PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 23, 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 Board Member Rodolfo "Rudy" Ramirez from the March 12, 2026, regular meeting.

7. **MINUTES**

A. Consider approval of the minutes for the March 12, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being All of Lots Twenty-Five (25) and Twenty-Six (26), Closner Addition to the City of Edinburg, Hidalgo County, Texas, Located at 1115 S. 12th Avenue, As Requested By James G. Hesbrook and Maria Elena Vale Hesbrook.

B. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being 8.350 Acres Out of Lot 5, Section 250, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1534 N Kenyon Road, As Requested By Melden & Hunt, Inc.

C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Urban (RU) & Townhome District to Residential, Multifamily (RM) District, Being a Tract 1 – 8.80 Acres Out of Lot 5, Block 1, John Closner Et. Al. Subdivision, Located at 2301 E. Wisconsin Road, As Requested By Rio Delta Engineering.

D. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 11.14 Acre Tract of Land Out of Lot 15, Block 248, Texas-Mexican Railway Company's Survey, Located at 3399 E. Mile 17 ½ Road, As Requested By Supreme Engineering, PLLC.

E. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments, Being the North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of Lot 27, Kelly-Pharr Subdivision, Located at 602 W. Wisconsin Road, As Requested By Edinburg Seventh-Day Adventist Church.

F. Consider the Special Use Permit for a Wireless Communication Tower, Including a Variance to the City of Edinburg Unified Development Code Article 2.203 (E.17) Regarding Tower Height, Distance Requirements to Existing Towers, and Setback Requirements, Being a Lessee's 65'x65' Easement Lease, Area Containing 0.0970 Acres (4,225.00 Square Feet) of Land Located in the J.M. Balli Survey, Abstract No. 26, Hidalgo County, Texas, and Being Out of and Part of a 2.518-Acre Tract Conveyed to Hollywood Development & Construction, LLC as Recorded in File Number 3380375 of the Official Records of Hidalgo County, Texas, Located at 2906 E. Alberta Road, As Requested By Vincent G. Huebinger-Vincent Gerard & Associates.

G. Consider the Special Use Permit for On Premise Consumption for Alcoholic Beverages for Late Hours, Being All of Lot 7, Villa Del Mundo Subdivision, Located at 5203 S. Veterans Boulevard, As Requested By Drama Llama Beer Box, LLC.

9. **SUBDIVISION VARIANCES**

A. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer for the Proposed Spacieux Storages Subdivision, Being 8.152 Acres Out of Lot 5, Section 277, Texas-Mexican Railway Company Survey, Volume 24, Pages 168-71, H.C.D.R., Hidalgo County, Texas, Located at 4909 W. S.H. 107, As Requested By Melden & Hunt, Inc. on Behalf of Spacieux Properties, LLC.

B. Consider the Variance Requests to the City's Unified Development Code, Article 5, Section 5.203 Street Cross Sections, Table 5.203-1, Right-Of-Way Widths and Sidewalks for Morning Star Gardens Subdivision, Being a 4.002 Tract of Land, Part or Portion Out of Lot 20, Kelly Pharr Subdivision, Hidalgo County, Texas, Located at 3420 S. Business Highway 281, As Requested By Melden & Hunt Inc., on Behalf of Shalom Media USA, Inc.

C. Consider Variance Requests to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, for the Replat of Lot 1, Tru Subdivision, Being A 6.593-Acre Tract of Land, All of Lot 1, According to the Plat Thereof Recorded in Instrument Number 2906740, Hidalgo County Map Records, Located at 409 W. Trenton Road, As Requested By Melden & Hunt, Inc.

10. **SUBDIVISION CONSENT**

A. Consider the Preliminary Plat Approval of Dawson Village Subdivision, Being a 3.778 Acres Tract of Land, Being a Portion of Lot 11, Acres Bonitos Subdivision as Per Map Recorded in Volume 3, Page 29, Map Records, Hidalgo County, Texas, Located at 300 Dawson Drive, As Requested By SDI Engineering, LLC.

B. Consider the Preliminary Plat Approval off Kaladin Estates Subdivision, Being a 10.11 Acre Tract of Land Out of Lot 8, Section Number 243, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 2399 E. Rogers Road, As Requested By Rioplex Engineering, LLC.

C. Consider the Preliminary Plat Approval of Alhambra on Richardson Subdivision, Being a 12.44 Acres Gross, Tract of Land, More or Less, 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, Located at 498 N. I-69 C, As Requested By Rioplex Engineering, LLC.

D. Consider the Preliminary Plat Approval for the Townhomes at Ebony Subdivision, Being a 0.68 Acre Tract of Land Out of Lot 1, Lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Avenue, As Requested By Sames, Inc.

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

F. Consider the Preliminary Plat Approval for University Meadows Subdivision, a 6.994-Acre Tract of Land Out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 4807 W. State Highway 107, As Requested By Rio Delta Engineering.

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 12:00 P.M. on this 17th day of April, 2026.

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
MARCH 12, 2026 – 5:30 P.M. CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

MINUTES

PRESENT:
JORGE SOTELO – CHAIRMAN
ELIAS LONGORIA, JR. – VICE-CHAIRMAN
BOARD MEMBERS:
ELISEO GARZA, JR.
RUBY CASAS
GREGORY A. VASQUEZ
VICTOR DANIEC

ABSENT:
RODOLFO "RUDY" RAMIREZ – BOARD MEMBER

1. Call Meeting to Order, Establish Quorum

   A. Prayer

   B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

   BOARD MEMBER GREGORY A. VASQUEZ DISCLOSED A CONFLICT OF INTEREST WITH ITEMS 10A AND 10C.

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.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC, TO APPROVE EXCUSING THE ABSENCE OF VICE CHAIRMAN ELIAS LONGORIA, JR, FROM THE FEBRUARY 26, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

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

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER VICTOR DANIEC FROM THE FEBRUARY 26, 2026, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER VICTOR DANIEC ABSTAINED FROM VOTING.

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

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS, TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO "RUDY" RAMIREZ FROM THE FEBRUARY 26, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

7. **MINUTES**

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

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE MINUTES FROM THE FEBRUARY 26, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

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.

JESSICA TORRES, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

RICHARD CASTELO, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT, INC., WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

RICHARD CASTELO HAD ADDITIONAL COMMENTS FOR THE BOARD.

OMAR ISLAS, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST AND REGARDING HIS CONCERNS FOR THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST, BASED ON STAFF'S RECOMMENDATION. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

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.

LAURA CARDENAS, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

MARIA YOLANDA LAXO, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

ELOY BENAVIDEZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

ADELINA GUTIERREZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

CARLOS BENAVIDEZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

FERN MCCLAUGHERTY, A CONCERNED CITIZEN, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS FOR THE REZONING REQUEST.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO DENY THE REZONING REQUEST, BASED ON STAFF'S RECOMMENDATION. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM DENIED

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

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.

CYNTHIA ARTALEJO, A REPRESENTATIVE FOR A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

ROXANNE ESPINOSA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

JOEL ESPINOSA, A REPRESENTATIVE A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED HIS CONCERNS TO THE BOARD.

BALDEMOR ARREOLA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

ISAEL POSADAS, A REPRESENTATIVE FOR SDI ENGINEERING AND OWNER OF THE PROJECT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

CYNTHIA ARTALEJO AND BALDEMOR ARREOLA BOTH EXPRESSED ADDITIONAL CONCERNS TO THE BOARD.

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

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.

THE VARIANCE REQUEST AT 5213 N. MON MACK ROAD, ITEM 9A, WAS PULLED FROM THE AGENDA.

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.

CHRISTOPHER ARTHUR AND RONNIE CRUZ, THE PROJECT DEVELOPERS, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

ISAEL POSADAS, A REPRESENTATIVE FOR SDI ENGINEERING, VOICED HIS SUPPORT FOR THE VARIANCE REQUEST.

FERN MCCLAUGHERTY, A CONCERNED CITIZEN, WAS PRESENT AND ADDRESSED AGAINST THE VARIANCE REQUEST.

MARDOQUEO HINOJOSA, CITY OF EDINBURG ENGINEER, WAS PRESENT AND ANSWERED QUESTIONS FROM THE BOARD.

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

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.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING REQUESTED ITEM 10B BE TABLED, PENDING FURTHER INFORMATION.

A MOTION AS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE FINAL PLAT APPROVAL REQUESTS FOR ITEMS 10A AND 10C. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER GREGORY A. VASQUEZ ABSTAINED FROM VOTING. – ITEM 10A AND 10C APPROVED

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO TABLE ITEM 10B. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM 10B TABLED

11. **DIRECTOR'S REPORT**

A. City Council Actions

B. Unified Development Code Updates

C. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, STATED THERE WOULD BE A WORK SESSION TO DISCUSS PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE. TWO VARIANCE REQUESTS AT 4498 LA SIENNA PARKWAY, WERE APPROVED AT THE CITY COUNCIL SPECIAL MEETING ON MARCH 5, 2026.

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 12:00 P.M. on this 6th day of March, 2026.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE-CHAIRMAN TO ADJOURN THE MARCH 12, 2026, REGULAR MEETING AT 6:48 P.M. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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

City of Edinburg
PLANNING & ZONING COMMISSION
April 23, 2026

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being All of Lots Twenty-five (25) and Twenty-six (26), Closner Addition to the City of Edinburg, Hidalgo County, Texas, Located at 1115 S. 12th Avenue, as Requested by James G. Hesbrook and Maria Elena Vale Hesbrook.

DESCRIPTION / SCOPE:
This property is located along the west side of S. 12th Avenue, approximate 100 feet north of the intersection of S. 12th Avenue and E Ebony Lane. The property is currently zoned Residential, Primary (RP) District. This district has a predominantly auto-urban character. The requested zoning is Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property was previously zoned C-1 Local Business and approved in April 26, 1983, and the request seeks to reestablish similar commercial that existed prior to the adoption of the Unified Development Code (UDC) in 2007. This property has a total frontage of 100 feet along S. 12th Avenue and a lot depth of 166.26 feet for a total area of approximate 16,626 square feet. The applicant wants to utilize the property to build commercial neighborhood offices.

Adjacent zoning is Residential, Primary (RP) District to the north and east, Commercial, General (CG) District to the west, and Commercial, Neighborhood (CN) Districts to the south and 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 26 neighboring property owners on Friday, April 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

On April 13, 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 Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) 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:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 04/23/2026
CITY COUNCIL – 05/21/2026
DATE PREPARED – 04/14/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District.

APPLICANT: James G. Hesbrook and Maria Elena Vale Hesbrook.

AGENT: Not Applicable

LEGAL: All of Lots Twenty-five (25) and Twenty-six (26), Closner Addition to the City of Edinburg, Hidalgo County, Texas

LOCATION: Located at 1115 S. 12th Avenue

LOT/TRACT SIZE: Lot 25 and Lot 26

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: General Commercial Uses

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

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

REZONING REQUEST
JAMES G. HESBROOK AND MARIA ELENA VALE HESBROOK.

