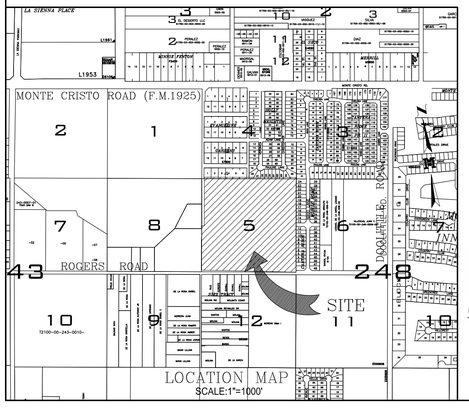
File Name: 25155.00

SHEET 12 OF 28



LEGEND

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT



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

DRAWN BY: GABRIEL F. DATE: 7-01-24

SURVEYED, CHECKED_____ DATE: _____

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	3937.50	0.090	41	4601.24	0.106	81	4201.00	0.096	121	4201.00	0.096	163	4201.00	0.096	203	4201.00	0.096
2	4000.00	0.092	42	4600.78	0.106	82	4201.00	0.096	122	4201.00	0.096	164	4201.00	0.096	204	4201.00	0.096
3	4000.00	0.092	43	4600.31	0.106	83	4201.00	0.096	123	4201.00	0.096	165	4201.00	0.096	205	4255.08	0.097
4	4000.00	0.092	44	4599.85	0.106	84	4201.00	0.096	124	4201.00	0.096	166	4201.00	0.096	206	4387.54	0.101
5	4000.00	0.092	45	4599.38	0.106	85	4201.00	0.096	125	4201.00	0.096	167	4206.58	0.097	207	5191.50	0.119
6	4000.00	0.092	46	4598.92	0.106	86	4201.00	0.096	126	4201.00	0.096	168	4387.32	0.101	208	4992.48	0.115
7	3999.95	0.092	47	4598.45	0.106	87	4201.00	0.096	127	4201.00	0.096	169	4387.46	0.101	209	4992.48	0.115
8	4559.86	0.105	48	4597.99	0.106	88	4201.00	0.096	128	4201.00	0.096	170	4017.66	0.092	210	4992.48	0.115
9	4000.00	0.092	49	4597.52	0.106	89	4201.00	0.096	129	4188.08	0.096	171	4201.00	0.096	211	4992.48	0.115
10	4000.00	0.092	50	4597.06	0.106	90	4201.00	0.096	130	4334.59	0.100	172	4201.00	0.096	212	4992.48	0.115
11	4000.00	0.092	51	4596.59	0.106	91	4169.58	0.096	132	4231.35	0.097	173	4201.00	0.096	213	4992.48	0.115
12	4000.00	0.092	52	4596.13	0.106	92	4387.54	0.101	133	4233.21	0.097	174	4201.00	0.096	214	4992.48	0.115
13	4000.00	0.092	53	5170.09	0.119	93	4387.46	0.101	134	4233.21	0.097	175	4201.00	0.096	215	4992.48	0.115
14	4000.00	0.092	54	8701.15	0.200	94	4180.68	0.096	135	4233.21	0.097	176	4201.00	0.096	216	4992.47	0.115
15	4000.00	0.092	55	4387.46	0.101	95	4201.00	0.096	136	4233.21	0.097	177	4201.00	0.096	217	5136.09	0.118
16	4000.00	0.092	56	4162.17	0.096	96	4201.00	0.096	137	4233.21	0.097	178	4201.00	0.096	218	4992.48	0.115
17	4000.00	0.092	57	4201.00	0.096	97	4201.00	0.096	138	4233.21	0.097	179	4201.00	0.096	220	4992.46	0.115
18	4000.00	0.092	58	4201.00	0.096	98	4201.00	0.096	139	4233.21	0.097	180	4201.00	0.096	221	4992.46	0.115
19	4387.50	0.101	59	4201.00	0.096	99	4201.00	0.096	140	4233.21	0.097	181	4201.00	0.096	222	4992.46	0.115
20	4387.50	0.101	60	4201.00	0.096	100	4201.00	0.096	141	4233.21	0.097	182	4201.00	0.096	223	4992.46	0.115
21	4000.00	0.092	61	4201.00	0.096	101	4201.00	0.096	142	4233.21	0.097	183	4201.00	0.096	224	4992.46	0.115
22	4000.00	0.092	62	4201.00	0.096	102	4201.00	0.096	143	4233.21	0.097	184	4201.00	0.096	225	4992.46	0.115
23	4000.00	0.092	63	4201.00	0.096	103	4201.00	0.096	144	4233.21	0.097	185	4201.00	0.096	226	4992.46	0.115
24	4000.00	0.092	64	4201.00	0.096	104	4201.00	0.096	145	4233.21	0.097	186	4201.00	0.096	227	4992.46	0.115
25	4000.00	0.092	65	4201.00	0.096	105	4201.00	0.096	146	4233.21	0.097	187	4387.50	0.101	228	4949.53	0.111
26	4000.00	0.092	66	4201.00	0.096	106	4201.00	0.096	147	4233.21	0.097	188	4387.50	0.101	229	4963.87	0.114
27	4000.00	0.092	67	4201.00	0.096	107	4201.00	0.096	148	4233.21	0.097	189	4201.00	0.096	230	4000.00	0.092
28	4000.00	0.092	68	4201.00	0.096	108	4201.00	0.096	150	4387.50	0.101	190	4201.00	0.096	231	4000.00	0.092
29	4000.00	0.092	69	4201.00	0.096	109	4201.00	0.096	151	4201.00	0.096	191	4201.00	0.096	232	4000.00	0.092
30	4137.94	0.095	70	4201.00	0.096	110	4201.00	0.096	152	4201.00	0.096	192	4201.00	0.096	233	4000.00	0.092
31	3847.36	0.088	71	4201.00	0.096	111	4387.50	0.101	153	4201.00	0.096	193	4201.00	0.096	234	4000.00	0.092
32	4596.91	0.106	72	4201.00	0.096	112	4387.50	0.101	154	4201.00	0.096	194	4201.00	0.096	235	4000.00	0.092
33	4604.96	0.106	73	4387.50	0.101	113	4201.00	0.096	155	4201.00	0.096	195	4201.00	0.096	236	4000.00	0.092
34	4604.49	0.106	74	4387.50	0.101	114	4201.00	0.096	156	4201.00	0.096	196	4201.00	0.096	237	4000.00	0.092
35	4604.03	0.106	75	4201.00	0.096	115	4201.00	0.096	157	4201.00	0.096	197	4201.00	0.096	238	4000.00	0.092
36	4603.57	0.106	76	4201.00	0.096	116	4201.00	0.096	158	4201.00	0.096	198	4201.00	0.096	239	3937.50	0.090
37	4603.10	0.106	77	4201.00	0.096	117	4201.00	0.096	159	4201.00	0.096	199	4201.00	0.096	240	18862.20	0.387
38	4602.64	0.106	78	4201.00	0.096	118	4201.00	0.096	160	4201.00	0.096	200	4201.00	0.096	241	17643.51	0.405
39	4602.17	0.106	79	4201.00	0.096	119	4201.00	0.096	161	4201.00	0.096	201	4201.00	0.096	242	17455.99	0.401
40	4601.71	0.106	80	4201.00	0.096	120	4201.00	0.096	162	4201.00	0.096	202	4201.00	0.096	243	3600.00	0.083

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	0.48'	50.00'	000° 33' 20"	S21° 22' 47"E	0.48'	0.24
C2	58.84'	50.00'	067° 25' 36"	S55° 22' 15"E	55.50'	33.36
C3	123.97'	50.00'	142° 03' 37"	N19° 53' 09"E	94.57'	145.46
C4	23.87'	50.00'	027° 21' 23"	N55° 10' 38"E	23.65'	12.17
C5	107.03'	50.00'	122° 38' 37"	N19° 49' 22"W	87.73'	91.41
C6	46.36'	50.00'	053° 07' 48"	S72° 17' 26"W	44.72'	25.00
C7	5.96'	50.00'	000° 49' 39"	S42° 18' 42"W	5.96'	2.98
C8	22.50'	50.00'	025° 47' 11"	S56° 07' 17"W	22.31'	11.45
C9	127.35'	50.00'	145° 55' 59"	S29° 51' 18"E	95.61'	163.20
C10	33.47'	50.00'	038° 17' 01"	N58° 02' 12"E	32.79'	17.35

Lot Line Table		
Line #	Length	Direction
L1	21.21'	S36° 06' 07"E
L2	42.43'	N53° 53' 53"E
L3	15.00'	S81° 06' 07"E
L4	15.00'	S81° 06' 07"E
L5	42.43'	N36° 06' 07"W
L6	21.21'	S53° 53' 53"W
L7	1.50'	N36° 51' 20"E
L8	21.21'	N53° 52' 36"E
L9	21.22'	N36° 07' 24"W
L10	21.21'	S53° 52' 36"W
L11	21.22'	N36° 07' 24"W
L12	21.21'	N53° 51' 20"E
L13	21.21'	N36° 06' 40"W
L14	21.21'	S53° 52' 36"W
L15	21.22'	N36° 07' 24"W
L16	21.21'	S53° 52' 36"W
L17	21.22'	S36° 07' 24"E
L18	26.67'	N58° 51' 20"E
L19	35.36'	S36° 06' 07"E
L20	20.00'	N36° 53' 53"E

Lot Line Table		
Line #	Length	Direction
L21	35.36'	N53° 53' 53"E
L22	21.22'	N36° 06' 07"W
L23	21.22'	N53° 53' 53"E
L24	21.21'	S36° 06' 07"E
L25	21.22'	S53° 53' 53"W
L26	21.24'	S53° 53' 53"W
L27	25.72'	S36° 06' 07"E
L28	42.40'	N36° 06' 07"W
L29	15.67'	N08° 53' 53"E
L30	42.40'	N53° 53' 54"E
L31	17.02'	N08° 53' 53"E
L32	21.20'	S53° 53' 53"W
L33	21.24'	S36° 06' 07"E
L34	21.21'	S36° 06' 07"E
L35	21.22'	S53° 53' 53"W
L36	21.21'	S36° 06' 07"E
L37	28.11'	S81° 06' 07"E

SUBDIVISION MAP OF
SORRENTO ESTATES SUBDIVISION

BEING 39.334 ACRES
OUT OF LOT 5, SECTION 248
TEX-MEX SUBDIVISION
VOLUME 2, PAGE 29, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 1 OF 2

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Ango Holding)\Autocad Rev\24055_1.dwg, 7/22/2024 7:39:34 AM, DWG To PDF.pc3

SUBDIVISION MAP OF
SORRENTO ESTATES SUBDIVISION

BEING 39.334 ACRES
OUT OF LOT 5, SECTION 248
TEX-MEX SUBDIVISION
VOLUME 2, PAGE 29, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 39.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEX-MEX SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 39.334-ACRE TRACT CONSISTS OF: 26.613 ACRES CONVEYED TO WILLIAM E. ROGERS AND MARY ROGERS, AND ROBERT L. ROGERS AND JOAN ROGERS BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1392, PAGE 104, HIDALGO COUNTY DEED RECORDS, 10.721 ACRES CONVEYED TO DOROTHY R. LEIDNER BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 403764, HIDALGO COUNTY OFFICIAL RECORDS, AND 2.000 ACRES CONVEYED TO ROBERT LEE ROGERS AND WIFE, JOAN ROGERS [2/3RD INTEREST], MARILYN JEANNE GILMORE [1/6TH INTEREST], AND DOROTHY ANN LEIDNER [1/6TH INTEREST] BY VIRTUE OF A SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 2387, PAGE 108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 39.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16645293.781, EASTING: 1105814.055] ON THE NORTHEAST CORNER OF SAID LOT 5, SECTION 248 AND THE NORTHWEST CORNER OF CANTERA RIDGE MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 21, HIDALGO COUNTY MAP RECORDS, AND THE SOUTHEAST CORNER OF HOLLY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 85A, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 51' 20" W ALONG THE EAST LINE OF SAID LOT 5, SECTION 248 AND THE WEST LINE OF SAID CANTERA RIDGE MOBILE HOME SUBDIVISION, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR FOUND ON THE FUTURE NORTH RIGHT-OF-WAY LINE OF E. ROGERS ROAD, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF E. ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND [NORTHING: 16643989.516, EASTING: 1105610.849] ON THE SOUTHEAST CORNER OF SAID LOT 5, SECTION 248 AND THE SOUTHWEST CORNER OF SAID CANTERA RIDGE MOBILE HOME SUBDIVISION AND WITHIN THE RIGHT-OF-WAY OF E. ROGERS ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 08' 07" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 248 AND WITHIN THE RIGHT-OF-WAY OF E. ROGERS ROAD, AT A DISTANCE OF 309.98 FEET PASS A NAIL SET IN LINE, AT A DISTANCE OF 446.98 FEET PASS A NAIL SET IN LINE, CONTINUING A TOTAL DISTANCE OF 1,319.40 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 248, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 53' 53" E ALONG THE WEST LINE OF SAID LOT 5, SECTION 248 AND WITHIN THE RIGHT-OF-WAY OF "M" ROAD A DISTANCE OF 636.43 FEET TO A NAIL SET FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81° 06' 09" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, N 08° 53' 53" E ALONG THE EAST RIGHT-OF-WAY LINE OF "M" ROAD, AT A DISTANCE OF 36.80 FEET PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 683.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 5, SECTION 248 AND THE SOUTH LINE OF EVANGELINE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 56, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

6. THENCE, S 81° 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248 AND ALONG THE SOUTH LINES OF SAID EVANGELINE GARDENS SUBDIVISION AND SAID HOLLY HEIGHTS SUBDIVISION, AT A DISTANCE OF 728.00 PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 1,278.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.334 ACRES, OF WHICH 0.292 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF "M" ROAD AND 0.597 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. ROGERS ROAD, LEAVING AN EXISTING NET OF 38.445 ACRES, OF WHICH 0.283 OF ONE ACRE LIES IN THE FUTURE RIGHT-OF-WAY OF "M" ROAD AND 0.587 OF ONE ACRE LIES WITHIN THE FUTURE RIGHT-OF-WAY OF E. ROGERS ROAD, LEAVING A FUTURE NET OF 37.575 ACRES OF LAND, MORE OR LESS

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 20 __.

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED __EDUARDO DE LEON__ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

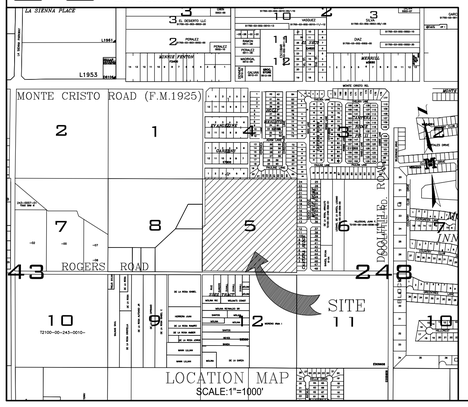
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20 __.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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



GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"
   FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.

LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No: _____

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. BFE =86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION. NORTHING: 16644052.241, EASTING: 1105468.812, ELEV= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 193,600 C.F (4.444 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL " A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS, THE _____ DAY OF _____ 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF--WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D.#1.

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SORRENTO ESTATES SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
EDUARDO DE LEON DATE:
D/B/A/ CLASSIC DEMOLITION CONSTRUCTION
4200 N. KENYON ROAD
EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

_____ MELDEN & HUNT, INC.
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 TEXAS REGISTRATION F-1435
STATE OF TEXAS

DATE PREPARED: 7/1/24
ENGINEERING JOB # 24055.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

_____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 01/29/2019
T-XXXX, PG. XX
SURVEY JOB # 19614.08

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SORRENTO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

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

_____ _____
MAYOR CITY OF EDINBURG DATE

_____ _____
CITY SECRETARY DATE

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Argo Holding)\Autocad Files\24055_1.dwg, 7/1/2024 4:53:00 PM, DWG To PDF.pc3

PROP. TYPE "A" INLET
STA: 0+00.00
RIM: 84.47'
INV OUT: 80.86' 24"

PROP. STM. SWR. 24 inch Concrete Pipe - 600.19 L.F. AT 0.17%

E EDDIE AVE

PROP. STM. SWR. 24 inch Concrete Pipe - 43.00 L.F. AT 0.18%

PROP. TYPE "A" INLET
STA: 0+43.00
RIM: 85.00'
INV IN: 79.59' 24"
INV OUT: 79.59' 24"

PROP. TYPE "A" INLET
STA: 0+00.00
RIM: 85.00'
INV OUT: 79.67' 24"

PROP. STM. SWR. 24 inch Concrete Pipe - 33.28 L.F. AT 0.11%

PROP. TYPE "A" INLET
STA: 2+46.90
RIM: 84.98'
INV IN: 79.25' 24"
INV OUT: 79.25' 30"

PROP. STM. SWR. 24 inch Concrete Pipe - 170.62 L.F. AT 0.18%

PROP. STM. SWR. 30 inch Concrete Pipe - 511.80 L.F. AT 0.13%

PROP. TYPE "A" INLET
STA: 6+00.19
RIM: 86.90'
INV IN: 79.82' 24"
INV OUT: 79.82' 24"

PROP. STORM SEWER MH
STA: 0+76
RIM: 85.22'
INV IN: 79.55' 24"
INV OUT: 79.55' 24"

STORM SEWER LINE - B

E MAGDALA AVE

N NAYARIT

PROP. STM. SWR. 24 inch Concrete Pipe - 389.64 L.F. AT 0.17%

PROP. TYPE "A" INLET
STA: 0+43.00
RIM: 85.60'
INV IN: 79.41' 24"
INV OUT: 79.41' 24"

PROP. STM. SWR. 24 inch Concrete Pipe - 512.00 L.F. AT 0.21%

STORM SEWER LINE - A

E GALILEE AVE

PROP. STM. SWR. 24 inch Concrete Pipe - 43.00 L.F. AT 0.17%

PROP. TYPE "A" INLET
STA: 0+00.00
RIM: 85.60'
INV OUT: 79.48' 24"

"M" ROAD

STREET WIDENING STORM LINE

PROP. TYPE "A" INLET
STA: 9+89.83
RIM: 87.57'
INV IN: 79.14' 24"
INV OUT: 79.14' 24"

PROP. STM. SWR. 24 inch Concrete Pipe - 213.57 L.F. AT 0.17%

PROP. TYPE "A" INLET
STA: 12+03.41
RIM: 87.52'
INV IN: 78.77' 24"
INV OUT: 78.77' 30"

PROP. STM. SWR. 30 inch Concrete Pipe - 395.60 L.F. AT 0.13%

E ROGE D

PROP. TYPE "A" INLET
STA: 15+99.00
RIM: 86.63'
INV IN: 78.26' 30"
INV OUT: 78.26' 30"

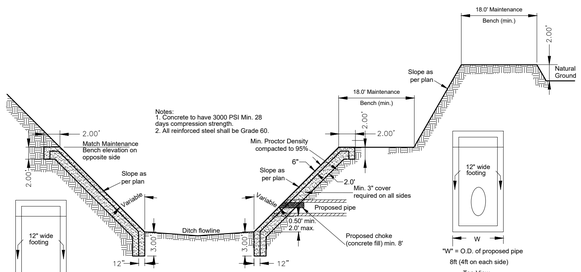
N LA FLAME ST

PROP. STM. SWR. 30 inch Concrete Pipe - 599.97 L.F. AT 0.13%

PROP. TYPE "A" INLET
STA: 21+98.97
RIM: 85.27'
INV IN: 77.49' 30"
INV OUT: 77.49' 36"

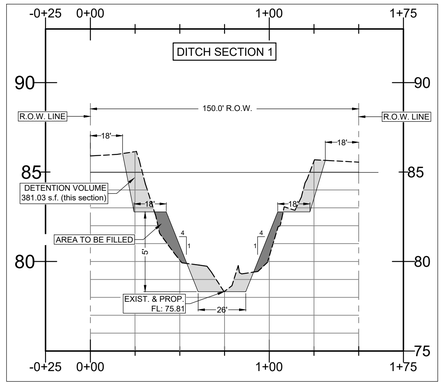
THE CITY OF EDINBURG
W.D. DOC. NO. 917575, H.C.O.R.

Notes:
1. Concrete to have 3000 PSI Min. 28 days compression strength.
2. All reinforced steel shall be Grade 60.



H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

DRAINAGE REQUIRED (MASTER): = 272,117 CF
EXISTING DRAINAGE: = 617,293 CF
DRAINAGE PROVIDED: = 437,041 CF



381.03 S.F. (C.S.A.) X 1,147 LINEAR FEET= 437,041 C.F.

ACCESS RAMP
1 TO 6 SLOPE

ACCESS RAMP
1 TO 6 SLOPE

DITCH CROSS SECTION ALIGNMENT

ACCESS MAINTENANCE ROAD

PROP. DITCH FLOWLINE
STA: 7+34.44
INV: 78.81' 24"

PROP. STM. SWR. 42 inch Concrete Pipe - 156.65 L.F. AT 0.06%

PROP. STORM SEWER MH
STA: 11+54
RIM: 86.58'
INV IN: 77.86' 36"
INV OUT: 77.86' 42"

PROP. STORM SEWER MH
STA: 13+11
RIM: 85.87'
INV IN: 77.76' 42"
INV OUT: 77.76' 42"

PROP. STM. SWR. 24 inch Concrete Pipe - 162.64 L.F. AT -0.10%

PROP. STM. SWR. 42 inch Concrete Pipe - 118.57 L.F. AT 0.17%

PROP. STM. SWR. 36 inch Concrete Pipe - 262.82 L.F. AT 0.21%

PROP. DITCH FLOWLINE
STA: 14+29.36
INV: 77.58' 42"

PROP. DITCH FLOWLINE
STA: 5+71.80
INV: 75.75' 24"

STORM SEWER LINE - B

PROP. STM. SWR. 36 inch Concrete Pipe - 132.63 L.F. AT 0.13%

PROP. TYPE "A" INLET
STA: 7+58.70
RIM: 84.99'
INV IN: 78.59' 30"
INV OUT: 78.59' 36"

PROP. STM. SWR. 24 inch Concrete Pipe - 36 L.F. AT 0.25%

PROP. STORM SEWER MH
STA: 8+91
RIM: 85.45'
INV IN: 78.42' 36"
INV OUT: 78.42' 36"

PROP. TYPE "A" INLET
STA: 7+58.70
RIM: 84.99'
INV IN: 78.68' 24"

PROP. TYPE "A" INLET
STA: 0+00.00
RIM: 86.52'
INV OUT: 78.76' 24"

PROP. TYPE "A" INLET
STA: 0+43.00
RIM: 86.52'
INV IN: 78.69' 24"
INV OUT: 78.69' 24"

PROP. STM. SWR. 24 inch Concrete Pipe - 43.00 L.F. AT 0.17%

STORM SEWER LINE - C

N EL CERRITO ST

PROP. STM. SWR. 24 inch Concrete Pipe - 183.30 L.F. AT 0.17%

PROP. TYPE "A" INLET
STA: 2+26.30
RIM: 85.87'
INV IN: 78.37' 24"
INV OUT: 78.02' 30"

PROP. TYPE "A" INLET
STA: 5+55.00
RIM: 85.99'
INV IN: 78.35' 24"
INV OUT: 78.35' 30"

PROP. STM. SWR. 30 inch Concrete Pipe - 212.48 L.F. AT 0.15%

PROP. DISCHARGE STRUCTURE
STA: 9+86.61
INV: 77.78' 36"

ACCESS RAMP
1 TO 6 SLOPE

ACCESS RAMP
1 TO 6 SLOPE

STORM SEWER LINE - A

PROP. STM. SWR. 24 inch Concrete Pipe - 36.0 L.F. AT 0.25%

PROP. TYPE "A" INLET
STA: 5+55.00
RIM: 85.99'
INV IN: 78.44' 24"

PROP. STM. SWR. 36 inch Concrete Pipe - 219.14 L.F. AT 0.11%

PROP. SUCTION LINE

PROP. STM. SWR. 36 inch Concrete Pipe - 86.67 L.F. AT 0.10%

PROP. PUMP

PROP. 6" STORM DISCHARGE LINE

STREET WIDENING STORM LINE

EXIST. ROADSIDE DITCH

JOB No.
24055.00

BY	DATE	REVISION

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 383-4183 - FAX: (956) 383-4185
ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH: GABRIEL F.
PROJECT ENG: MARIO REYNA
T-BOOK: T-1010, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

10/14/2024

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SORRENTO ESTATES
SUBDIVISION PHASE I
EDINBURG, TEXAS
HIDALGO COUNTY

PROPOSED DRAINAGE LAYOUT

© Copyright 2024 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 24055.00

SHEET 10 OF 26

1"=60'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

PROPOSED DRAINAGE LAYOUT

SORRENTO ESTATES
SUBDIVISION PHASE I
EDINBURG, TEXAS
HIDALGO COUNTY

SHEET 10 OF 26

File Name: 24055.00

©Copyright 2024 Melden & Hunt, Inc.
All Rights Reserved

ALTERATION OF A SEALED DOCUMENT WITHOUT THE PERMISSION OF THE ENGINEER TO THE FURTHER EXTENT PROHIBITED BY TEXAS ENGINEERING PRACTICE LAW

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

10/14/2024

MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ENG. TECH: GABRIEL F.	
PROJECT ENG: MARIO REYNA	
T-BOOK: T-1010, PG. 39	
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE: AS NOTED	

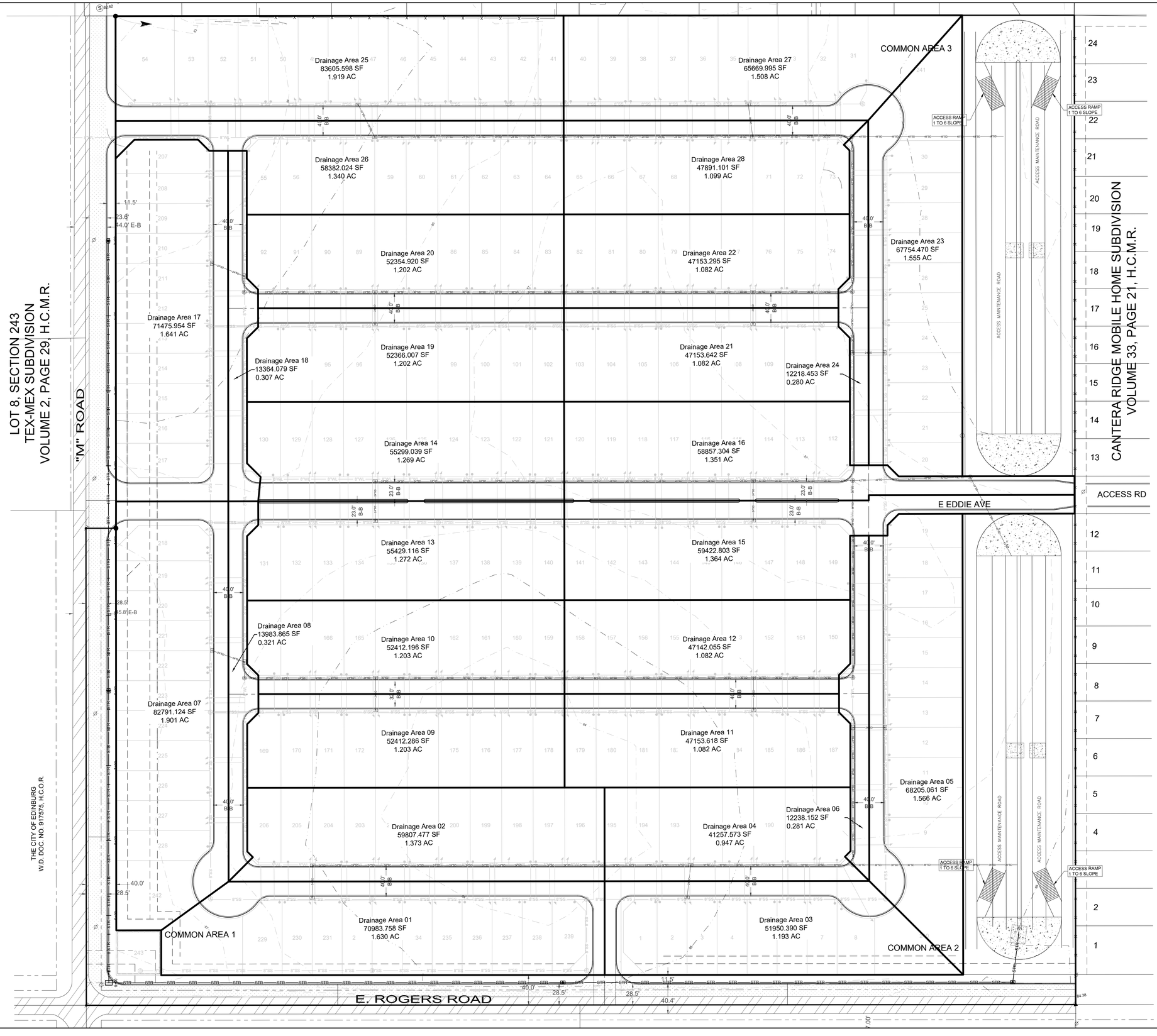
REVISION	DATE	BY

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

JOB No. 24055.00



1"=60'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

JOB No.
24055.00

BY	DATE	REVISION

MELDEN & HUNT, INC.
TEXAS REGIST.F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

ENG. TECH: GABRIEL F.
PROJECT ENG: MARIO REYNA
T-BOOK: T-1010, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

SORRENTO ESTATES
SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

DRAINAGE AREAS

©Copyright 2021 Melden & Hunt, Inc.
All Rights Reserved.