EVALUATION

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

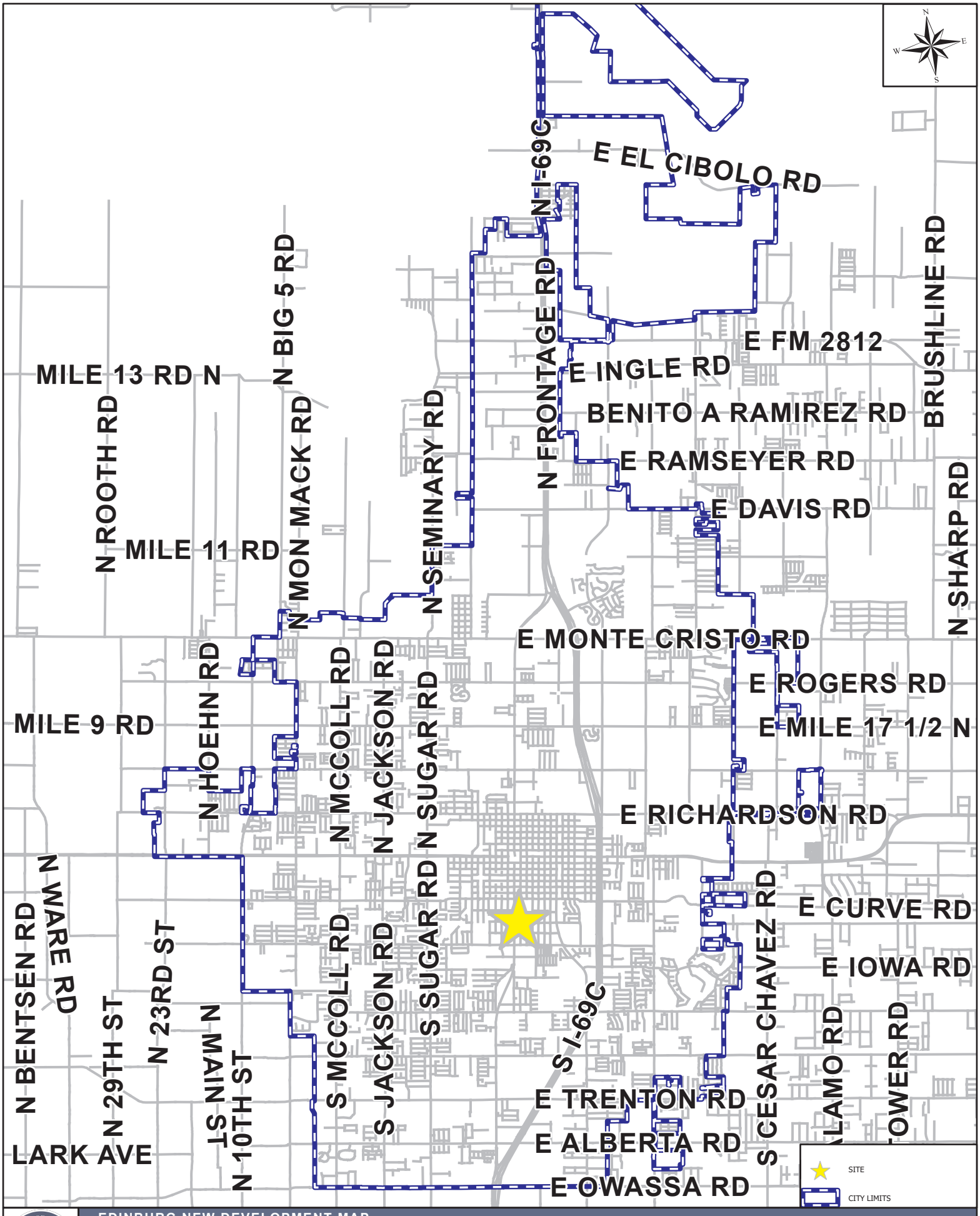
1. The property is currently vacant.

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

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

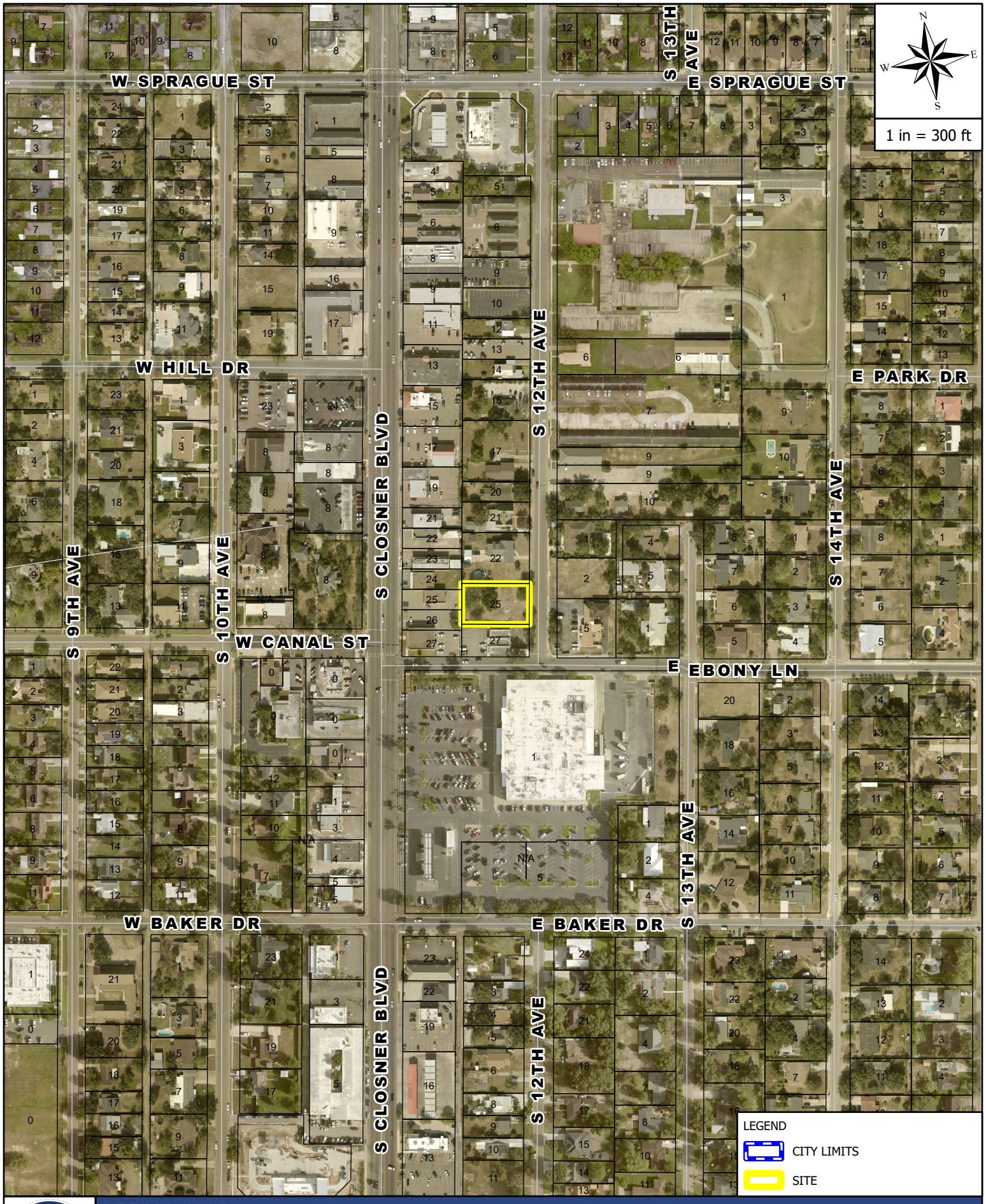
Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. If approved, the applicant will need to comply with all requirements during the permitting process including compliance 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 26 neighboring property owners on Friday, April 10, 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 May 6, 2026.