File Name: M ROAD ESTATES

SHEET 1 OF 1

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Argo Holding)\Autocad Rev\24055_1.dwg, 7/7/2004 2:53:22 PM, DWG To PDF.pc3

SUBMITTAL SUMMARY REPORT (PLAT-2025-0352)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3200 N M RD
EDINBURG, TX 78542

PARCEL: T2100-00-248-0005-01

APPLICATION DATE: 12/22/2025
EXPIRATION DATE: 06/20/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: Sorrento Phase 2

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	MARLON GARZA	MELDEN AND HUNT	115 W McIntyre Edinburg, TX 75841
Engineer	MARIO REYNA	MELDEN & HUNT INC.	115 W McIntrye Edinburg, TX 78541

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	01/27/2026	02/17/2026		In Review
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

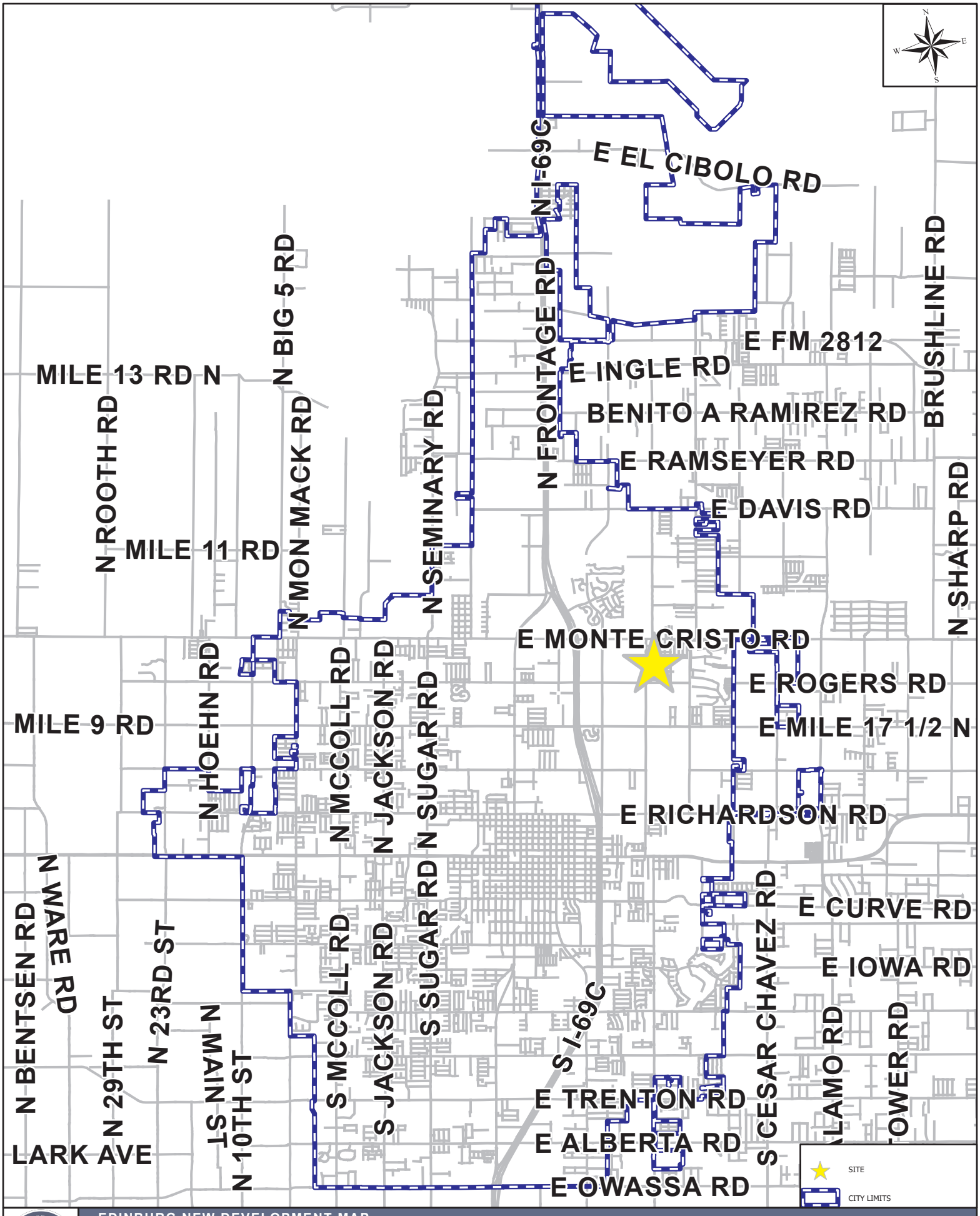
SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	02/17/2026	02/20/2026	Complete
Comments	See comments on review sent to engineer.			
Fire (Fire)	Anthony Riojas	02/17/2026	02/17/2026	Complete
Comments	GENERAL COMMENTS: 1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum) 2. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details) 3. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating) 4. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards. 5. 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) 6. FIRE HYDRANTS: Need to provide fire hydrant(s) at 300'/600' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks) 7. 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). 8. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s). 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			
Planning & Zoning (Planning & Zoning)	Leonel Duran	02/17/2026	02/03/2026	Requires Re-submit
Comments	Bufferyard (Sec. 4.204-2): 6ft. CMU wall required on the North side bordering the residential zoning. Street trees (Sec. 4.203 C, 5.): street trees will be required along M road. Trees within the subdivision will be required during site plan/ building permit review. Please submit a plan showing the street trees, the species being planted, and the spacing from center.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	02/17/2026		In Review
Comments	Comments and Redlines on Bluebeam			
Public Works (Public Works)	David De La Fuente	02/17/2026	02/18/2026	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan, Plat Note.			
Solid Waste (Solid Waste)	Laura Olivarez	02/17/2026	01/28/2026	Complete
Comments	Plat Message and Guidelines sent (ET)			

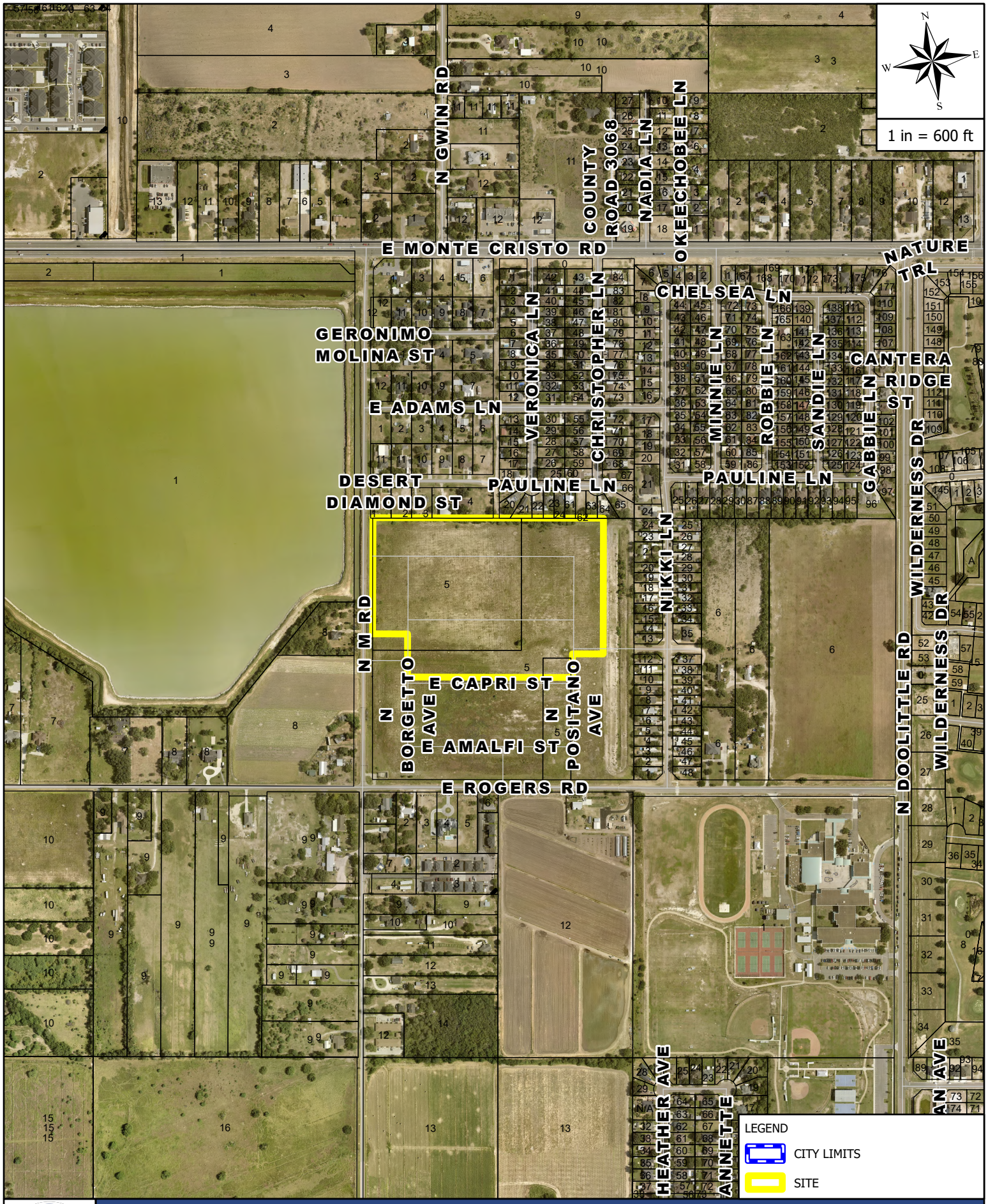
SUBMITTAL SUMMARY REPORT (PLAT-2025-0352)

Utilities (Utilities)	Priscilla Bernal	02/17/2026	01/28/2026	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - NAWSC 2. Sewer Fees - $9,425.00 3. Water Rights - N/A 4. Transfer Fees - $725 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	02/17/2026	02/20/2026	Complete
Comments	Fix provided comments and resubmit plans.			