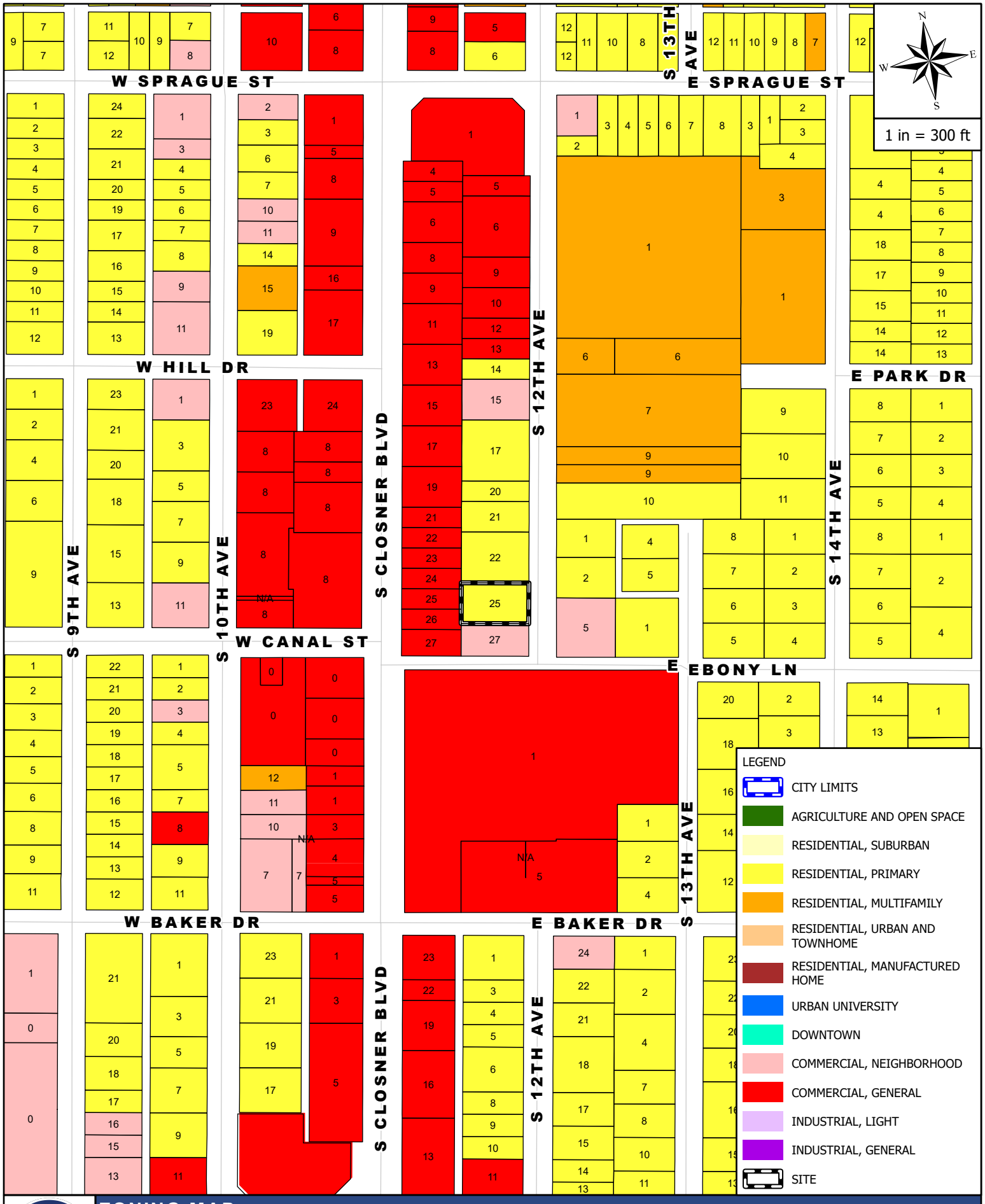
EDINBURG NEW DEVELOPMENT MAP

1115 S 12TH AVE



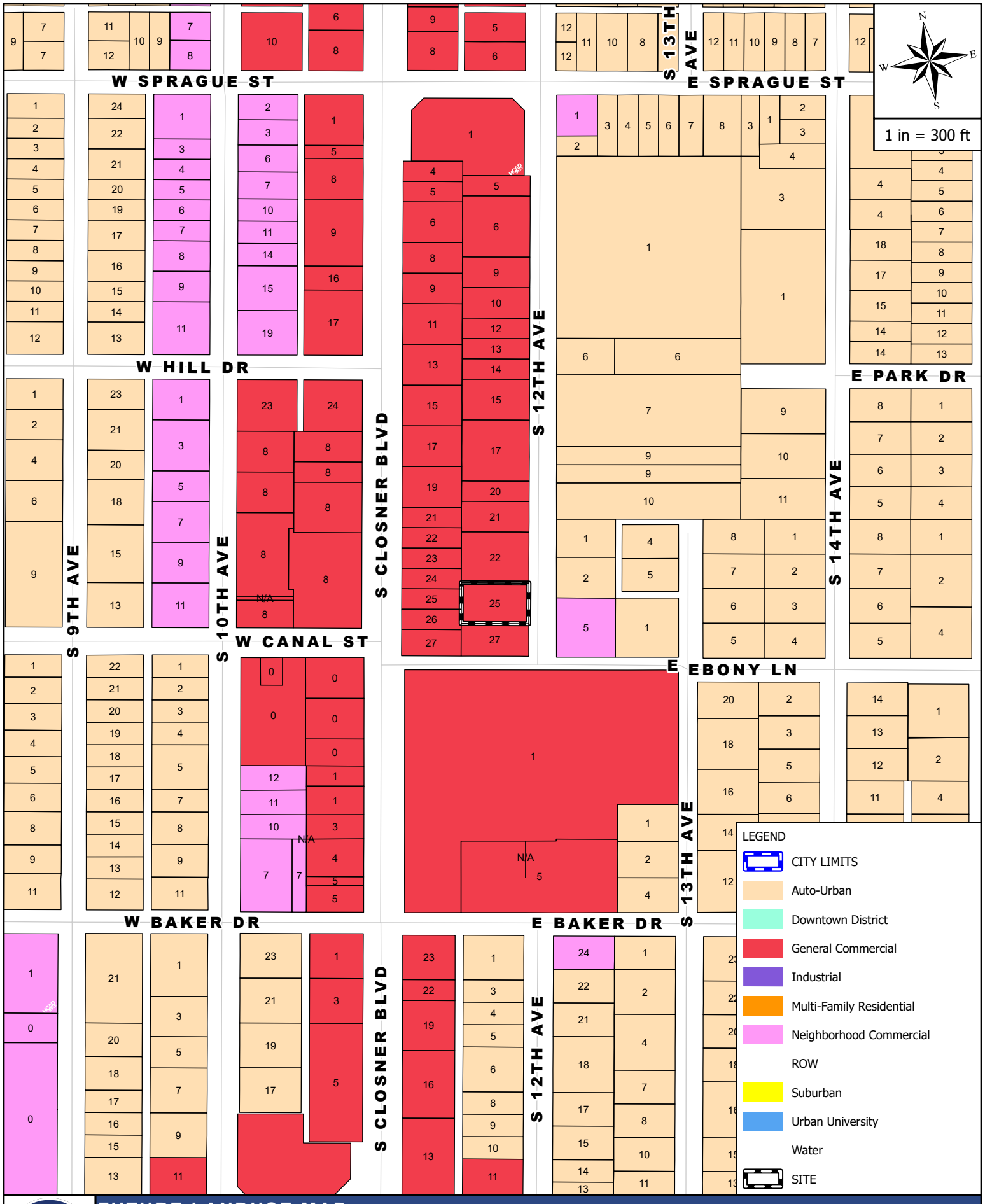
AERIAL MAP

1115 S 12TH AVE



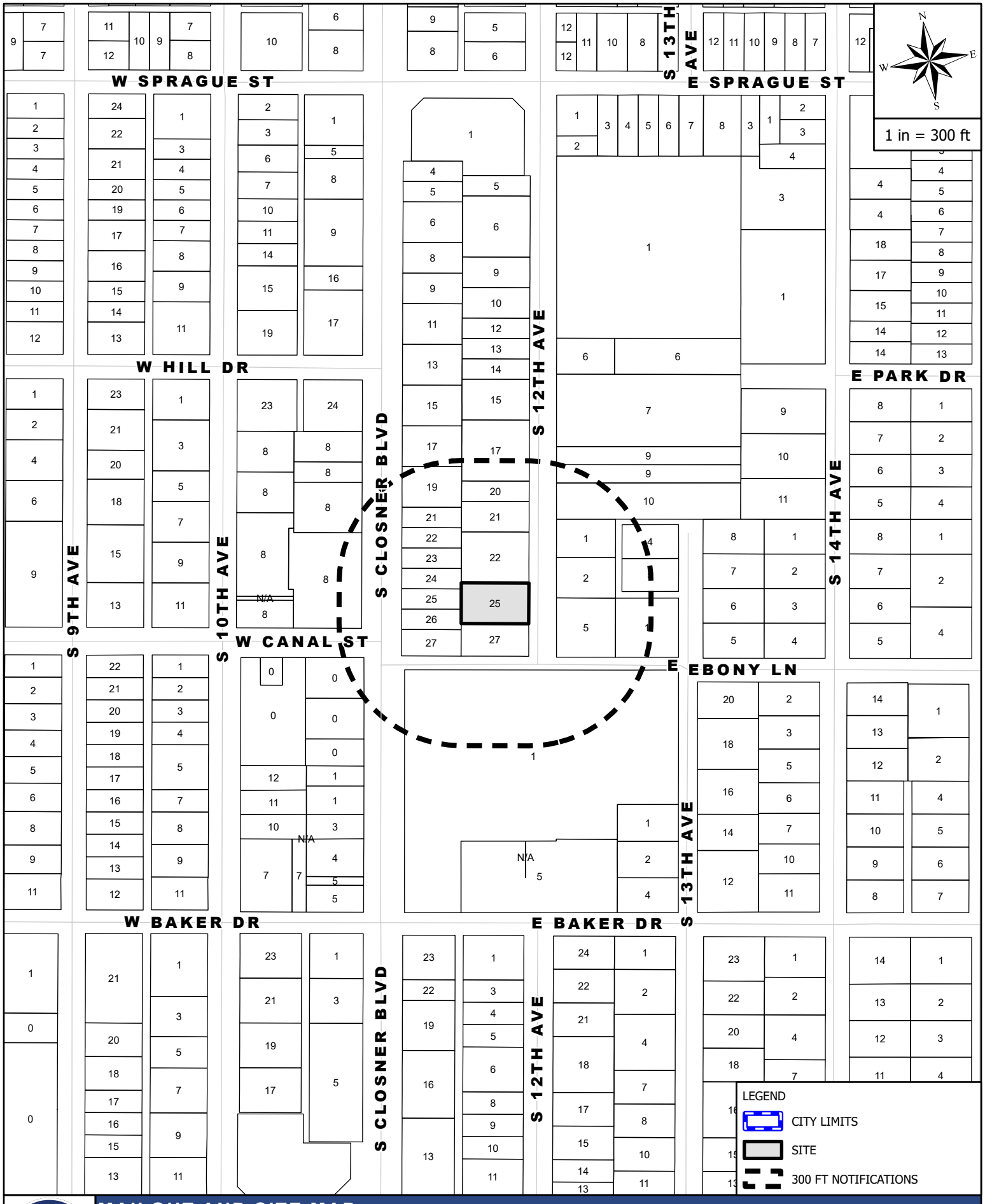
ZONING MAP

1115 S 12TH AVE



FUTURE LANDUSE MAP

1115 S 12TH AVE



MAILOUT AND SITE MAP

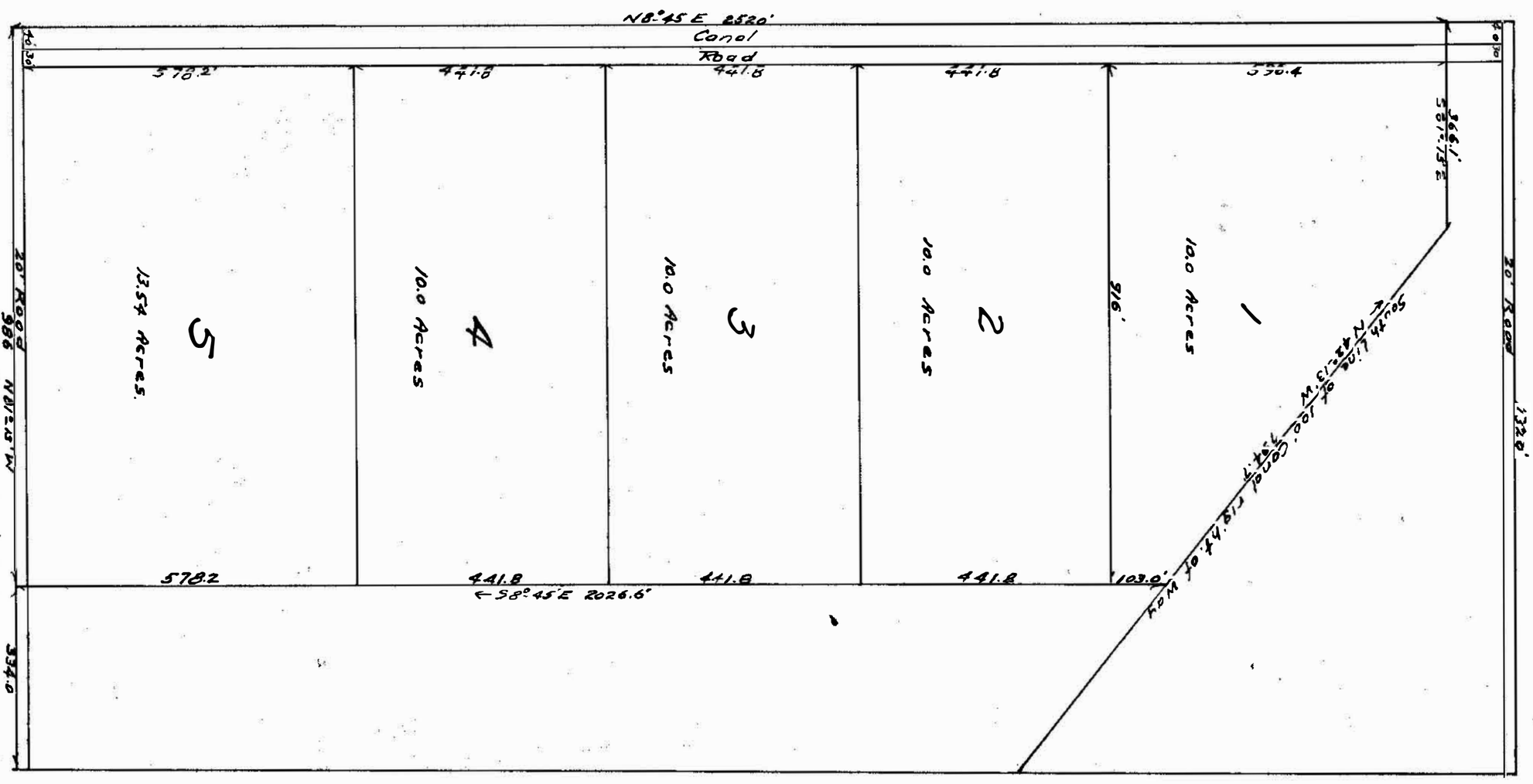
1115 S 12TH AVE

Rezoning Request Site Photo

James G. Hesbrook and Maria E. Vale Hesbrook
1115 S. 12th Avenue

MAP OF A RESUBDIVISION OF 53.54 ACRES
OUT OF
LOTS TEN and FIFTEEN, BLOCK FORTY
of the Alamo Land and Sugar Company's Subdivision of Porcion 72, Los Torritos, Santa Ana and El Coste Grande Grants in Hidalgo Co. Texas, the map of said Alamo Subdivision being heretofore recorded in Vol. 1 pp 24-25-26 of the Map Records of Hidalgo County Texas.

Scale 1"=200'



Dimensions are to adjacent roads except along the south line of Lot 1.

The State of Texas
County of Hidalgo

I D.O.Walden, Civil Engineer, do hereby certify that the map on which this is endorsed is a full, true and correct map or plot of the lands described in the title of said map or plot, as surveyed resubdivided and platted by me for Anton Erickson February, 1927.

D.O.Walden

Subscribed to and sworn to before me this 17 day of February, 1927 A.D.

L.J.Coen

Seal

Notary Public in and for Hidalgo Co. Texas.

The State of Texas
County of Hidalgo

I, Cam E. Hill, County Clerk of said county, do hereby certify that the attached map certified to by D.O.Walden, Civil Engineer and Surveyor on the 17th day of February 1927, was filed for record in my office this ___ day of February 1927 at __ o'clock _ M. and duly recorded on the __ day of _____ 1927, at __ o'clock _ M. in the Map Records of said County in Volume __, page ___

Witness my hand and seal of said County at my office in Edinburg, Texas this the day and year last written above

CAM E. HILL
County clerk of Hidalgo Co. Texas.
By Scott Hankins
Deputy.

Recorded Feb. 21-1927 at 4:30 P.M.

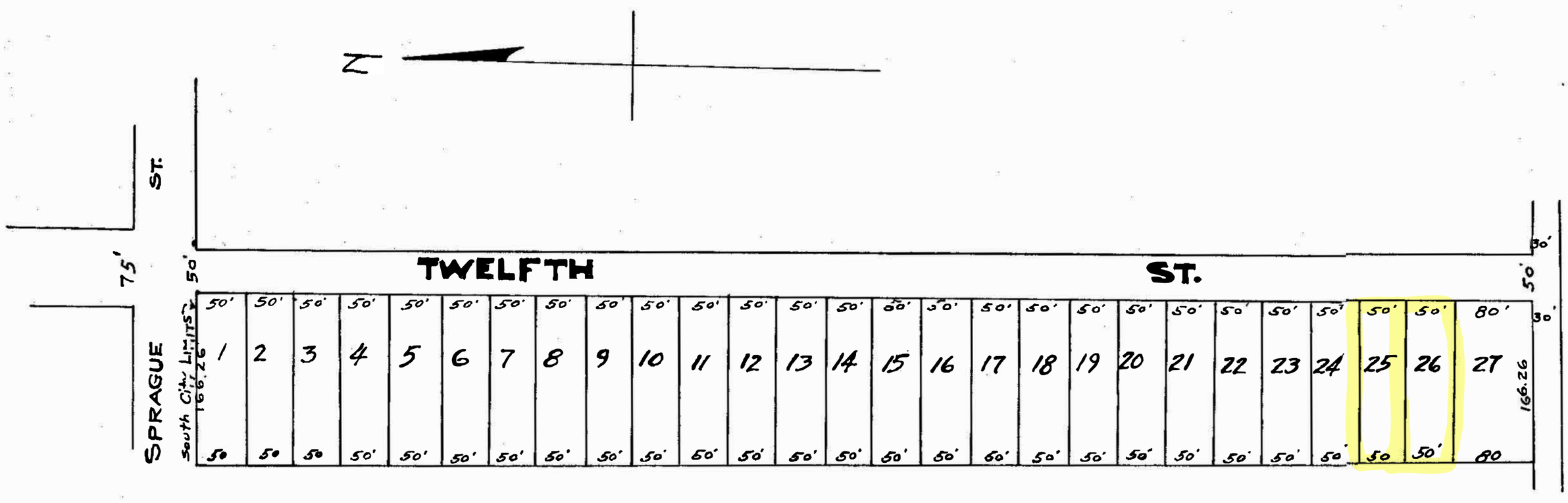
Seal

FILED for record this day

FEB 17 1927

At 4:12 o'clock P.M.

CAM E. HILL
Clerk County Court, Hidalgo County Texas
Scott D. Hankins
Deputy



CLOSNER ADDITION
TO EDINBURG
HIDALGO COUNTY. TEXAS
BEING
A RESUBDIVISION
OF
A RESUBDIVISION OF LOTS 1, 4, 5, 8, & 9 OF THE SUBDIVISION MADE BY MRS A.D. CLOSNER OF 10.52 ACRES OFF OF THE WEST END OF BLOCK "F" EDINBURG ACREAGE LAND AS SHOWN ON MAP RECORD OF HIDALGO. CO. TEXAS IN BOOK 2. PAGES 47 & 52

FILED for record this day

FEB. 23 1927

at 8:20 o'clock A.M.
CAM E. HILL
Clerk County Court Hidalgo County Texas
By Scott Hankins
Deputy

Recorded Feb. 25th at 2:45 P.M.

STATE OF TEXAS
COUNTY OF HIDALGO

I, H.E. WILCOX, CIVIL ENGINEER AND Surveyor, do hereby certify that the foregoing Map or plat of "CLOSNER ADDITION" To EDINBURG is a full true and correct Map of Plat as surveyed by me upon the ground This 16th day of February, 1927.

H.E. Wilcox
Civil Engineer & Surveyor

STATE OF TEXAS
COUNTY OF HIDALGO

Subscribed and Sworn to before me this 17th day of February. A.D. 1927.

A.R. Vela

Seal

Notary Public In And For
Hidalgo County. Texas

City of Edinburg
PLANNING & ZONING COMMISSION
April 23, 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 Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being an 8.350 acres out of Lot 5, Section 250, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1534 N Kenyon Road, as Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:
This property is located along the east side of N. Kenyon Road, approximate 300 feet north of the intersection of Kenyon Road and Mile 17 North. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Residential, Primary (RP) District. This district has a predominantly Auto-Urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. The applicant wants to utilize the property to build a residential home.

Adjacent zoning is Agriculture and Open Space (AO) District to the west, properties to the north, south and east are currently outside of City Limits of Edinburg. Surrounding land uses consists of Single-Family-Residential uses and vacant land. The Future Land Use designation for this property is for Suburban Uses.

Staff mailed a notice of the public hearing to 2 neighboring property owners on Friday, April 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

On April 13, 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 Agriculture and Open Space (AO) District to Residential, Primary (RP) 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:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 04/23/2026
CITY COUNCIL – 05/21/2026
DATE PREPARED – 04/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District.

APPLICANT: Sandra E. Acevedo

AGENT: Melden & Hunt, Inc.

LEGAL: 8.350 acres out of Lot 5, Section 250, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

LOCATION: Located at 1534 N, Kenyon Road

LOT/TRACT SIZE: 8.350 acres

CURRENT USE: Vacant Land

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING:
North – Outside City Limits of Edinburg
South – Outside City Limits of Edinburg
East – Outside City Limits of Edinburg
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Suburban Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC.

EVALUATION

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

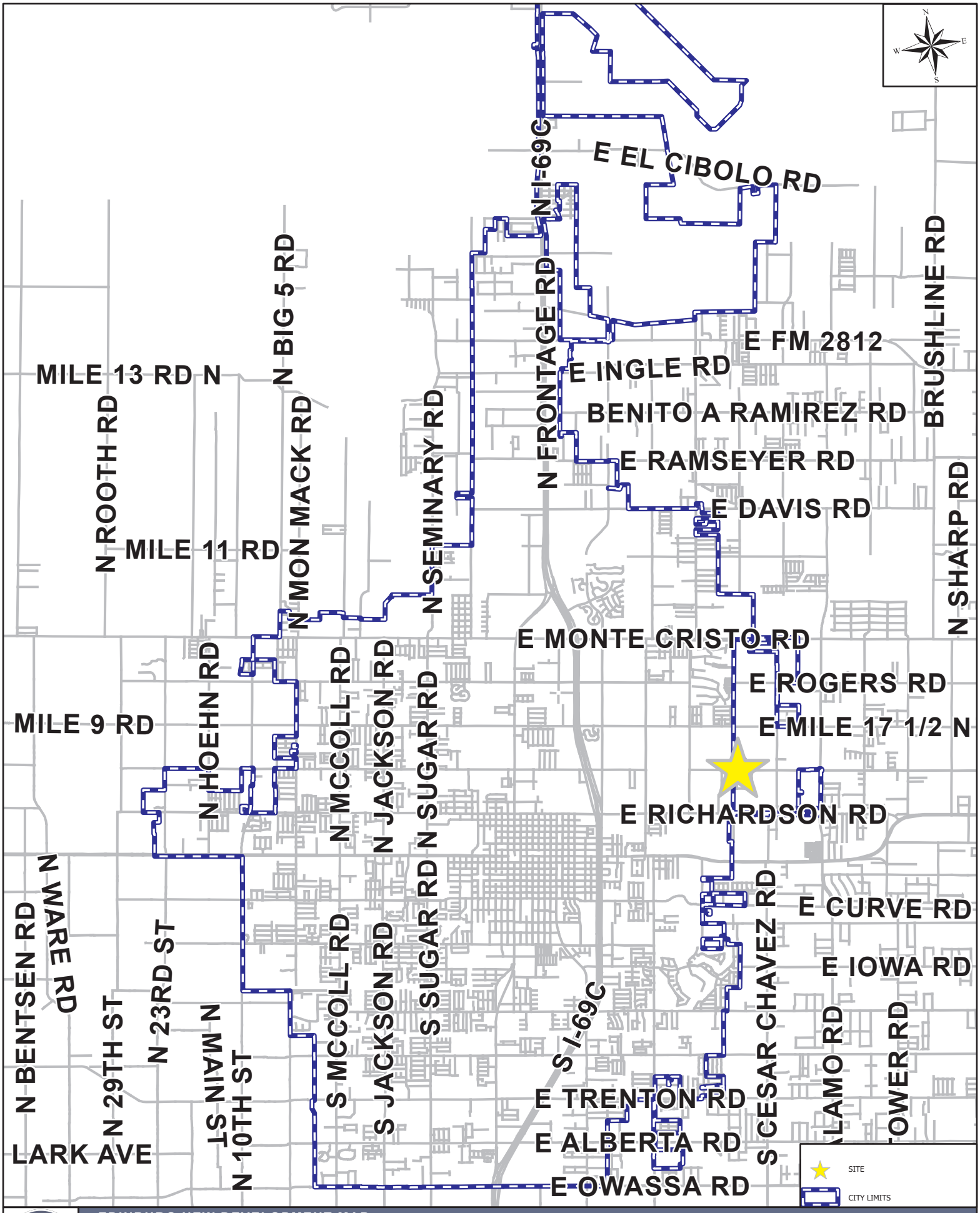
1. The property is currently vacant land.