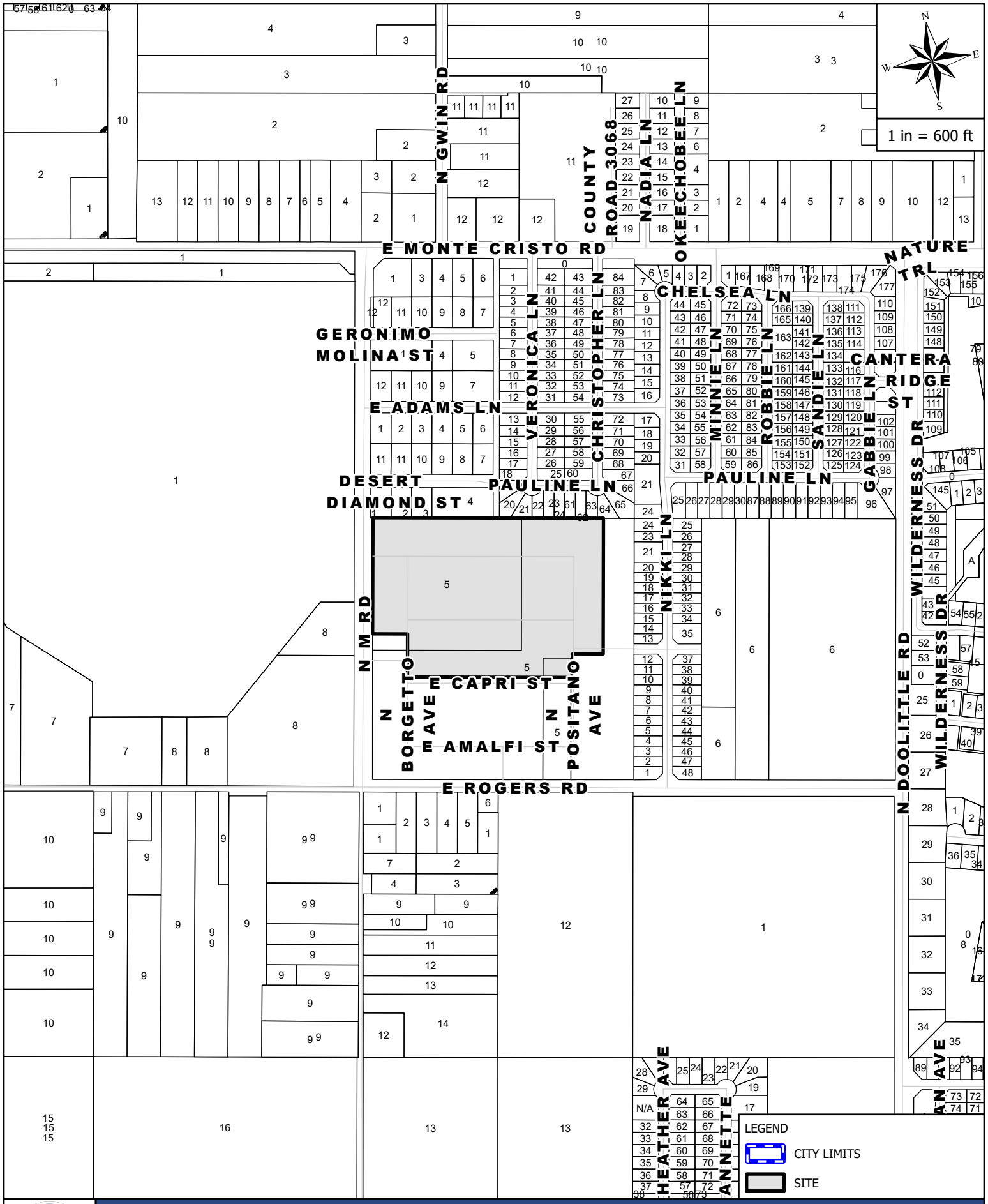
EDINBURG NEW DEVELOPMENT MAP

3198 N. M. RD



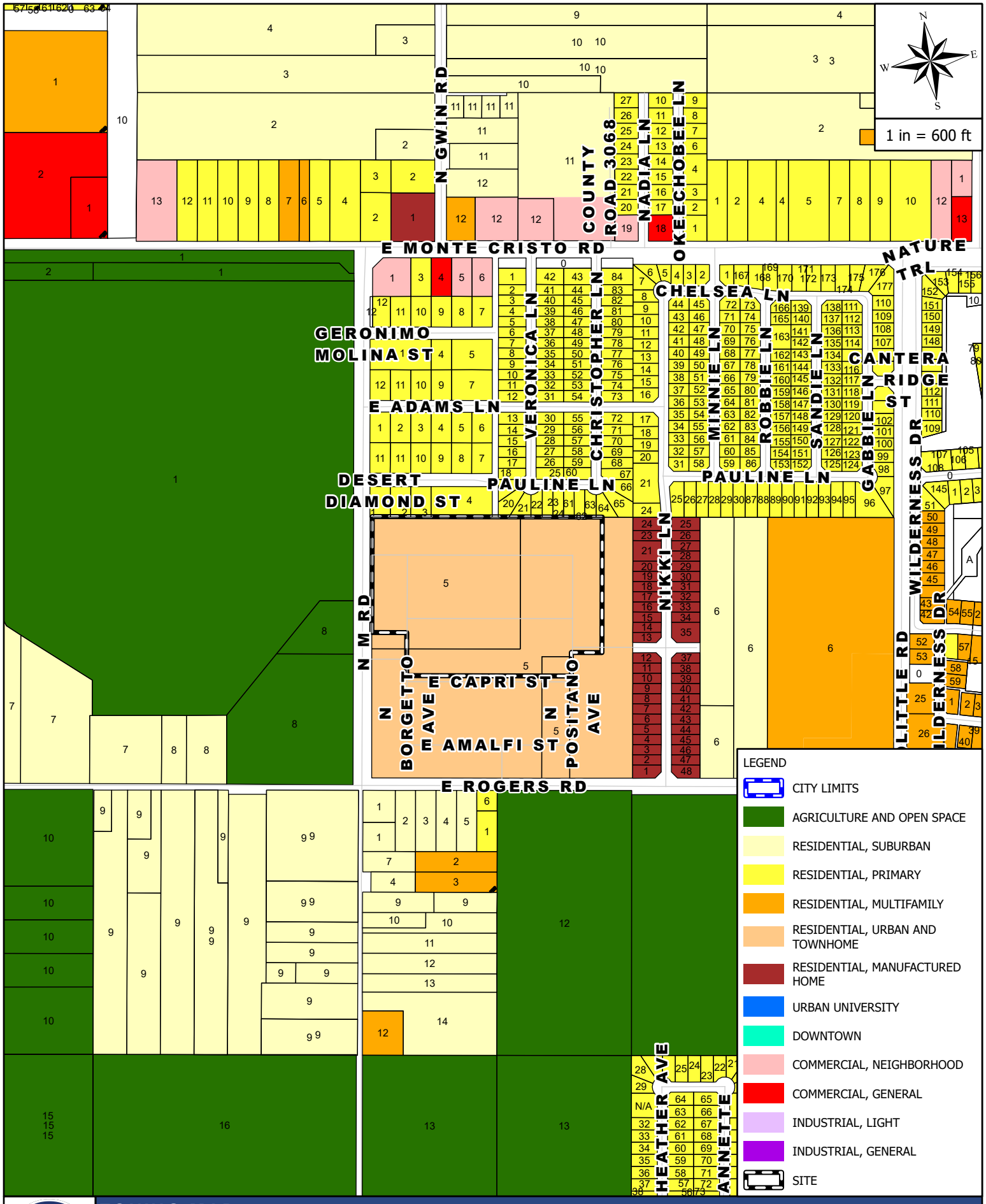
AERIAL MAP

3198 N. M. RD



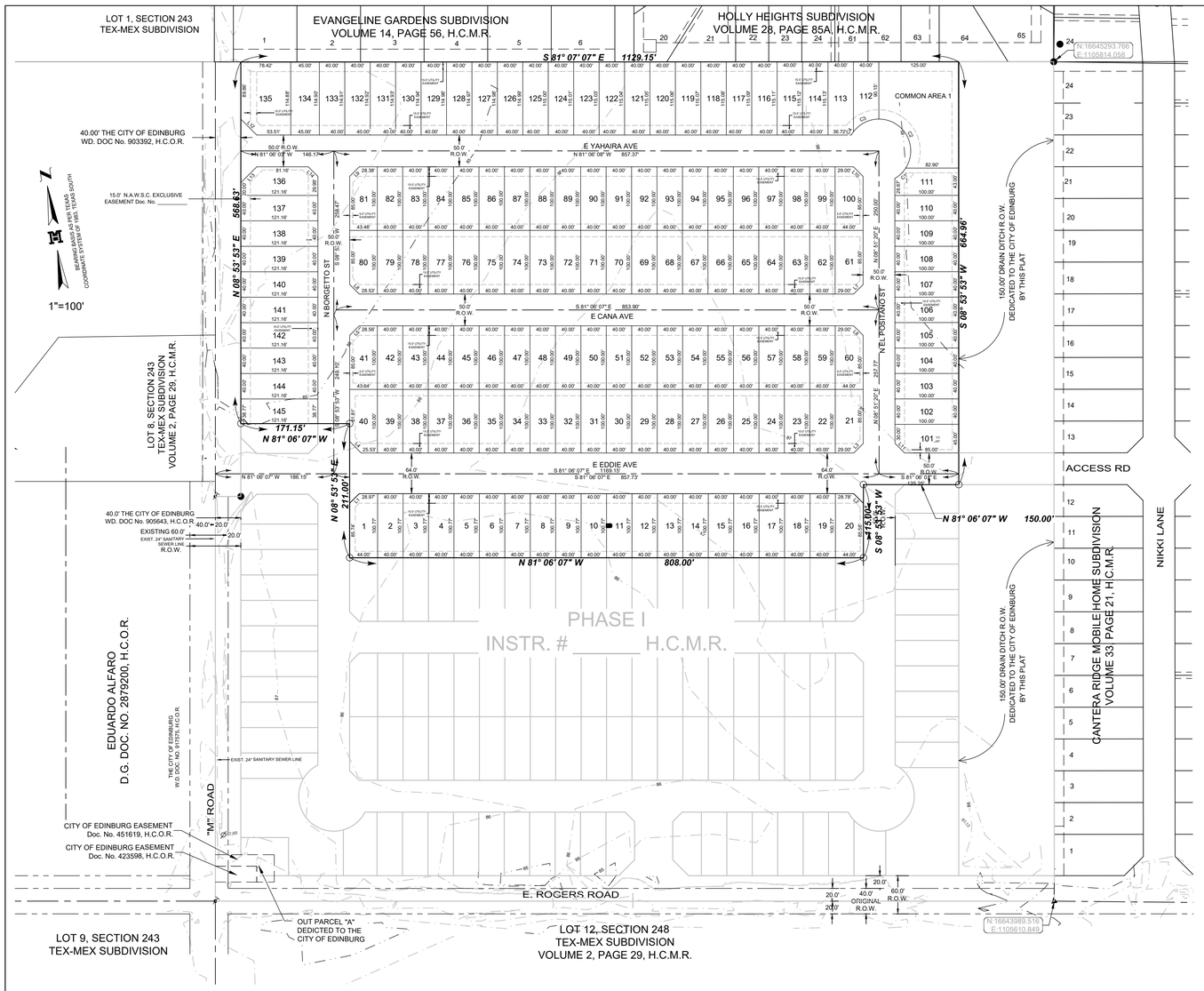
MAILOUT AND SITE MAP

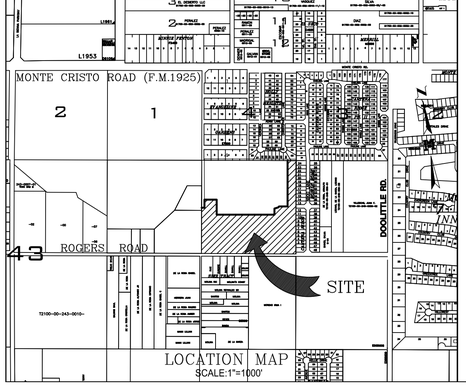
3198 N. M. RD



ZONING MAP

3198 N. M. RD





LEGEND

- ● FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
SECT. - SECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
DOC. NO. - DOCUMENT NUMBER
S.T.D. - SUBSTITUTE TRUSTEE'S DEED
W.D. - WARRANTY DEED
AC. - OF ONE ACRE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
℄ - PROPERTY LINE

DRAWN BY: AURORA DATE: 12-08-25.
DRAWN BY: _____ DATE: _____.
SURVEYED, CHECKED_____ DATE: _____.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS ▪ ENGINEERS ▪ SURVEYORS

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

Lot Line Table		
Line #	Length	Direction
L1	21.25'	N53° 53' 53"E
L2	21.52'	N36° 07' 24"W
L3	21.21'	S53° 52' 36"W
L4	25.72'	S36° 06' 07"E
L5	21.22'	S53° 53' 53"W
L6	21.22'	N36° 07' 24"W
L7	21.21'	S53° 52' 36"W
L8	21.21'	S36° 06' 07"E
L9	21.22'	N53° 53' 53"E
L10	21.22'	S36° 07' 24"E
L11	21.21'	N36° 08' 40"W
L12	35.36'	S36° 06' 07"E
L13	35.35'	N53° 53' 53"E
L14	21.22'	N36° 06' 07"W

COMMON AREA		
Lot #	SQ. FT.	Area
CA 1	17643.51	0.405

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	23.87'	50.00'	027° 21' 23"	N55° 10' 38"E	23.65'	12.17
C2	107.03'	50.00'	122° 38' 37"	N19° 49' 22"W	87.73'	91.41
C3	46.36'	50.00'	053° 07' 48"	S72° 17' 26"W	44.72'	25.00
C4	5.96'	50.00'	006° 49' 39"	S42° 18' 42"W	5.95'	2.98

MAP OF
SORRENTO ESTATES SUBDIVISION PHASE II

18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.988 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.988 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO SORRENTO ESTATES LLC., BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3618367, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.988 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF HOLLY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28,PAGE 85A, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 07' 07" W, ALONG THE SOUTH LINE OF SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 149.27 FEET TO A NO. 4 REBAR SET [NORTHING: 16645316.827, EASTING: 1105666.571] FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 53' 53" W A DISTANCE 664.96 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 06' 07" W A DISTANCE 150.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 53' 53" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 06' 07" W A DISTANCE OF 808.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 53' 53" E A DISTANCE OF 211.00 FEET TO A NO. 4 REBAR, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 81° 06' 07" W A DISTANCE 171.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 53' 54" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, A DISTANCE OF 568.63 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 81° 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248 AND THE SOUTH LINE OF EVANGELINE GARDENS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE 56,HIDALGO COUNTY MAP RECORDS, AND SAID HOLLY HEIGHTS SUBDIVISION, A DISTANCE OF 1,129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.988 ACRES, OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ. FT.	Area
1	4320.98	0.099
2	4030.80	0.093
3	4030.80	0.093
4	4030.80	0.093
5	4030.80	0.093
6	4030.80	0.093
7	4030.80	0.093
8	4030.80	0.093
9	4030.80	0.093
11	4030.80	0.093
12	4030.80	0.093
13	4030.80	0.093
14	4030.80	0.093
15	4030.80	0.093
16	4030.80	0.093
17	4030.80	0.093
18	4030.80	0.093
19	4030.80	0.093
20	4318.08	0.099
21	4287.50	0.098
22	4000.00	0.092
23	4000.00	0.092
24	4000.00	0.092
25	4000.00	0.092
26	4000.00	0.092
27	4000.00	0.092
28	4000.00	0.092
29	4000.00	0.092
30	4000.00	0.092
31	4000.00	0.092
32	4000.00	0.092
33	4000.00	0.092
34	4000.00	0.092
35	4000.00	0.092
36	4000.00	0.092
37	4000.00	0.092
38	4000.00	0.092
39	4000.00	0.092
40	4202.32	0.096
41	4247.80	0.098
42	4000.00	0.092
43	4000.00	0.092
44	4000.00	0.092
45	4000.00	0.092
46	4000.00	0.092
47	4000.00	0.092
48	4000.00	0.092
49	4000.00	0.092
50	4000.00	0.092
51	4000.00	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
52	4000.00	0.092
53	4000.00	0.092
54	4000.00	0.092
55	4000.00	0.092
56	4000.00	0.092
57	4000.00	0.092
58	4000.00	0.092
59	4000.00	0.092
60	4287.50	0.098
61	4287.50	0.098
62	4000.00	0.092
63	4000.00	0.092
64	4000.00	0.092
65	4000.00	0.092
66	4000.00	0.092
67	4000.00	0.092
68	4000.00	0.092
69	4000.00	0.092
70	4000.00	0.092
71	4000.00	0.092
72	4000.00	0.092
73	4000.00	0.092
74	3999.98	0.092
75	4000.02	0.092
76	4000.00	0.092
77	4000.00	0.092
78	4000.00	0.092
79	4000.00	0.092
80	4236.77	0.097
81	4229.29	0.097
82	4000.00	0.092
83	4000.00	0.092
84	4000.00	0.092
85	4000.00	0.092
86	4000.06	0.092
87	3999.95	0.092
88	4000.00	0.092
89	4000.00	0.092
90	4000.00	0.092
91	4000.00	0.092
92	4000.00	0.092
93	4000.00	0.092
94	4000.00	0.092
95	4000.00	0.092
96	4000.00	0.092
97	4000.00	0.092
98	4000.00	0.092
99	4000.00	0.092
100	4287.50	0.098
101	4387.50	0.101

Lot Area Table		
Lot #	SQ. FT.	Area
102	4000.00	0.092
103	4000.00	0.092
104	4000.00	0.092
105	4000.00	0.092
106	4000.00	0.092
107	4000.00	0.092
108	4000.00	0.092
109	4000.00	0.092
110	4000.00	0.092
111	4137.94	0.095
112	3847.36	0.088
113	4596.91	0.106
114	4604.96	0.106
115	4604.49	0.106
116	4604.03	0.106
117	4603.57	0.106
118	4603.10	0.106
119	4602.64	0.106
120	4602.17	0.106
121	4601.71	0.106
122	4601.24	0.106
123	4600.78	0.106
124	4600.31	0.106
125	4599.85	0.106
126	4599.38	0.106
127	4598.92	0.106
128	4598.45	0.106
129	4597.99	0.106
130	4597.52	0.106
131	4597.06	0.106
132	4596.59	0.106
133	4596.13	0.106
134	5170.09	0.119
135	8701.15	0.200
136	5027.13	0.115
137	4846.40	0.111
138	4846.40	0.111
139	4846.40	0.111
140	4846.40	0.111
141	4846.40	0.111
142	4846.40	0.111
143	4846.40	0.111
144	4846.40	0.111
145	4696.97	0.108

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF 20 ___.

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LEON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".
   FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.

   LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER. BFE.=86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION.
   NORTHING: 16644052.241, EASTING: 1105468.812, ELEV= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 272,117 C.F. (6.247 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL " A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.

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

J:\Land Development\Residential\Edinburg\3151 - Arogo Holdings - Sorrento Estates 2\Autocad files\3151 SORRENTO ESTATES PH II.dwg, 12/2/2025 4:48:26 PM, JOHE, To PDF.pc3

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS, THE _____ DAY OF _____ 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF--WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D.#1.