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

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

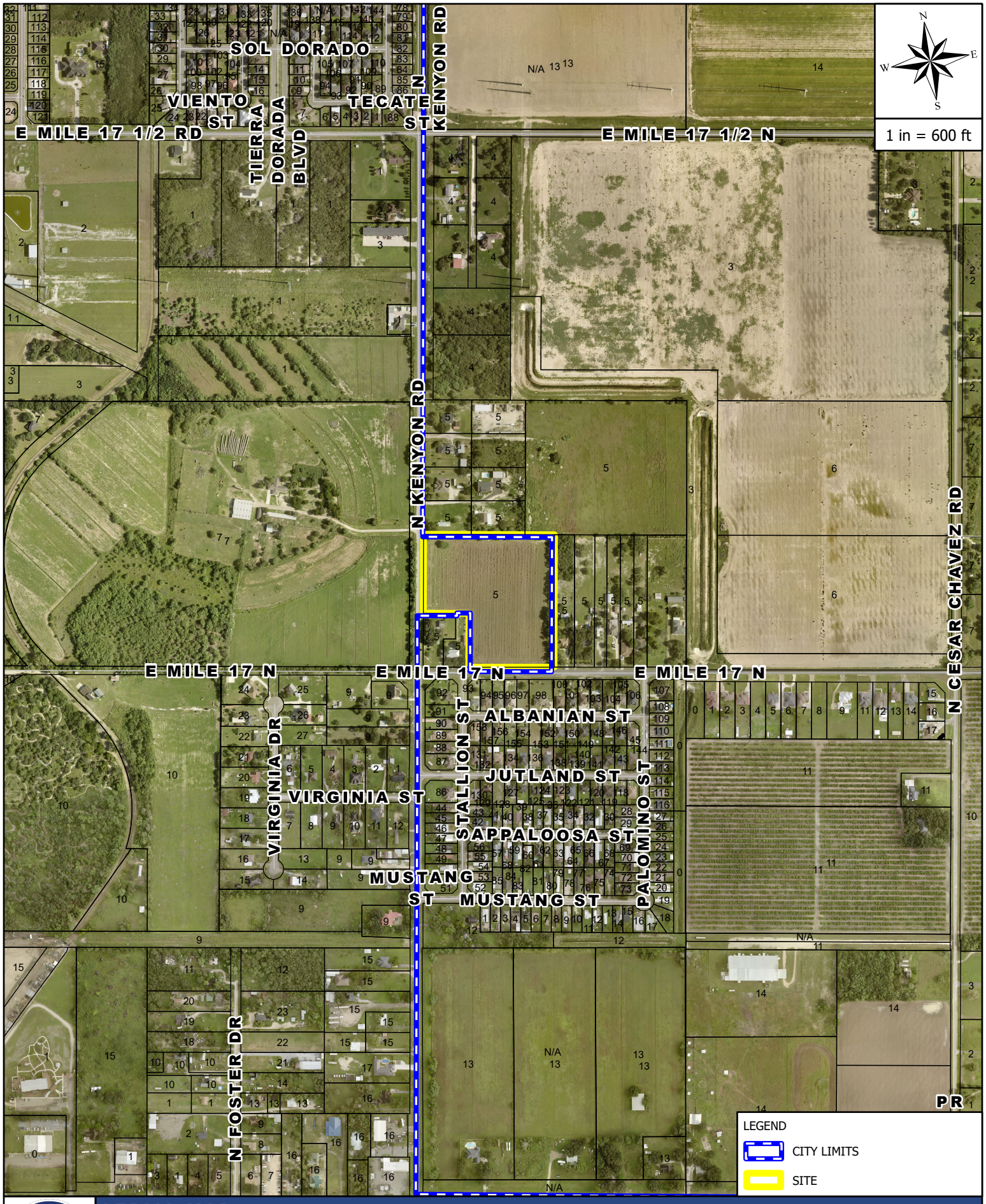
Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses and the future land use. If approved, the applicant will 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 2 neighboring property owners on Friday, April 10, 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 May 6, 2026.



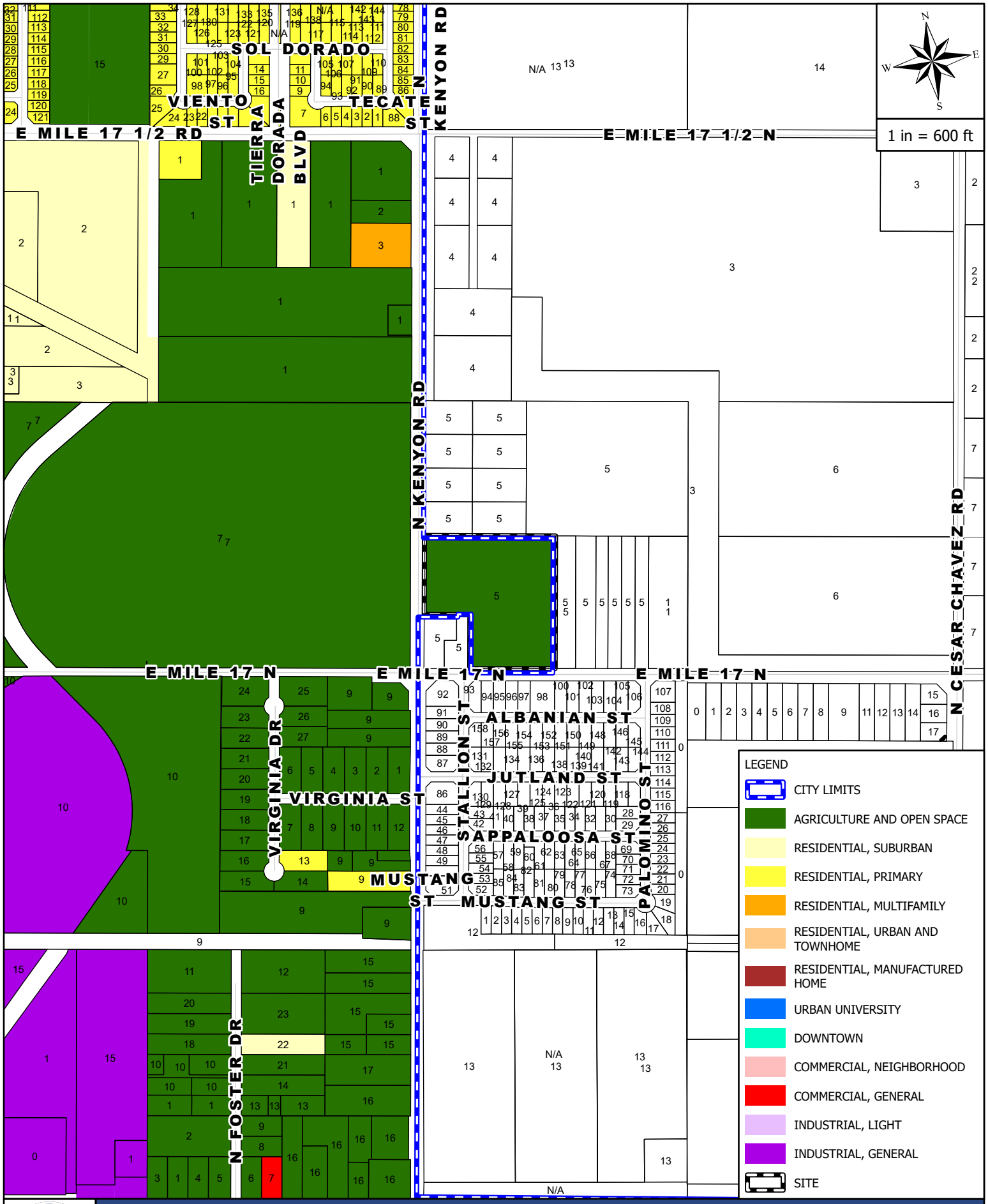
EDINBURG NEW DEVELOPMENT MAP

1534 N KENYON RD



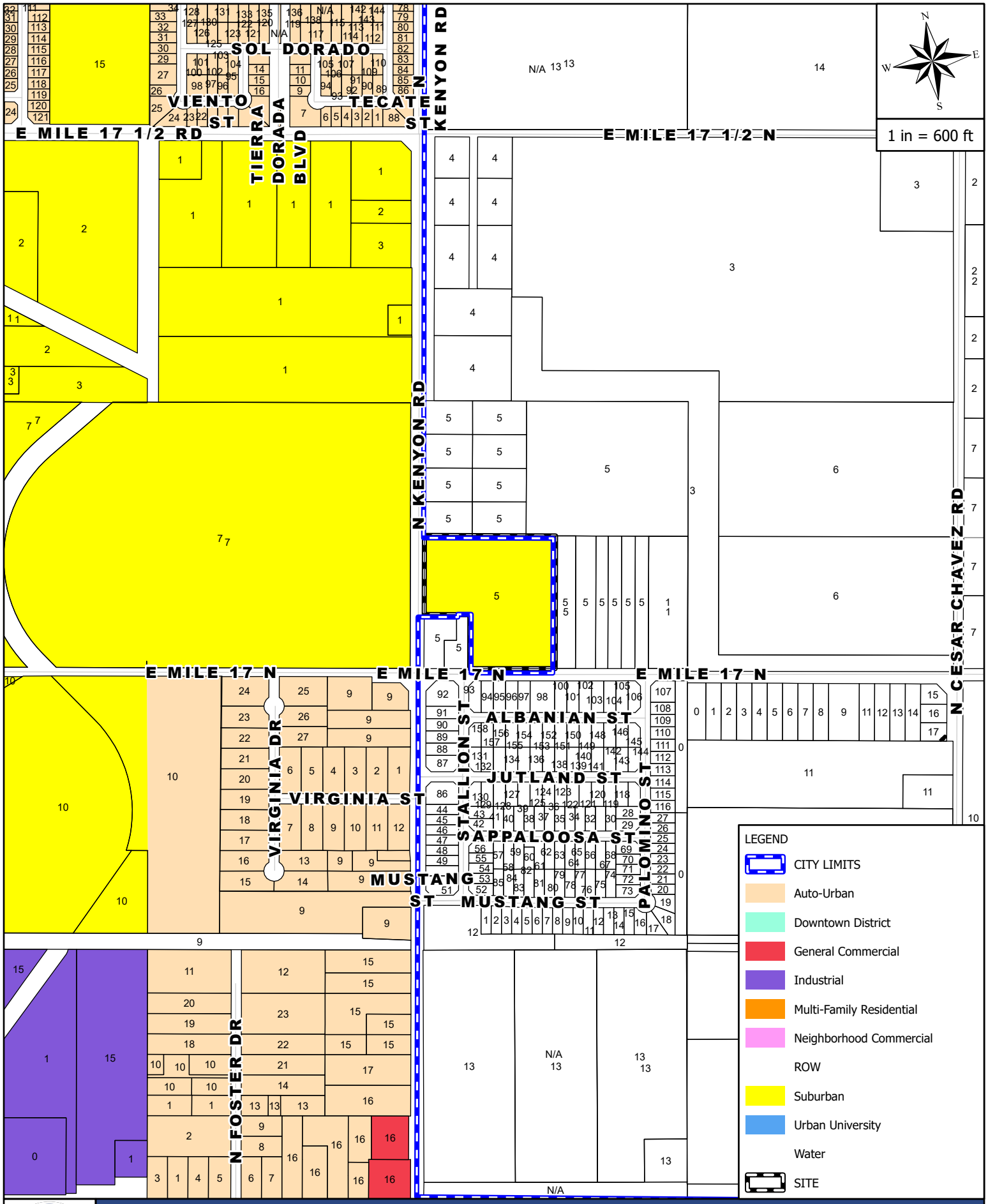
AERIAL MAP

1534 N KENYON RD



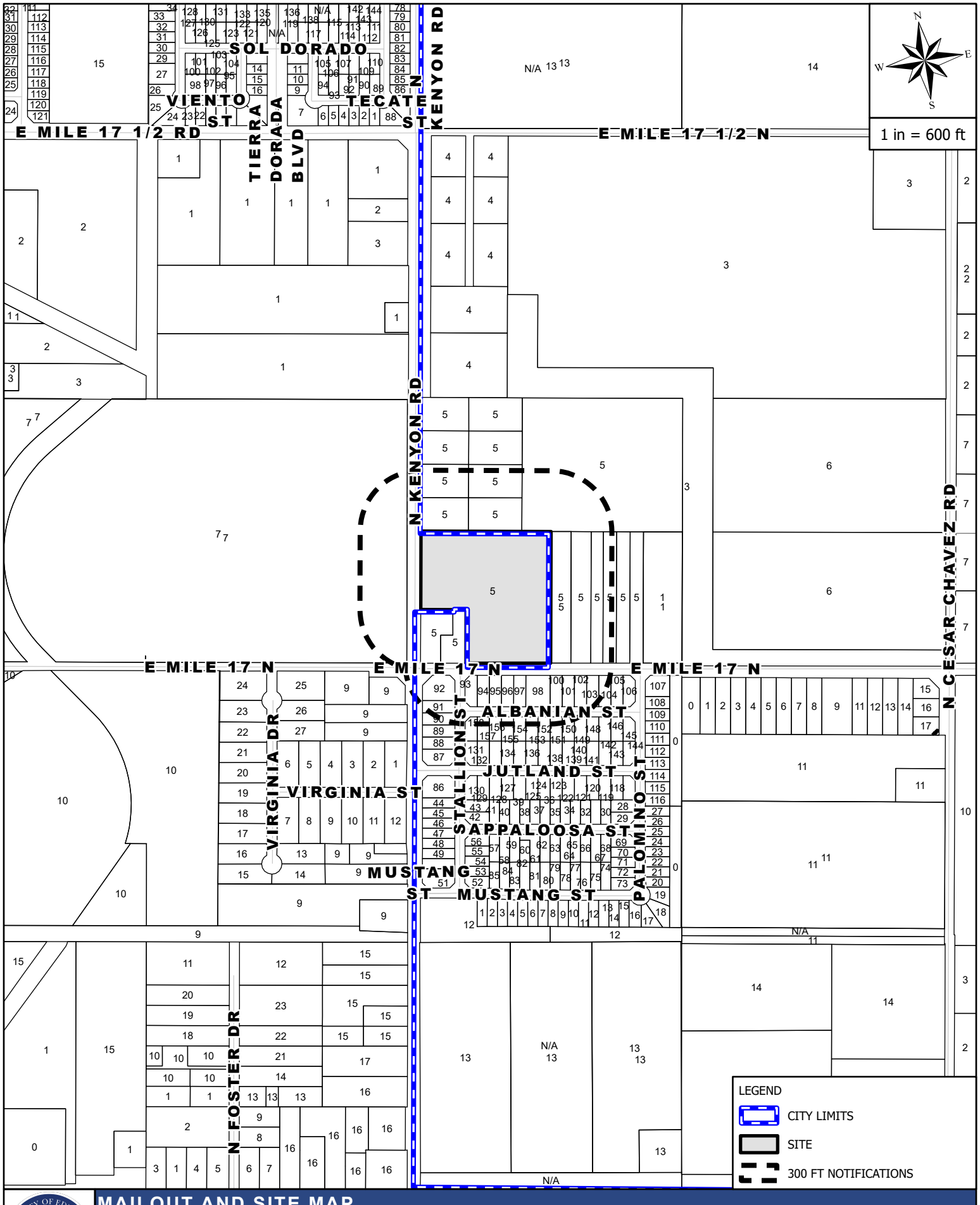
ZONING MAP

1534 N KENYON RD



FUTURE LANDUSE MAP

1534 N KENYON RD



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

1534 N KENYON RD

Rezoning Request Site Photo

Melden & Hunt, Inc.
1534 N. Kenyon Road

MIRIAM GONZALEX
GENERAL WARRANTY DEED
DOCUMENT No. 3201485, H.C.O.R.

ADRIAN & ALONDRA GARCIA
GIFT WARRANTY DEED
DOCUMENT No. 3085029, H.C.O.R.

FRANCISCO L. GARCIA
CORRECTION GIFT WARRANTY DEED
DOCUMENT No. 2675180, H.C.O.R.

S 81° 04' 56" E 660.00'

DETAIL "B"

1.2'

41.9'

117.8'

1.0'

SCALE:1"=50'

SECTION 250

LOT 5

EXISTING EAST R.O.W. LINE

N 08° 55' 04" E 387.00'

20.0'

A-A

LOT 8, SECTION 245

KENYON RD
40.0' R.O.W.

8.350 Acres GROSS
-0.184 Ac. Mile 17 N. Rd. Existing R.O.W.
-0.178 Ac. Kenyon Rd. Existing R.O.W.
7.988 Acres Existing NET

DETAIL NOT TO SCALE
S 10° 06' 24" W 0.18'

DETAIL "A"

N 81° 04' 56" W 194.67'

"L1"

"L2"

N:16638400.547
E:1108942.028

DETAIL NOT TO SCALE
S 40° 48' 02" E 0.18'
0.16'
0.10'

SANDRA ELIZABETH ACEVEDO
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT No. 3174333, H.C.O.R.

N 08° 55' 04" E 286.58'

BARN

MYRNA S. GARZA & ROALNDO RODRIGUEZ SR
DOCUMENT No. 1922389, H.C.O.R.

JULIAN RIVERA
WARRANTY DEED WITH
VENDOR'S LIEN
DOCUMENT No.
2059748, H.C.O.R.

RODOLFO GONZALEZ
QUITCLAIM DEED
VOLUME 3050, PG. 105, H.C.O.R.

S 08° 55' 04" W 660.00'

640.00'

3.4'

3.5'

DETAIL NOT TO SCALE
0.31'

EXISTING NORTH R.O.W. LINE

P.O.C.
S.W. COR.
LOT 5
SECTION 250

S 81° 04' 56" E 260.00'

P.O.B.

N 81° 04' 56" W 400.00'

MILE 17 NORTH RD - 60.0' R.O.W.

32.5'

28.0'

40.0'

LOS NOGALES SUBDIVISION PHASE II
INSTRUMENT No.1367593, H.C.M.R.

LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- FOUND NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- POWER POLE
- SINGLE POST SIGN
- WATER METER
- FLUSH VALVE
- WATER VALVE
- PASTURE VALVE
- IRRIGATION VALVE
- FENCE POST
- 15" PVC
- OH — OH — OVERHEAD POWER LINE
- EDGE OF SWALE
- BLOCK FENCE
- HOG WIRE FENCE
- WOOD FENCE
- [W] — [W] — SPOTTED WATER LINE [APPROXIMATE LOCATION]
- ASPHALT AREA
- CONCRETE AREA

A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
B-A - BACK OF CURB TO EDGE OF ASPHALT
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
Ac. - OF ONE ACRE

LL - LOT LINE

PL - PROPERTY LINE

OAK TREE

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 [NORTHING:16638400.547, EASTING: 1108942.028] ON THE OUTSIDE CORNER OF SUBJECT TRACT AND THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SUBJECT 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 EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
5. HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CLAIMS A 100' FOOT EASEMENT SOUTH OF SUBJECT TRACT, NO RECORDED EASEMENT WAS FOUND ON PERTAINING DOCUMENT No. 2880111, HIDALGO COUNTY OFFICIAL RECORDS.
6. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
7. NO BUILDING SETBACKS SHOWN ON THE RECORDED MAP. FOR FUTURE CONSTRUCTION, CONTACT PLANNING DEPARTMENT OF HIDALGO COUNTY.
8. MILE 17 NORTH IS SHOWN AS AN EXPANSION MINOR ARTERIAL 100' AS PER THE RGV MPO U.M.A.P. (UNITED METROPOLITAN AREA PLANNING) THOROUGHFARE.
9. KENYON ROAD IS SHOWN AS AN EXISTING COLLECTOR 80' AS PER THE RGV MPO U.M.A.P. (UNITED METROPOLITAN AREA PLANNING) THOROUGHFARE.

FLOOD ZONE
ZONE "X" (SHADED)
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

DETAIL "A" NOT TO SCALE
S 10° 06' 24" W 0.17'

DETAIL "B" NOT TO SCALE
0.13'
S 02° 52' 53" E 0.65'
0.05'

Line Table		
Line #	Direction	Length
"L1"	N 81° 04' 56" W	65.05'
"L2"	S 10° 06' 24" W	13.58'

N 59° 10' 07" E 605.23'

BEARING BASIS
SCALE:1"=200'

PLAT SHOWING
8.350 ACRES OUT OF LOT 5, SECTION 250 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, VOLUME 1, PAGE 16, H.C.M.R. HIDALGO COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
RUBEN JAMES DE JESUS
6813
PROFESSIONAL
LAND SURVEYOR

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 05/12/2022 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

8.03.2022

RUBEN JAMES DE JESUS, RPLS No. 6813 DATE:

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

BOOK: T-1160, PG.6
DATE: 05/18/2022
JOB No. 21206.08
FILE NAME: 21206
DRAWN BY: Y.B.

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

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May 18, 2022

METES AND BOUNDS DESCRIPTION
8.350 ACRES OUT OF LOT 5, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY HIDALGO COUNTY, TEXAS

A tract of land containing 8.350 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 5, Section 250, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 1, Page 16, Hidalgo County Map Records, said 8.350 acres were conveyed to Sandra Elizabeth Acevedo, by virtue of a Warranty Deed with Vendor's Lien, recorded under Document Number 3174333, Hidalgo County Official Records, said 8.350 acres also being more particularly described as follows;

COMMENCING at the Southwest corner of said Lot 5, Section 250;

THENCE, S 81° 04' 56" E along the South line of said Lot 5, Section 250 and within the existing right-of-way of Mile 17 North Road, a distance of 260.00 feet to a Nail set for the Southwest corner and POINT OF BEGINNING of this herein described land;

1. THENCE, N 08° 55' 04" E at a distance of 20.00 feet pass a No. 4 rebar found on the existing North right-of-way line of Mile 17 North Road, continuing a total distance of 286.58 feet to an inside corner of this tract, from which a No. 4 rebar found bears S 40° 48' 02" E a distance of 0.18 feet;

2. THENCE, N 81° 04' 56" W a distance of 65.05 feet to an inside corner of this tract;

3. THENCE, S 10° 06' 24" W at a distance of 0.18 feet pass a No. 4 rebar found in line, continuing a total distance of 13.58 feet to a No. 4 rebar found [Northing:16638400.547, Easting:1108942.028] for an outside corner of this tract;

4. THENCE, N 81° 04' 56" W at a distance of 174.67 feet pass a No. 4 rebar set on the existing East right-of-way line of Kenyon Road, continuing a total distance of 194.67 feet to a Nail set on the West line of said Lot 5, Section 250, for an outside corner of this tract, from which a Nail found bears S 10° 06' 24" W a distance of 0.17 feet;

5. THENCE, N 08° 55' 04" E along the West line of said Lot 5, Section 250 and within the existing right-of-way of Kenyon Road, a distance of 387.00 feet to a Nail set for the Northwest corner of this tract, from which a PK Nail found bears S 02° 52' 53" E a distance of 0.63 feet;

6. THENCE, S 81° 04' 56" E at a distance of 20.00 feet pass a No. 4 rebar set on the existing East right-of-way line of Kenyon Road, continuing a total distance of 660.00 feet to a No. 4 rebar found for the Northeast corner of this tract;

7. THENCE, S 08° 55' 04" W at a distance of 640.00 feet pass a No. 4 rebar set on the existing North right-of-way line of Mile 17 North Road, from which a No. 4 rebar found bears S 81° 04' 56" E a distance of 0.31 feet, continuing a total distance of 660.00 feet to a Nail set on the South line of said Lot 5, Section 250, for the Southeast corner of this tract;

8. THENCE, N 81° 04' 56" W along the South line of said Lot 5, Section 250 and within the existing right-of-way of Mile 17 North Road, a distance of 400.00 feet to the POINT OF BEGINNING and containing 8.350 acres, of which 0.184 of one acre lies within the existing right-of-way of Mile 17 North Road and 0.178 of one acre lies within the existing right-of-way of Kenyon Road, leaving an existing net of 7.988 acres of land, more or less.