_____ _____

PRESIDENT SECRETARY

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SORRENTO ESTATES SUBDIVISION PH II CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

_____

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

_____ _____

MAYOR CITY OF EDINBURG DATE

_____ _____

CITY SECRETARY DATE

MAP OF
SORRENTO ESTATES
SUBDIVISION PHASE II

19.941 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SORRENTO ESTATES PHASE II SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____

FRANCISCO PONS BALLESTEROS DATE:
MANAGER
1013 CIMARRON DR.
MCALLEN, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

_____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____

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

DATE PREPARED: 12/16/2024
ENGINEERING JOB # 24055.00

STATE OF TEXAS
COUNTY OF HIDALGO

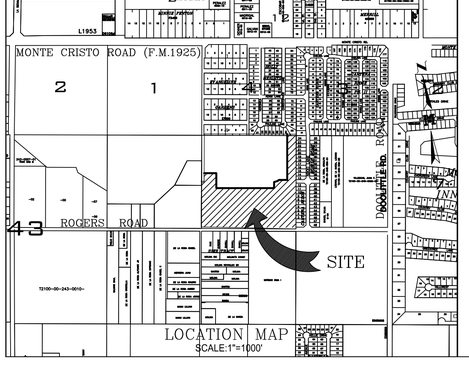
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

DATED THIS THE_____DAY OF_____20_____.

_____

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

DATE SURVEYED: 08/14/2024
T-, PG.
SURVEY JOB # 24055.08



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

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:\Users\Public\Documents\Autodesk\Vault Client 2025\Data\Vault Development\Projects\Subdivisions\Edinburg\2155 - Arejo Holdings - Sorrento Estates 2\Autocad files\2155 SORRENTO ESTATES PH II.dwg, 12/9/2024 4:49:24 PM, JOHN TOPP.pc3

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: GRATITUDE GROVE SUBDIVISION

Date Prepared: February 17, 2026
Planning and Zoning Meeting: March 12, 2026

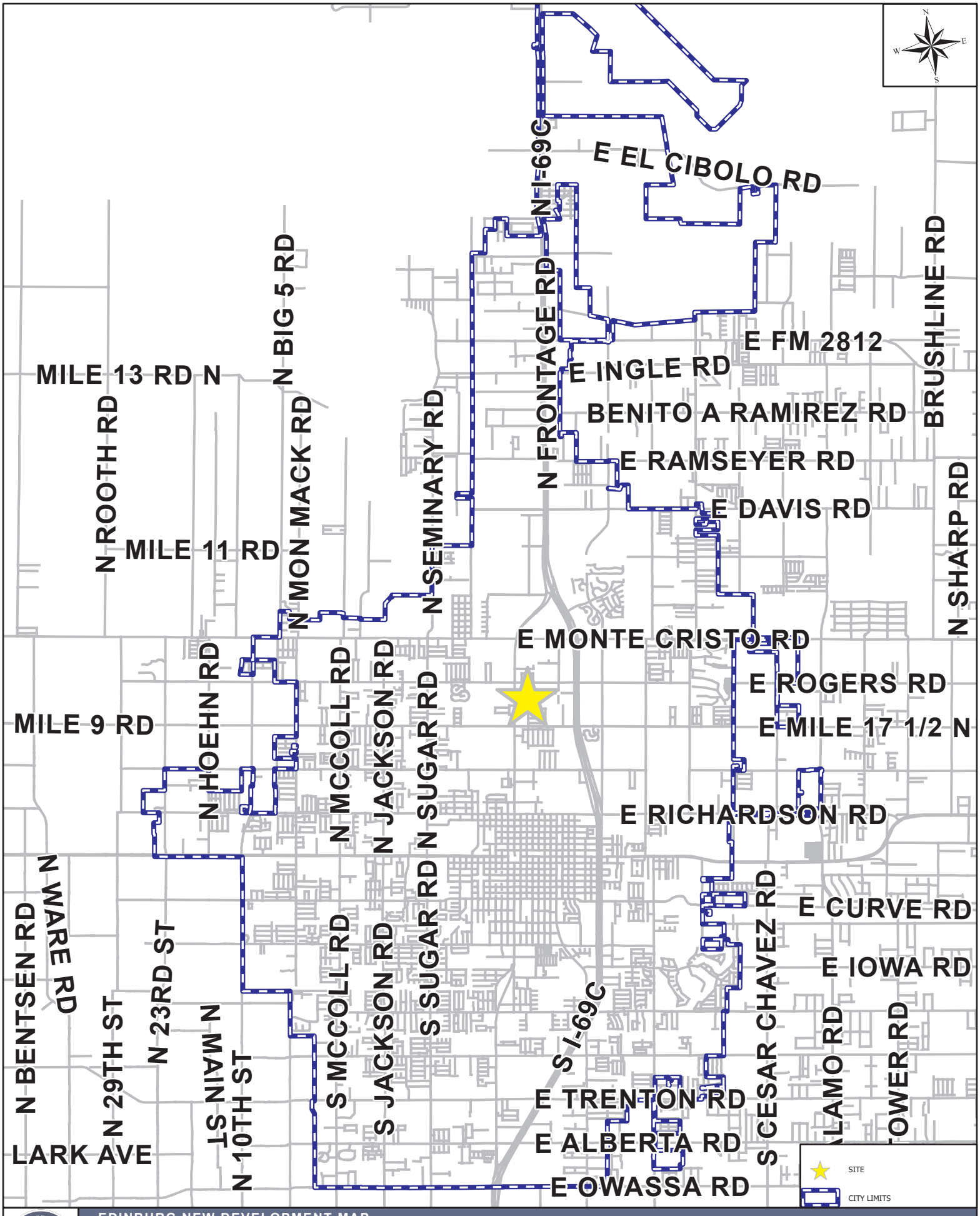
Final Plat Approval

Subject:	Consider the Final Plat approval of Gratitude Grove Subdivision, being a 18.623 acres tract, more or less, being the south 19.52 acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Subdivision, as per map or plat thereof recorded in Volume 1, Page 12, Map records, Hidalgo County, located at 2620 N. Closner Boulevard, As Requested By Supreme Engineering, PLLC
Location:	The property is located along N. Closner Boulevard between East Rogers Road and East Russell Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Urban and Townhome (RU) District, Front 10 ft., Side 0/6 ft., Side Corner 10 ft, and Rear 20 ft.
Analysis:	The Final Plat development consists of 124 Single-Family Residential lots averaging from 3,360.57 – 7,087.75 square feet.
Utilities:	Water Distribution System is pending confirmation of the buyout to 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:

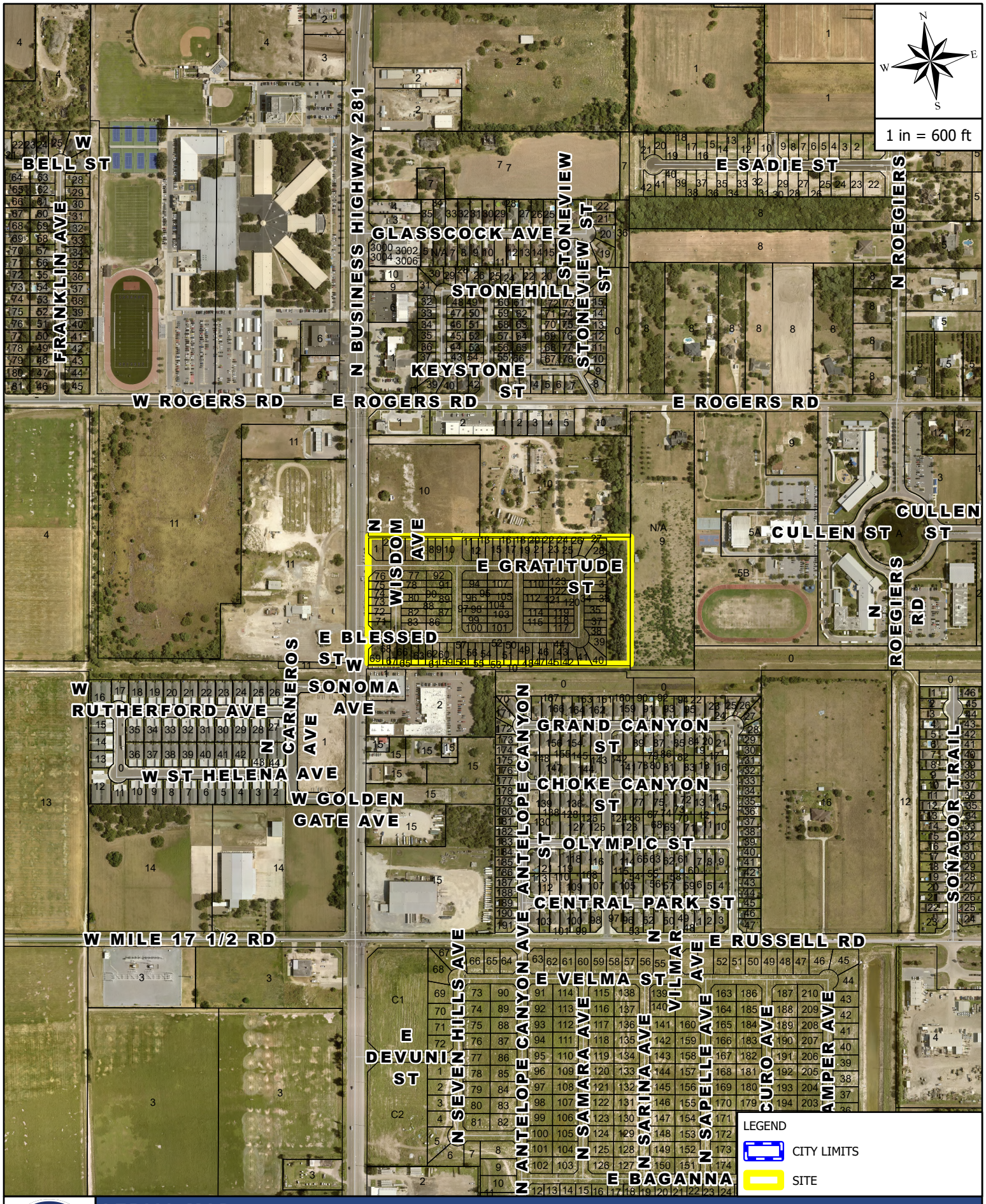
City of Edinburg Planning & Zoning Department:

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.