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 05/12/2022 UNDER MY DIRECTION AND SUPERVISION.

5.27.2022

RUBEN JAMES DE JESUS, R.P.L.S. #6813 DATE:

Z:\Surveys\2021\21206.02\Metes & Bounds\8.350ac.docx

City of Edinburg
PLANNING & ZONING COMMISSION
April 23, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Urban (RU) & Townhome District to Residential, Multifamily (RM) District, Being a Tract I – 8.80 Acres out of Lot 5, Block 1, John Closner Et. Al. Subdivision Located at 2301 E. Wisconsin Road, as Requested by Rio Delta Engineering.

DESCRIPTION / SCOPE:
This property is located along the north side of E. Wisconsin Road, approximate 400 feet west of the intersection of S. Raul Longoria Road and E. Wisconsin Road. The property is currently zoned Residential, Urban (RU) & Townhome District. This district is the highest intensity single-family residential district. The requested zoning is Residential, Multifamily (RM) District. This district is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). This property has a total frontage of 1,065.60 feet along E. Wisconsin Road and a lot depth of 360 feet for a total area of 8.80 acres. The applicant wants to utilize the property to build a fourplex development.

Adjacent zoning is Residential, Multifamily (RM) District to the north and south, Commercial, General (CG) District to the east, and Agriculture and Open Space (AO) Districts to the west. Surrounding land uses consists of single-family residential uses, multi-family apartments 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 43 neighboring property owners on Friday, April 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

On April 13, 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 Multi-Family Residential Uses and the Rezoning Request from Residential, Urban (RU) & Townhome 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:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 04/23/2026
CITY COUNCIL – 05/21/2026
DATE PREPARED – 04/13/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Michael Cantu

AGENT: Rio Delta Engineering

LEGAL: Being a Tract I – 8.80 Acres out of Lot 5, Block 1, John Closner Et. Al. Subdivision

LOCATION: Located at 2301 E. Wisconsin Road

LOT/TRACT SIZE: 8.80 Acres

CURRENT USE: Vacant Land

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Residential, Urban (RU) & Townhome District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: North Alamo Water Supply Corporation for Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Urban (RU) & Townhome District to Residential, Multifamily (RM) District

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
Rio Delta Engineering

EVALUATION

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

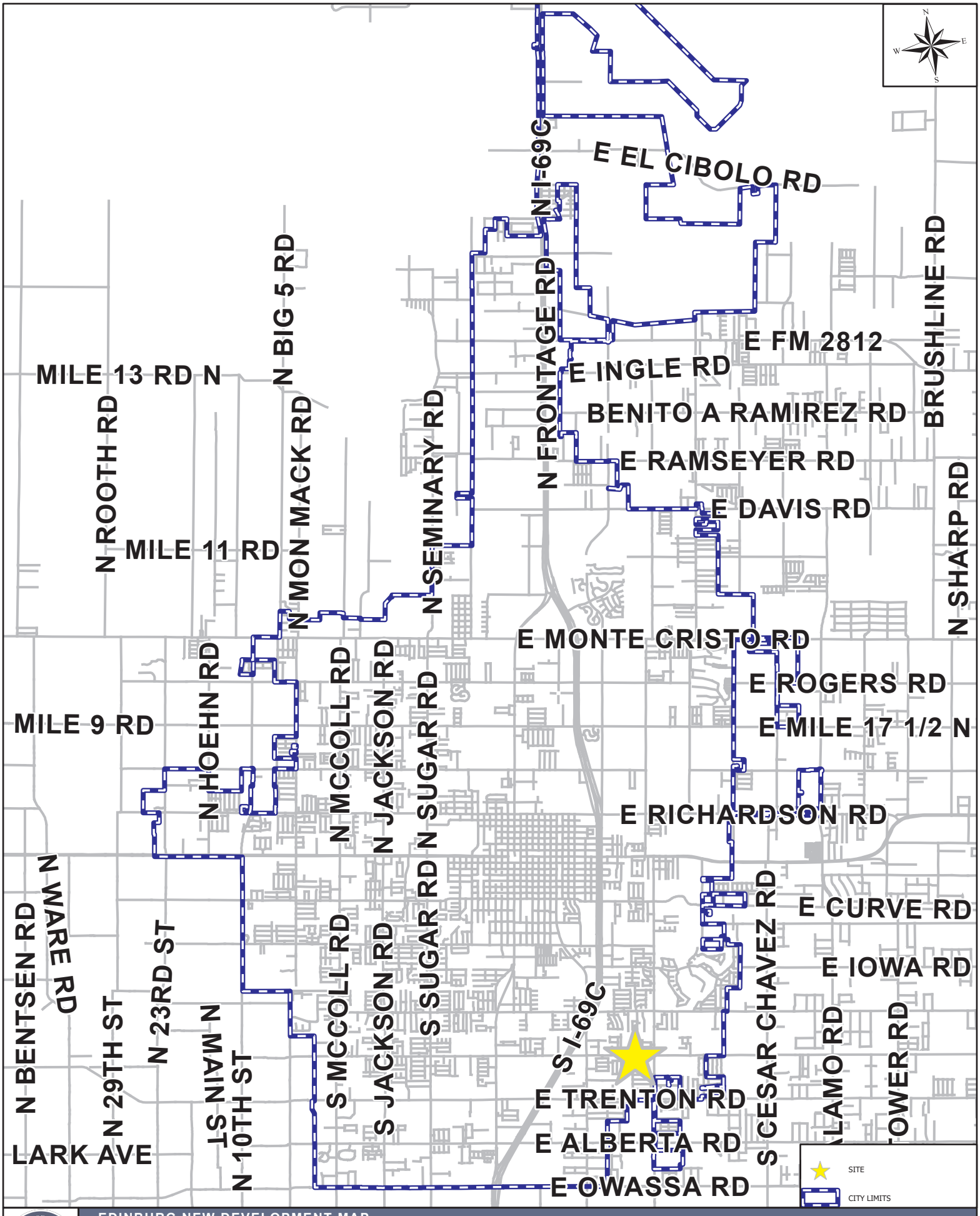
1. The property is currently vacant.

2. Surrounding land consists of Multifamily Residential uses and General Commercial uses.

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

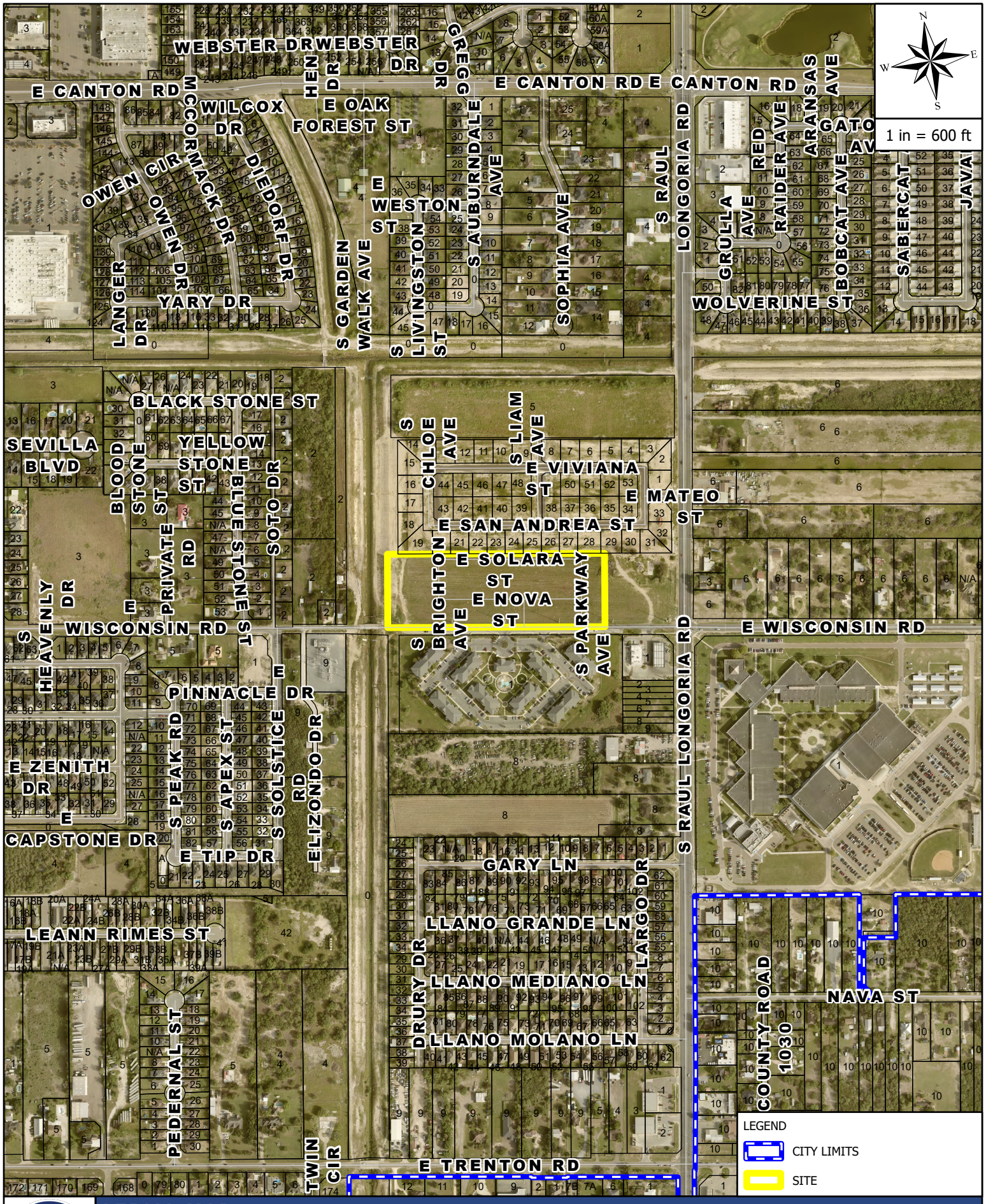
Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Urban (RU) & Townhome District to Residential, Multifamily (RM) District, based on the surrounding land uses and the future land use. If approved, 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 43 neighboring property owners on Friday, April 10, 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 May 6, 2026.