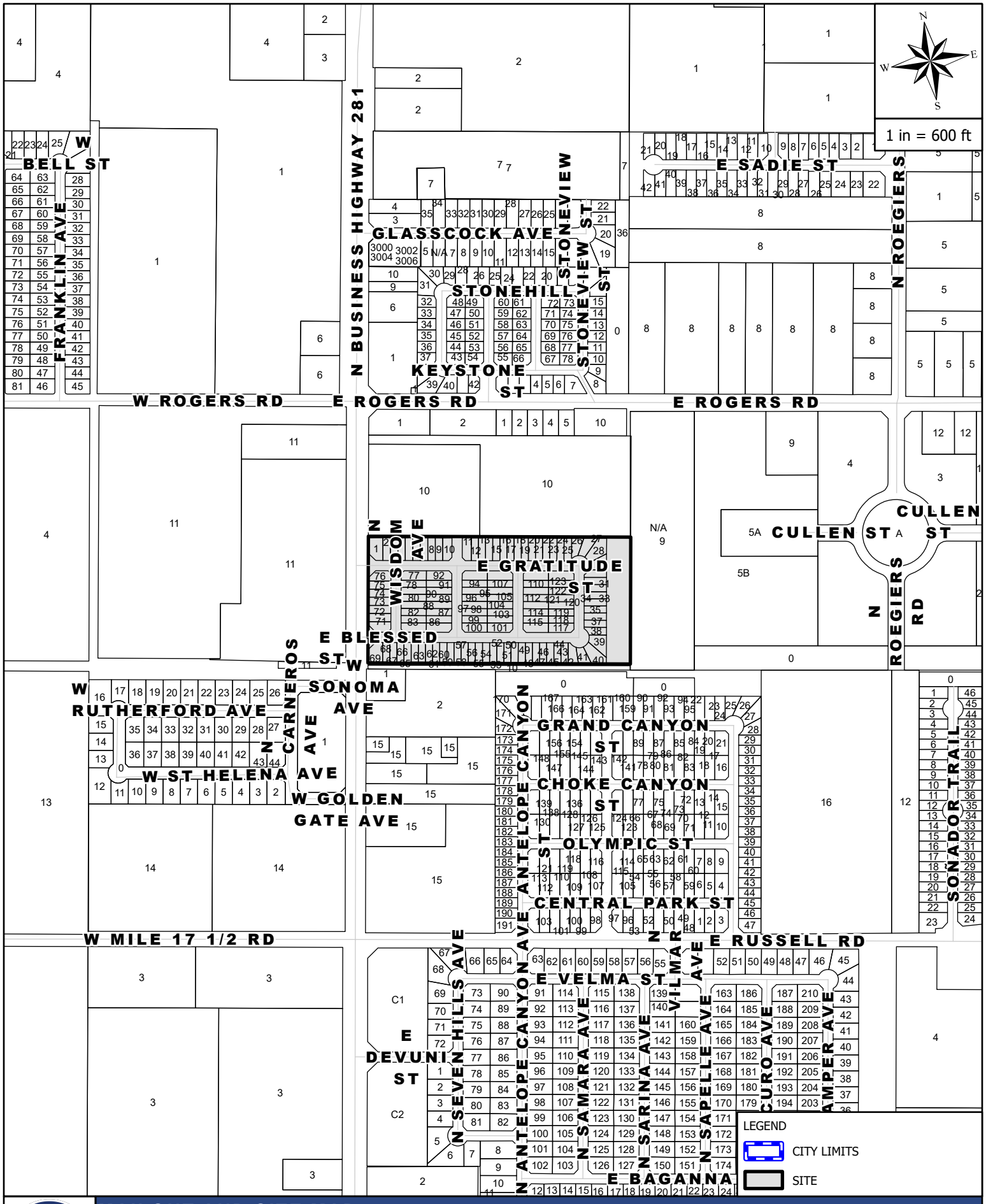
EDINBURG NEW DEVELOPMENT MAP

2620 N CLOSNER BLVD



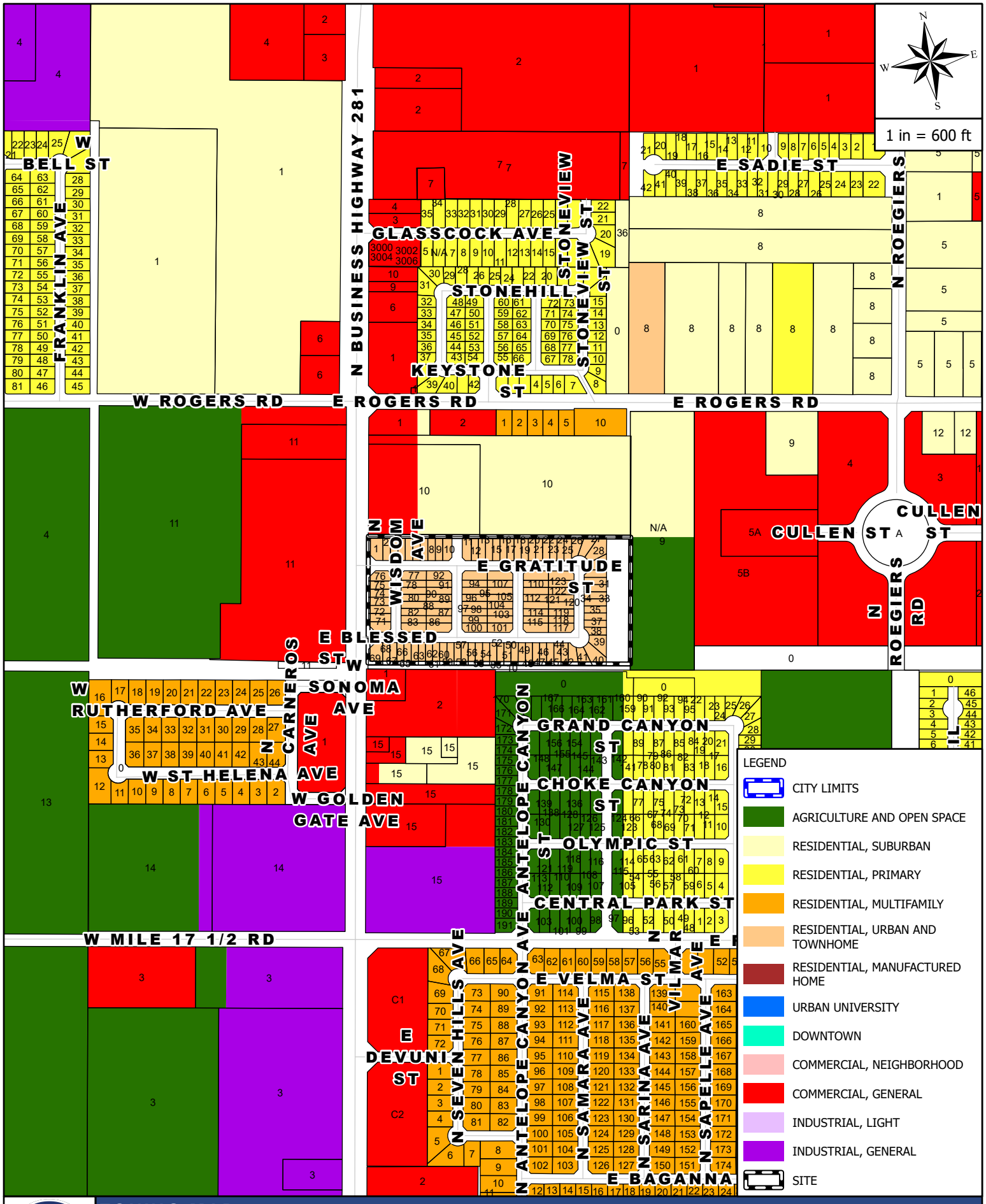
AERIAL MAP

2620 N CLOSNER BLVD



MAILOUT AND SITE MAP

2620 N CLOSNER BLVD



ZONING MAP

2620 N CLOSNER BLVD

OWNER'S ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF HIDALGO

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

JAIME RODRIGUEZ, MANAGER — DATE
JAR GROUP INVESTMENT, LP
3907 S. SUGAR RD.
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE **CITY OF EDINBURG** HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **GRATITUDE GROVE SUBDIVISION** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF EDINBURG

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

MAYOR, **CITY OF EDINBURG** — DATE

ATTEST:

CITY SECRETARY — DATE

APPROVED BY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE_____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

BY: _____ PRESIDENT — ATTEST: _____ SECRETARY

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
MANUEL CARRIZALES, R.P.L.S. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

METES AND BOUNDS

A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO EIA PROPERTIES, LTD, BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER: 1405908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 30 FEET OF THE SOUTH 19.52 ACRE TRACT AS CONVEYED TO RICHARD A. GARZA BY DEED WITHOUT WARRANTY DATED APRIL 26, 2001 FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, RECORDED UNDER DOCUMENT NO. 965283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 18.623 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK-NAIL WITHIN ROGERS ROAD, FOR THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 244, SECTION 244, THENCE SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 668.00 FEET TO A CALCULATED POINT [N:16644553.4528, E:1097680.5013] FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A HALF 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "4856", FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 06 MINUTES 40 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244 AND ALONG THE NORTH LINE OF SAID SAVE AND EXCEPT TRACT, AT A DISTANCE OF 1,279.20 FEET PASS A HALF 1/2-INCH IRON ROD WITH A CAP STAMPED "4856" FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF 1,304.20 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 53 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

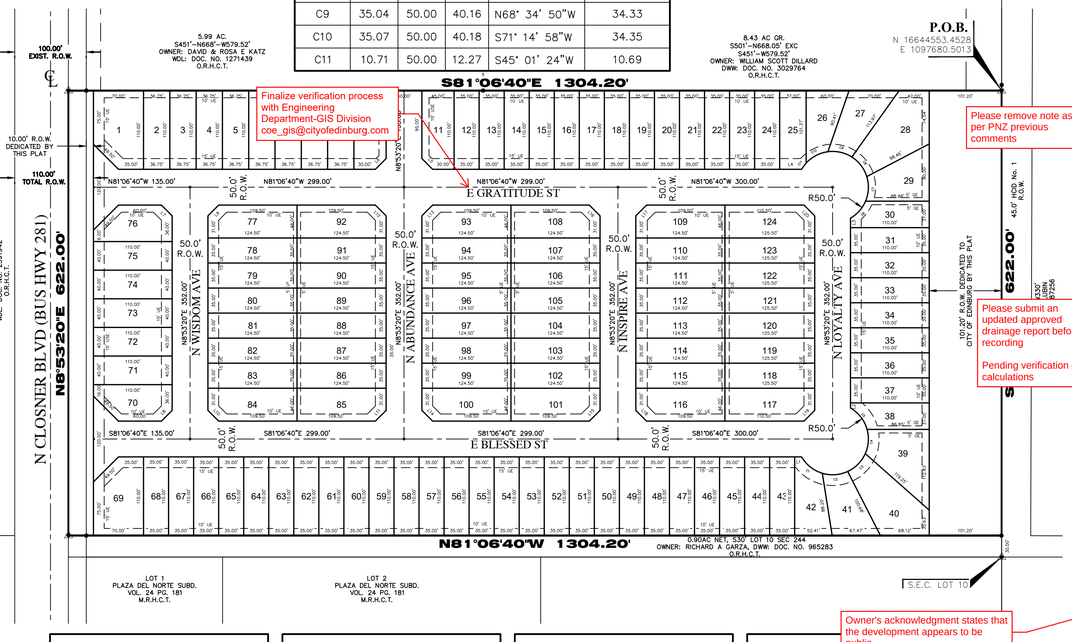
THENCE, SOUTH 81 DEGREES 06 MINUTES 40 SECONDS EAST (RECORD ~ EAST), PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244, AT A DISTANCE OF 25.00 FEET PASS A HALF 1/2-INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF A 1,304.20 FEET TO THE POINT OF BEGINNING CONTAINING 18.623 ACRES OF LAND MORE OR LESS.

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

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

BY: _____ DEPUTY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.78	50.00	43.29	S42° 45' 21"E	36.89
C2	36.33	50.00	41.63	S85° 12' 58"E	35.54
C3	35.79	50.00	41.01	N53° 27' 45"E	35.03
C4	34.63	50.00	39.69	N13° 06' 50"E	101.47
C5	38.73	50.00	44.38	N28° 55' 12"W	102.82
C6	32.29	50.00	37.00	N50° 23' 26"E	31.73
C7	35.11	50.00	40.24	N11° 46' 25"E	34.40
C8	35.04	50.00	40.16	N28° 25' 25"W	34.33
C9	35.04	50.00	40.16	N68° 34' 50"W	34.33
C10	35.07	50.00	40.18	S71° 14' 58"W	34.35
C11	10.71	50.00	12.27	S45° 01' 24"W	10.69



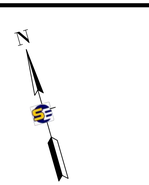
Finalize verification process with Engineering Department-GIS Division coe_gis@cityofedinburg.com

Please remove note as per PNZ previous comments

Please submit an updated approved drainage report before recording

Pending verification of calculations

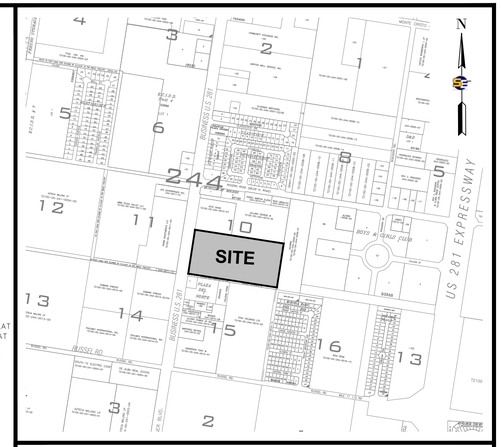
Owner's acknowledgment states that the development appears to be public



BEARING BASIS-TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, (NAD83, NAVD88, GEOID 12B)

LEGEND

●IRF	IRON ROD FOUND
○IRS	IRON ROD SET
⊕CP	CALCULATED POINT
DE	DRAINAGE EASEMENT DEDICATED BY THIS PLAT
GE	GENERAL EASEMENT DEDICATED BY THIS PLAT
ROW	RIGHT-OF-WAY DEDICATED BY THIS PLAT
UE	UTILITY EASEMENT DEDICATED BY THIS PLAT
SF	SQUARE FOOT



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. LAND USE: SINGLE-FAMILY RESIDENTIAL
   ZONE DISTRICT: RU – RESIDENTIAL, URBAN & TOWNHOME
3. BUILDING LINES:
   FRONT: 10'
   FRONT CUL-DE-SAC: 15'
   GARAGE: 18'
   REAR: 10'
   SIDE: 0/6'
   STREET SIDE: 10'
4. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (SHADED).
   THIS PROPERTY LIES IN ZONE X AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480338 0015 D, REVISED MAY 14, 2001 TO REFLECT LOMR CASE No. 01-06-1095P.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 103,332 CUBIC-FEET OR 2.47 ACRE-FEET OF STORM WATER RUNOFF.
7. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE EASEMENT.
8. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
9. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG N. CLOSNER BLVD. DURING SUBDIVISION STAGE.
10. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% OF 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 N. CLOSNER BLVD FROM LOT 1 & LOTS 69-76.
15. HOA OR LOT 1 & LOTS 69-76 OWNERS, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG N. CLOSNER BLVD.
16. 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.
17. 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.

PRINCIPAL CONTACTS			
NAME	ADDRESS		PHONE
OWNER:	JAR GROUP DEVELOPMENT, LP	3907 S. SUGAR RD. EDINBURG, TX 78539	(956)207-1740
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO SUITE 7 EDINBURG, TX 78539	(956)403-1314
SURVEYOR:	MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE. EDINBURG, TEXAS 78542	(512)470-1489

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
1	7087.50	0.16
2	4042.50	0.09
3	4042.50	0.09
4	4042.50	0.09
5	4042.50	0.09
6	4042.50	0.09
7	4042.50	0.09
8	4042.50	0.09
9	4042.50	0.09
10	4837.50	0.11
11	4837.50	0.11
12	3850.00	0.09
13	3850.00	0.09
14	3850.00	0.09
15	3850.00	0.09
16	3850.00	0.09
17	3850.00	0.09
18	3850.00	0.09
19	3850.00	0.09
20	3850.00	0.09
21	3850.00	0.09
22	3850.00	0.09
23	3850.00	0.09
24	3850.00	0.09
25	4040.77	0.09
26	4035.33	0.09
27	4722.55	0.11
28	7573.73	0.17
29	4947.69	0.11
30	3765.28	0.09
31	3850.00	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
32	3850.00	0.09
33	3850.00	0.09
34	3850.00	0.09
35	3850.00	0.09
36	3850.00	0.09
37	3850.00	0.09
38	3630.57	0.08
39	6442.90	0.15
40	7094.60	0.16
41	4507.85	0.10
42	4430.81	0.10
43	3850.00	0.09
44	3850.00	0.09
45	3850.00	0.09
46	3850.00	0.09
47	3850.00	0.09
48	3850.00	0.09
49	3850.00	0.09
50	3850.00	0.09
51	3850.00	0.09
52	3850.00	0.09
53	3850.00	0.09
54	3850.00	0.09
55	3850.00	0.09
56	3850.00	0.09
57	3850.00	0.09
58	3850.00	0.09
59	3850.00	0.09
60	3850.00	0.09
61	3850.00	0.09
62	3850.00	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
63	3850.00	0.09
64	3850.00	0.09
65	3850.00	0.09
66	3850.00	0.09
67	3849.76	0.09
68	3850.00	0.09
69	7087.75	0.16
70	4884.99	0.11
71	4400.00	0.10
72	4400.00	0.10
73	4400.00	0.10
74	4400.00	0.10
75	4400.00	0.10
76	4885.00	0.11
77	5614.50	0.13
78	4357.50	0.10
79	4357.50	0.10
80	4357.50	0.10
81	4357.50	0.10
82	4357.50	0.10
83	4357.50	0.10
84	5614.49	0.13
85	5614.49	0.13
86	4357.50	0.10
87	4357.50	0.10
88	4357.50	0.10
89	4357.50	0.10
90	4357.50	0.10
91	4357.50	0.10
92	5614.50	0.13
93	5614.50	0.13

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
94	4357.50	0.10
95	4357.50	0.10
96	4357.50	0.10
97	4357.50	0.10
98	4357.50	0.10
99	4357.50	0.10
100	5614.50	0.13
101	5614.50	0.13
102	4357.50	0.10
103	4357.50	0.10
104	4357.50	0.10
105	4357.50	0.10
106	4357.50	0.10
107	4357.50	0.10
108	5614.50	0.13
109	5614.50	0.13
110	4357.50	0.10
111	4357.50	0.10
112	4357.50	0.10
113	4357.50	0.10
114	4357.50	0.10
115	4357.50	0.10
116	5614.50	0.13
117	5660.50	0.13
118	4392.50	0.10
119	4392.50	0.10
120	4392.50	0.10
121	4392.50	0.10
122	4392.50	0.10
123	4392.50	0.10
124	5660.50	0.13

Line Table		
Line #	Bearing	Length
L1	S81°06'40"E	9.70'
L2	N8°53'20"E	7.16'
L3	N8°53'20"E	13.24'
L4	N81°06'40"W	30.70'
L5	N36°06'40"W	21.21'
L6	N53°53'20"E	21.21'

Line Table		
Line #	Bearing	Length
L7	N36°06'40"W	21.21'
L8	N53°53'20"E	21.21'
L9	N53°53'20"E	21.21'
L10	N36°06'40"W	21.21'
L11	S53°53'20"W	21.21'
L12	S36°06'40"E	21.21'

Line Table		
Line #	Bearing	Length
L13	N53°53'20"E	21.21'
L14	N36°06'40"W	21.21'
L15	S53°53'20"W	21.21'
L16	S36°06'40"E	21.21'
L17	N53°53'20"E	21.21'
L18	N36°06'40"W	21.21'

Line Table		
Line #	Bearing	Length
L19	S53°53'20"W	21.21'
L20	S36°06'40"E	21.21'

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO SUITE 7
EDINBURG, TX 78539

GRATITUDE GROVE SUBDIVISION

BEING A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: SORRENTO ESTATES SUBDIVISION PHASE I

Date Prepared: March 3, 2026
Planning and Zoning Meeting: March 12, 2026

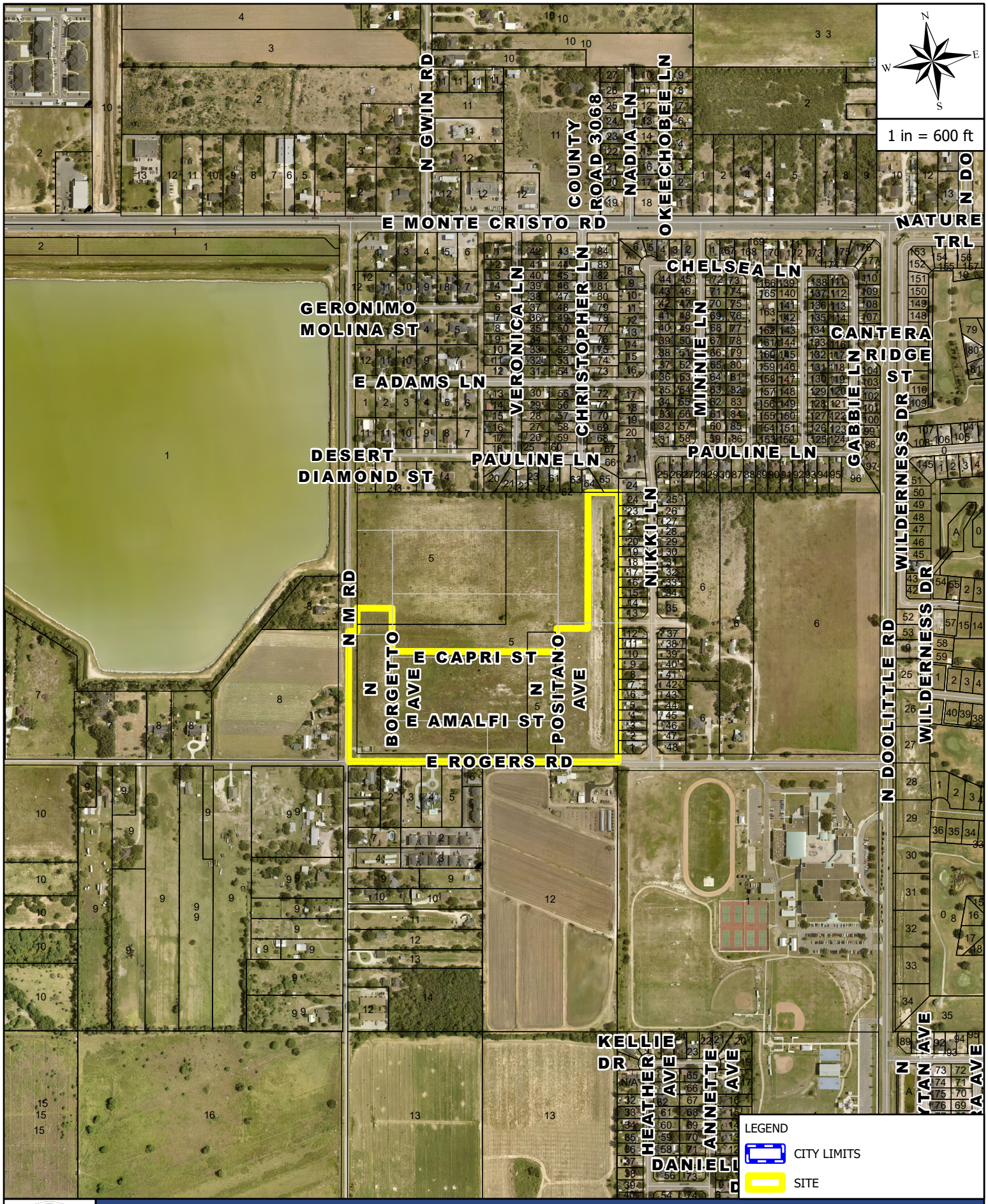
Final Plat Approval

Subject:	Consider the Final Plat approval of Sorrento Estates Subdivision Phase I, being a 19.941 - acres tract of land out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 2, Page 29, Hidalgo County Map Records, located at 2707 E. Rogers Road, As Requested By Melden and Hunt, Inc.
Location:	The property is located on the northeast corner of "M" Road and E. Rogers Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban, and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Urban, and Townhome (RU) District, Front 10 ft., Side 6 ft., Street Side 10 ft, Rear 10 ft., and Garage 18 ft.
Analysis:	The Final Plat development consists of 102 Single Family Residential lots averaging approximately 4,130.5 square feet. An escrow in the amount $156,202.32 was provided for the public improvements, which consists of drainage and paving improvments.
Utilities:	Water Distribution System will be provided by North Alamo Water Supply Corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

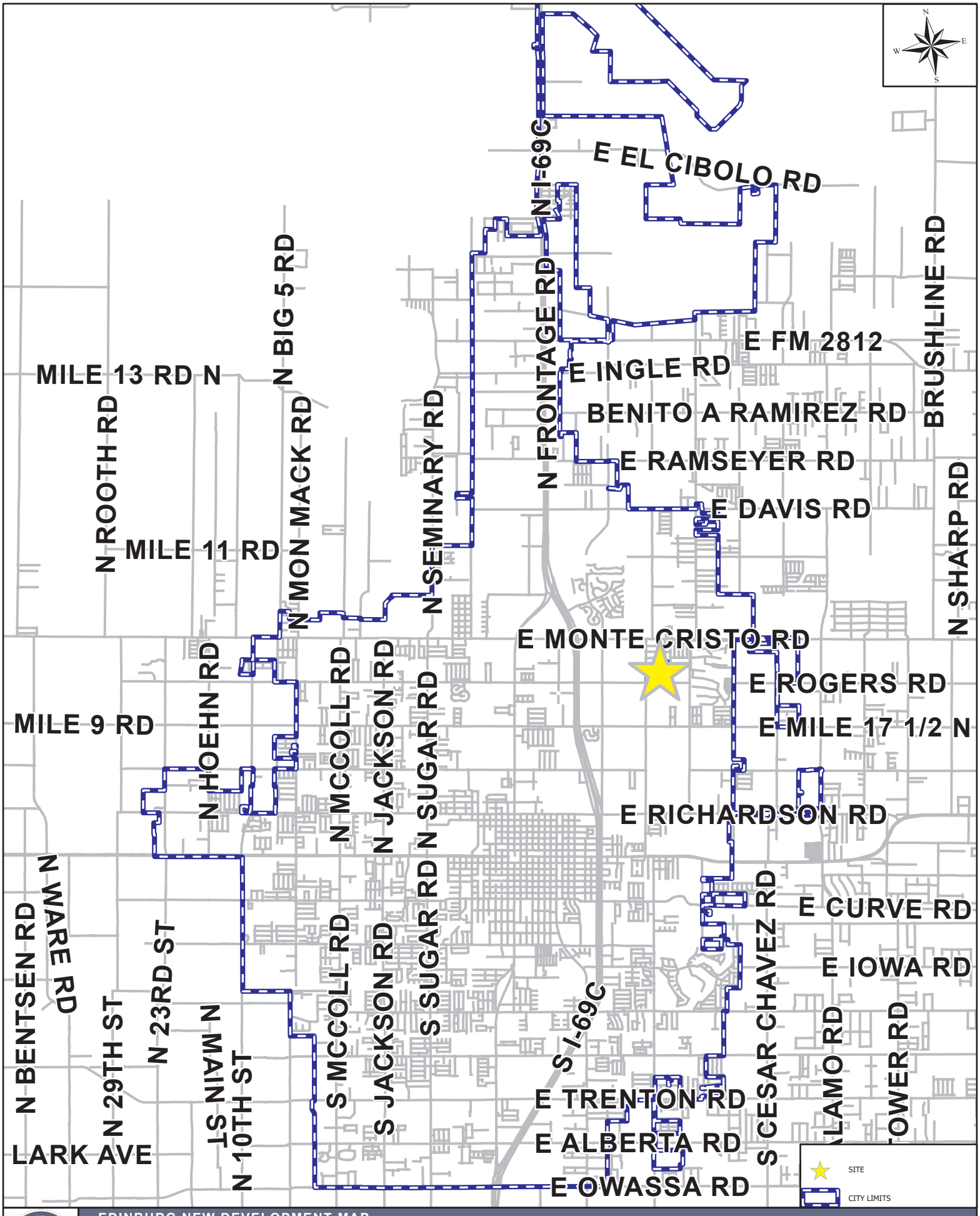
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.



THE CITY OF EDINBURG TEXAS

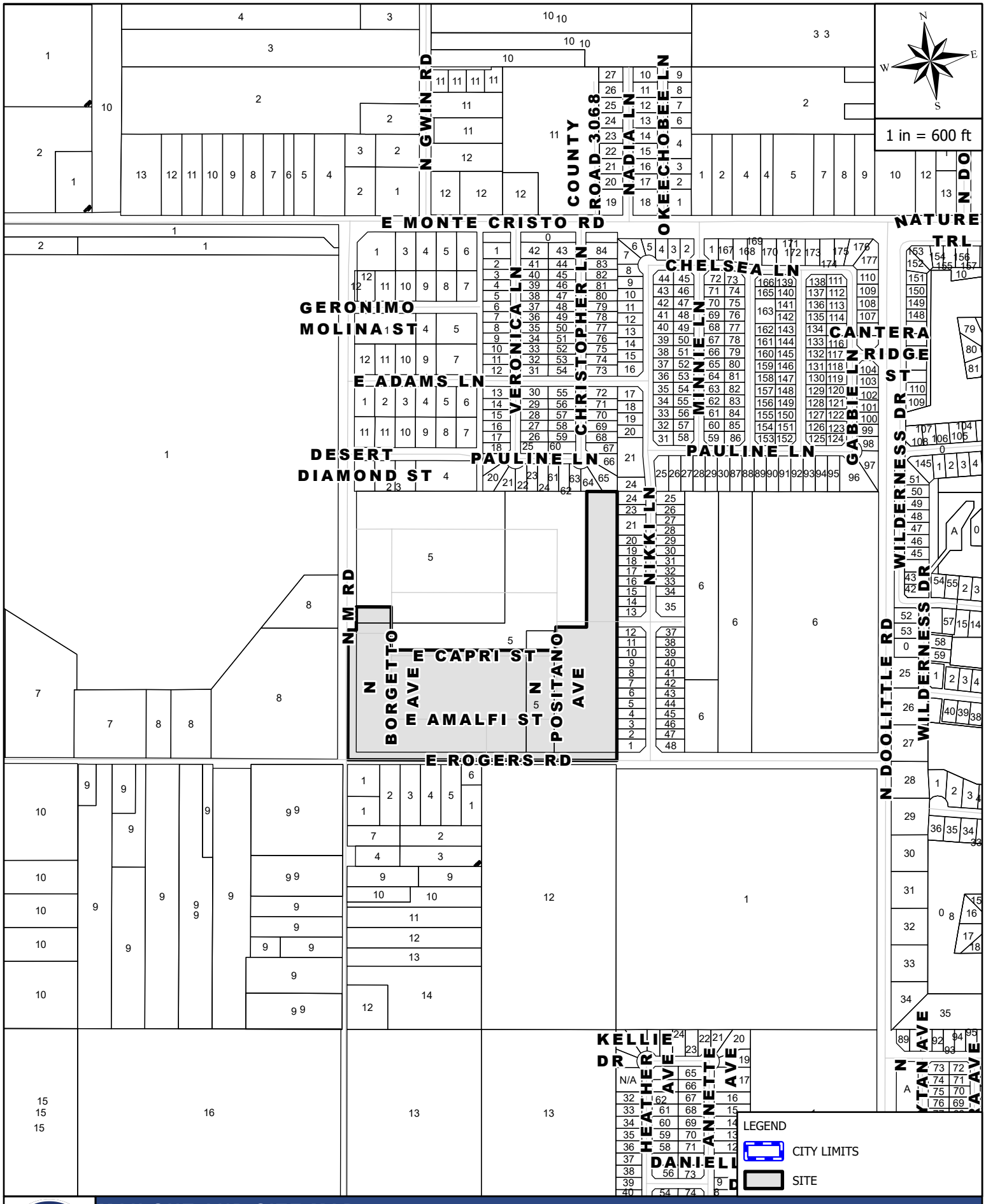
AERIAL MAP

2707 E ROGERS RD



EDINBURG NEW DEVELOPMENT MAP

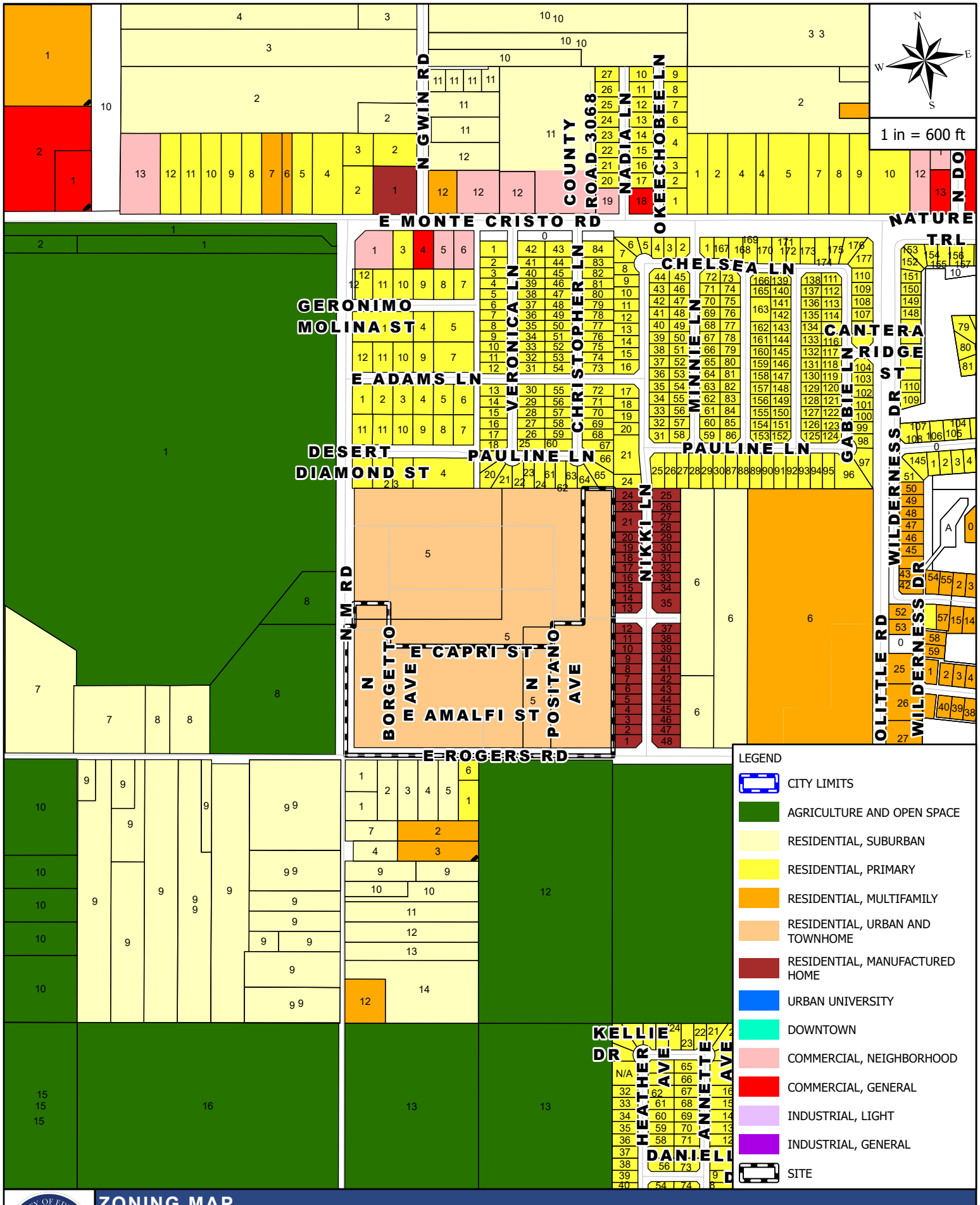
2707 E ROGERS RD



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

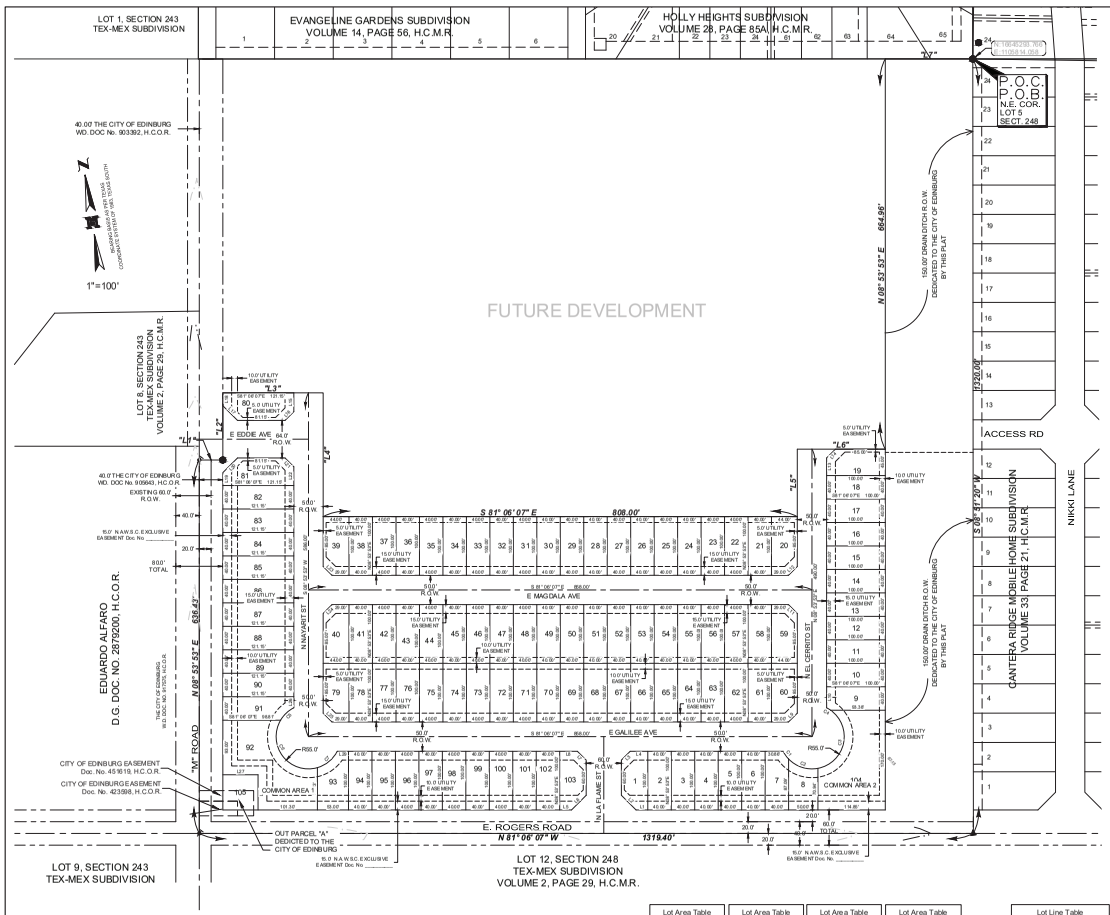
2707 E ROGERS RD



THE CITY OF EDINBURG TEXAS

ZONING MAP

2707 E ROGERS RD



MAP OF SORRENTO ESTATES SUBDIVISION PHASE I

19.941 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.941 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.941 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO CREATIVE HOTEL GROUP, LLC, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3514378, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.941 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16645293.781, EASTING: 1105814.055] ON THE NORTHEAST CORNER OF SAID LOT 5, SECTION 248, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 51' 20" W ALONG THE EAST LINE OF SAID LOT 5, SECTION 248, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR FOUND, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF E. ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND [NORTHING: 16643989.516, EASTING: 1105610.849] ON THE SOUTHEAST CORNER OF SAID LOT 5, SECTION 248 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ROGERS ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 06' 07" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 248 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ROGERS ROAD, A DISTANCE OF 1,319.40 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 248, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 53' 53" E ALONG THE WEST LINE OF SAID LOT 5, SECTION 248 AND WITHIN THE RIGHT-OF-WAY OF "M" ROAD, A DISTANCE OF 636.43 FEET TO A NAIL SET FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 06' 09" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 53' 53" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, A DISTANCE OF 113.34 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 06' 07" E A DISTANCE OF 174.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 08° 53' 4'2" W A DISTANCE OF 209.77 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 81° 06' 07" E A DISTANCE OF 804.19 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 69° 35' 24" E A DISTANCE OF 51.03 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 81° 08' 4.0" E A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 08° 51' 20" E A DISTANCE OF 790.07 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 5, SECTION 248, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 81° 07' 07" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 248, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.941 ACRES, OF WHICH 0.283 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF "M" ROAD AND 0.606 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. ROGERS ROAD, LEAVING AN EXISTING NET OF 19.052 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 IN WIDTH AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THIS EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF 20__

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" SHADED & ZONE "AH". FLOOD ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". FLOOD ZONE "AH" IS DEFIND AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATIONS HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD H A Z A R D F A C T O R S A R E D E T E R M I N E D .
   COMMUNITY-PANEL NUMBER: 480338 0020 E MAP REVISED: JUNE 6 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001.
   LOTS 1-6, 68 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICHEVER IS GREATER. BFE.=86.00
4. ZONING CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.
6. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. BENCHMARK NOTE:
   THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
   ALUMINUM DISK SET AT THE SOUTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION. NORTHING: 16644052.241, EASTING: 1105468.812, ELEV.= 85.50.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO OBTAIN A TOTAL OF 193.800 C.F. (4.444 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
14. OUT PARCEL "A" SHALL BE DEDICATED TO THE CITY OF EDINBURG.
15. NO ACCESS SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	4075.00	0.094	31	4000.00	0.092	61	4000.00	0.092	91	4566.85	0.105
2	4000.00	0.092	32	4000.00	0.092	62	4000.00	0.092	92	15985.66	0.367
3	4000.00	0.092	33	4000.00	0.092	63	4000.00	0.092	93	4694.08	0.108
4	4000.00	0.092	34	4000.00	0.092	64	4000.00	0.092	94	4000.00	0.092
5	4000.00	0.092	35	4000.00	0.092	65	4000.00	0.092	95	4000.00	0.092
6	4000.00	0.092	36	4000.00	0.092	66	4000.00	0.092	96	4000.00	0.092
7	3934.99	0.090	37	4000.00	0.092	67	4000.00	0.092	97	4000.00	0.092
8	3713.94	0.085	38	4000.00	0.092	68	4000.00	0.092	98	4000.00	0.092
9	3988.09	0.092	39	4287.50	0.098	69	4000.00	0.092	99	4000.00	0.092
10	4000.00	0.092	40	4287.50	0.098	70	4000.00	0.092	100	4000.00	0.092
11	4000.00	0.092	41	4000.00	0.092	71	4000.00	0.092	101	4000.00	0.092
12	4000.00	0.092	42	4000.00	0.092	72	4000.00	0.092	102	4000.00	0.092
13	4000.00	0.092	43	4000.00	0.092	73	4000.00	0.092	103	4075.00	0.094
14	4000.00	0.092	44	4000.00	0.092	74	4000.00	0.092	104	15999.64	0.367
15	4000.00	0.092	45	4000.00	0.092	75	4000.00	0.092	105	3600.00	0.083
16	4000.00	0.092	46	4000.00	0.092	76	4000.00	0.092			
17	4000.00	0.092	47	4000.00	0.092	77	4000.00	0.092			
18	4000.00	0.092	48	4000.00	0.092	78	4000.00	0.092			
19	4287.50	0.101	49	4000.00	0.092	79	4287.50	0.098			
20	4287.50	0.098	50	4000.00	0.092	80	5269.05	0.121			
21	4000.00	0.092	51	4000.00	0.092	81	5269.05	0.121			
22	4000.00	0.092	52	4000.00	0.092	82	4846.00	0.111			
23	4000.00	0.092	53	4000.00	0.092	83	4846.00	0.111			
24	4000.00	0.092	54	4000.00	0.092	84	4846.00	0.111			
25	4000.00	0.092	55	4000.00	0.092	85	4846.00	0.111			
26	4000.00	0.092	56	4000.00	0.092	86	4846.00	0.111			
27	4000.00	0.092	57	4000.00	0.092	87	4846.00	0.111			
28	4000.00	0.092	58	4000.00	0.092	88	4846.00	0.111			
29	4000.00	0.092	59	4287.50	0.098	89	4846.00	0.111			
30	4000.00	0.092	60	4287.50	0.098	90	4846.00	0.111			

Lot Line Table		
Line #	Length	Direction
L1	20.00'	S81° 06' 07"E
L2	35.36'	S36° 06' 07"E
L3	21.21'	S53° 53' 53"W
L4	30.00'	S81° 06' 07"E
L5	20.00'	S81° 06' 08"E
L6	35.36'	S53° 53' 53"W
L7	21.21'	S36° 06' 07"E
L8	30.00'	S81° 06' 08"E
L9	21.21'	N53° 53' 53"E
L10	36.01'	N08° 53' 53"E
L11	21.21'	S36° 06' 07"E
L12	21.21'	S53° 53' 53"W
L13	30.00'	N39° 53' 53"E
L14	21.21'	N53° 53' 53"E
L15	32.00'	N39° 53' 53"E
L16	21.21'	S53° 53' 53"W
L17	35.36'	N39° 06' 07"W
L18	22.00'	N39° 53' 53"E
L19	22.00'	N39° 53' 53"E
L20	35.36'	S53° 53' 53"W
L21	21.21'	N39° 06' 07"W

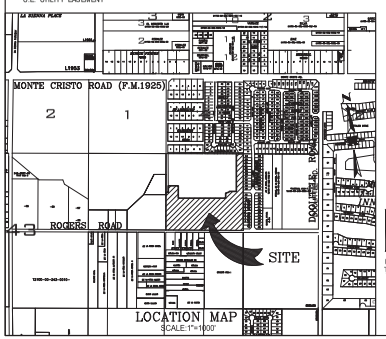
Lot Line Table		
Line #	Length	Direction
L22	32.00'	N39° 53' 53"E
L23	21.21'	S36° 06' 07"E
L24	21.21'	S53° 53' 53"W
L25	21.21'	N39° 06' 07"W
L26	18.01'	N81° 53' 53"E
L27	60.00'	S81° 06' 07"E
L28	60.00'	N39° 53' 53"E

Boundary Line Table		
Line #	Length	Direction
"L1"	40.00'	S81° 06' 07"E
"L2"	113.34'	N08° 53' 53"E
"L3"	171.19'	S81° 06' 07"E
"L4"	211.00'	S08° 53' 53"W
"L5"	115.00'	N08° 53' 53"E
"L6"	150.00'	S81° 06' 07"E
"L7"	149.27'	S81° 07' 07"E

COMMON AREA		
Lot #	SQ. FT.	Area
104	15999.636	0.367
105	3600.000	0.083

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	15.87'	55.00'	016° 32' 09"	S26° 24' 18"E	15.82'	7.99
C2	54.78'	55.00'	057° 07' 56"	S65° 12' 14"E	52.54'	29.90
C3	128.89'	55.00'	134° 16' 07"	N21° 07' 49"E	101.36'	130.42
C4	7.74'	55.00'	008° 03' 48"	N50° 02' 09"W	7.73'	3.88
C5	31.09'	55.00'	032° 21' 40"	S55° 40' 54"W	30.65'	15.96
C6	131.12'	55.00'	136° 36' 33"	S28° 47' 42"E	102.20'	138.18
C7	45.09'	55.00'	046° 58' 31"	N69° 29' 17"E	43.84'	23.90

LEGEND
- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT



DRAWN BY: GABRIEL F. DATE: 7-01-24
SURVEYED, CHECKED DATE:

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
MELDEN & HUNT, INC.
CONSULTANTS ● ENGINEERS ● SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

Y:\Land Development\Residential\Edinburg\24055 - Sorrento Estates (Aragon Holding)\Autocad files\24055_3.dwg, 10/8/2024 9:01:19 AM, DWG To PDF.pc3

Planning and Zoning Commission

Attendance 2026

			2026																				
First Name	Last Name	Position	8-Jan	22-Jan	12-Feb	26-Feb	12-Mar	26-Mar	9-Apr	23-Apr	14-May	28-May	11-Jun	25-Jun	9-Jul	23-Jul	13-Aug	27-Aug	10-Sep	24-Sep	8-Oct	22-Oct	12-Nov	10-Dec
Jorge	Sotelo	Chairperson	P	P	P	P																		
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A																		
Ruby	Casas	Commissioner	P	P	P	P																		
Jorge	Gonzalez	Commissioner	P	P	P																			
Victor	Daniec	Commissioner	P	A	P	A																		
Rene	Olivarez	Commissioner	P	P	A																			
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A																		
Eliseo	Garza	Commissioner				P																		
Gregory	Vasquez	Commissioner				P																		