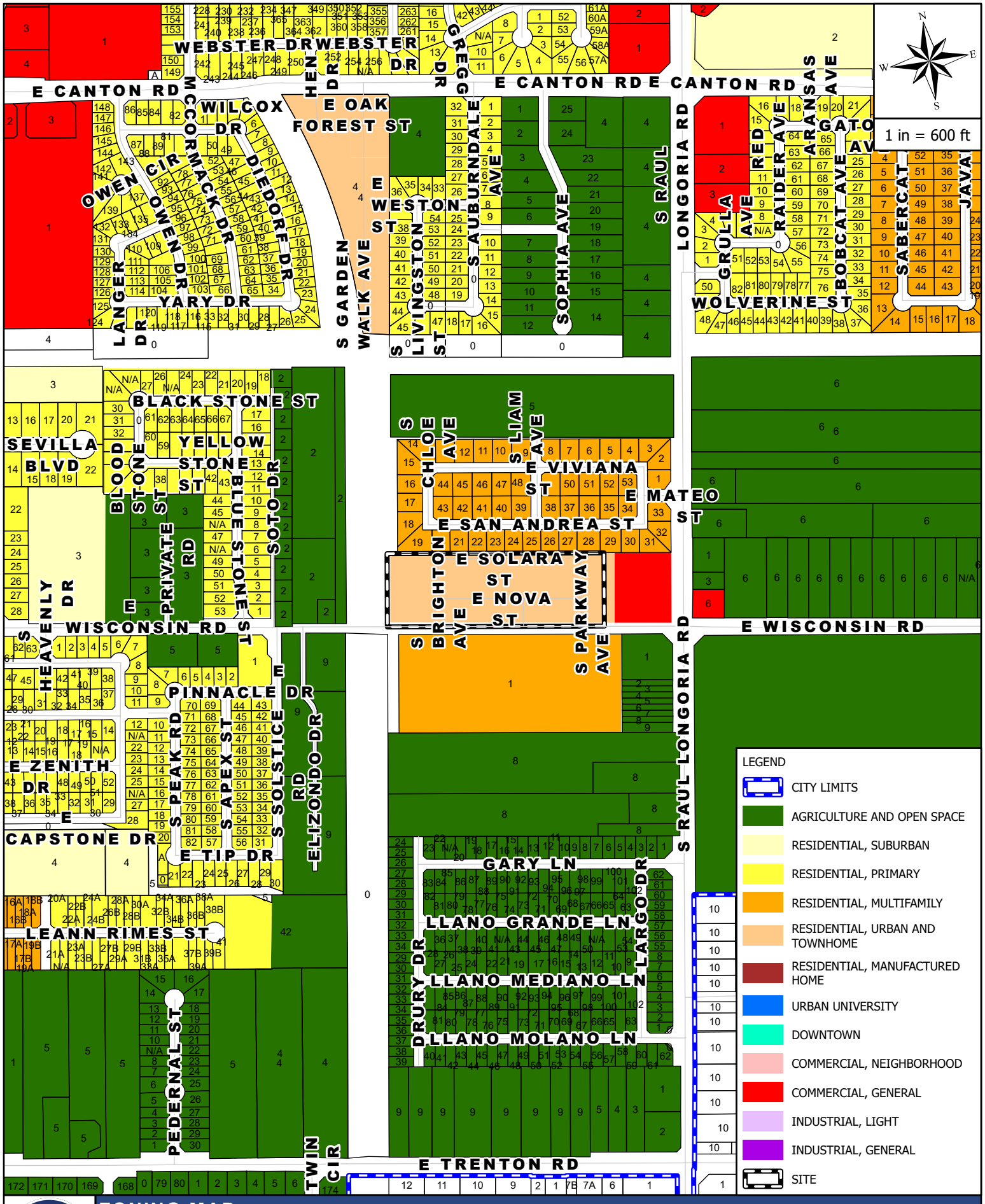
EDINBURG NEW DEVELOPMENT MAP

2301 E WISCONSIN RD



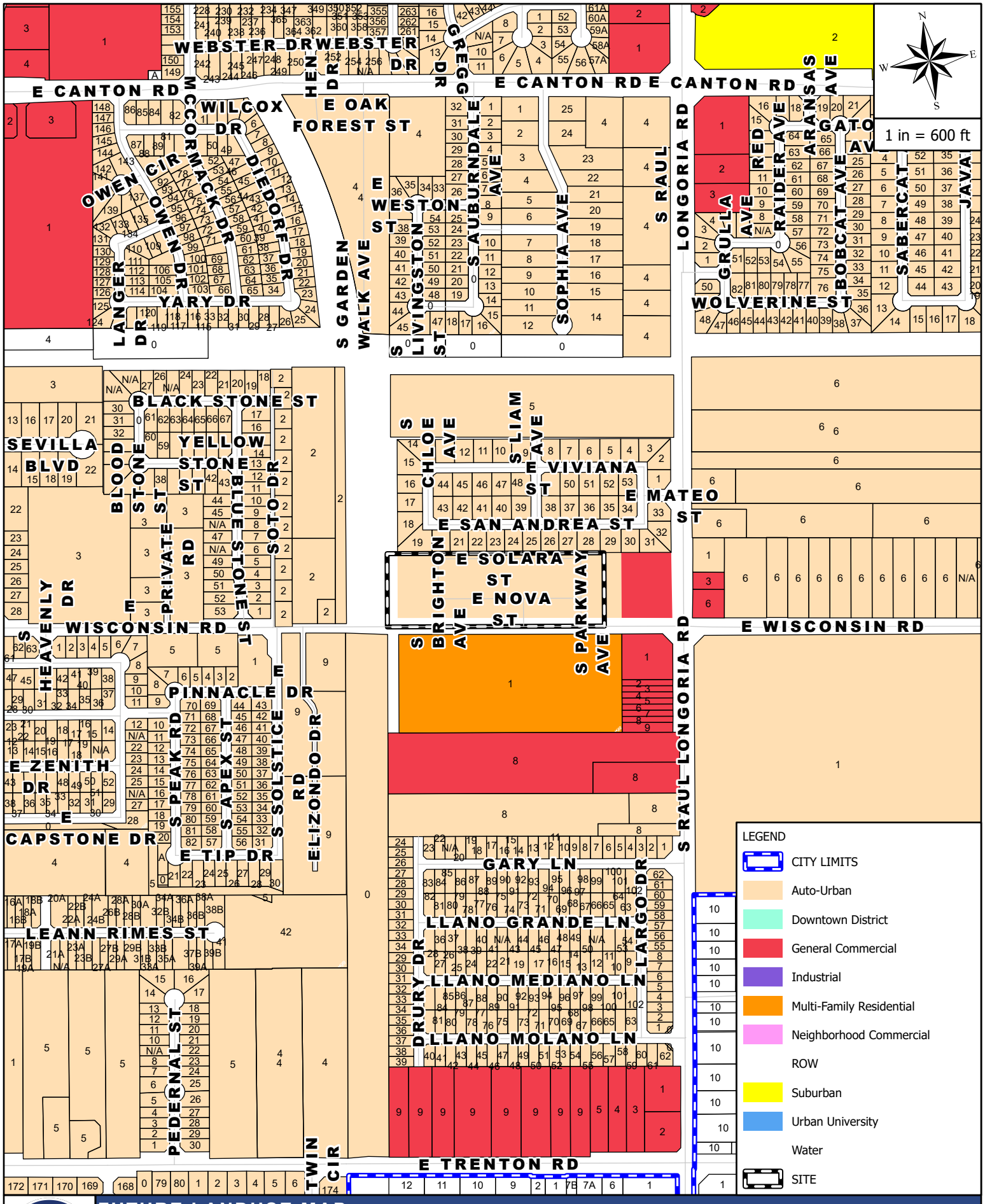
AERIAL MAP

2301 E WISCONSIN RD



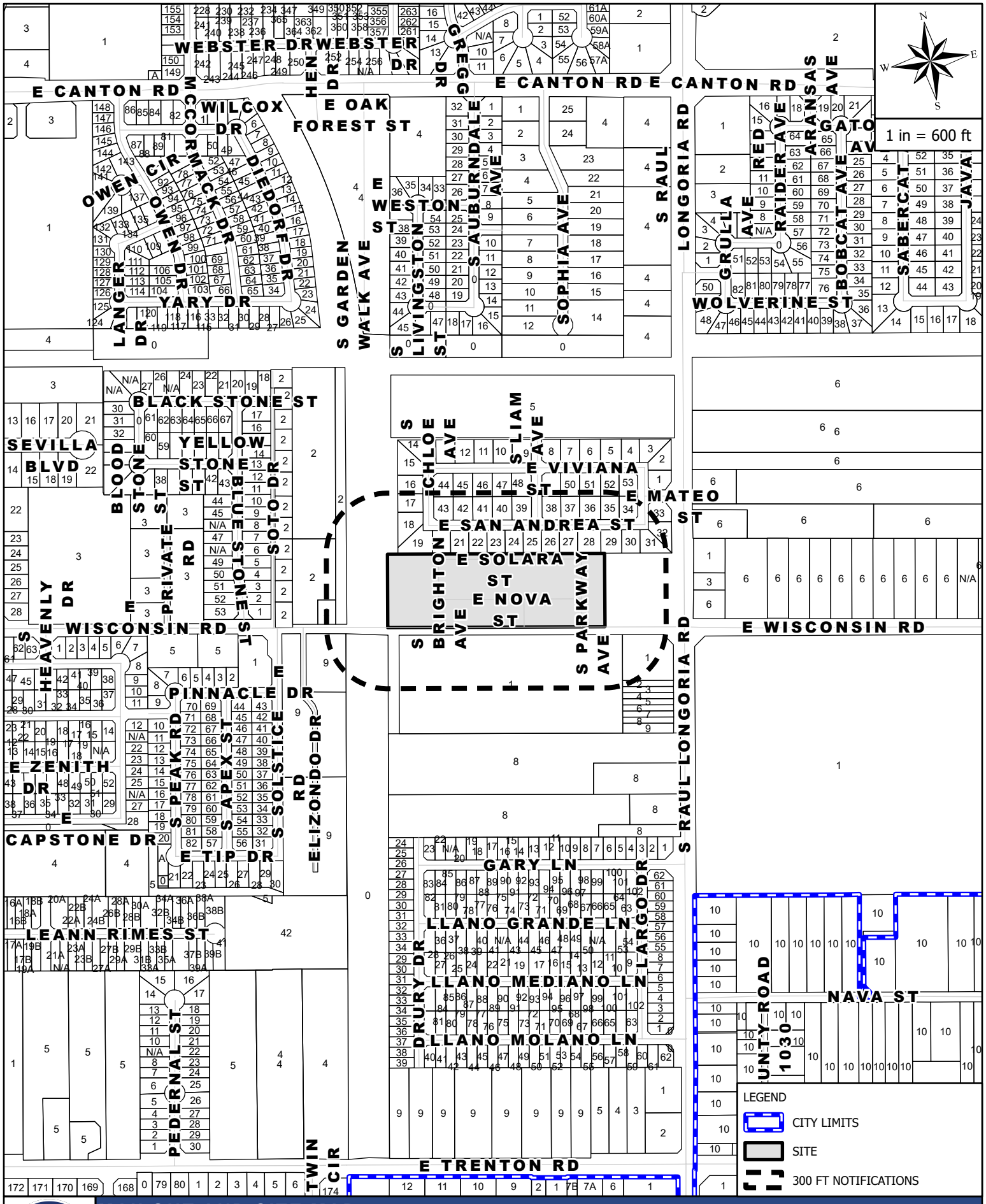
ZONING MAP

2301 E WISCONSIN RD



FUTURE LANDUSE MAP

2301 E WISCONSIN RD



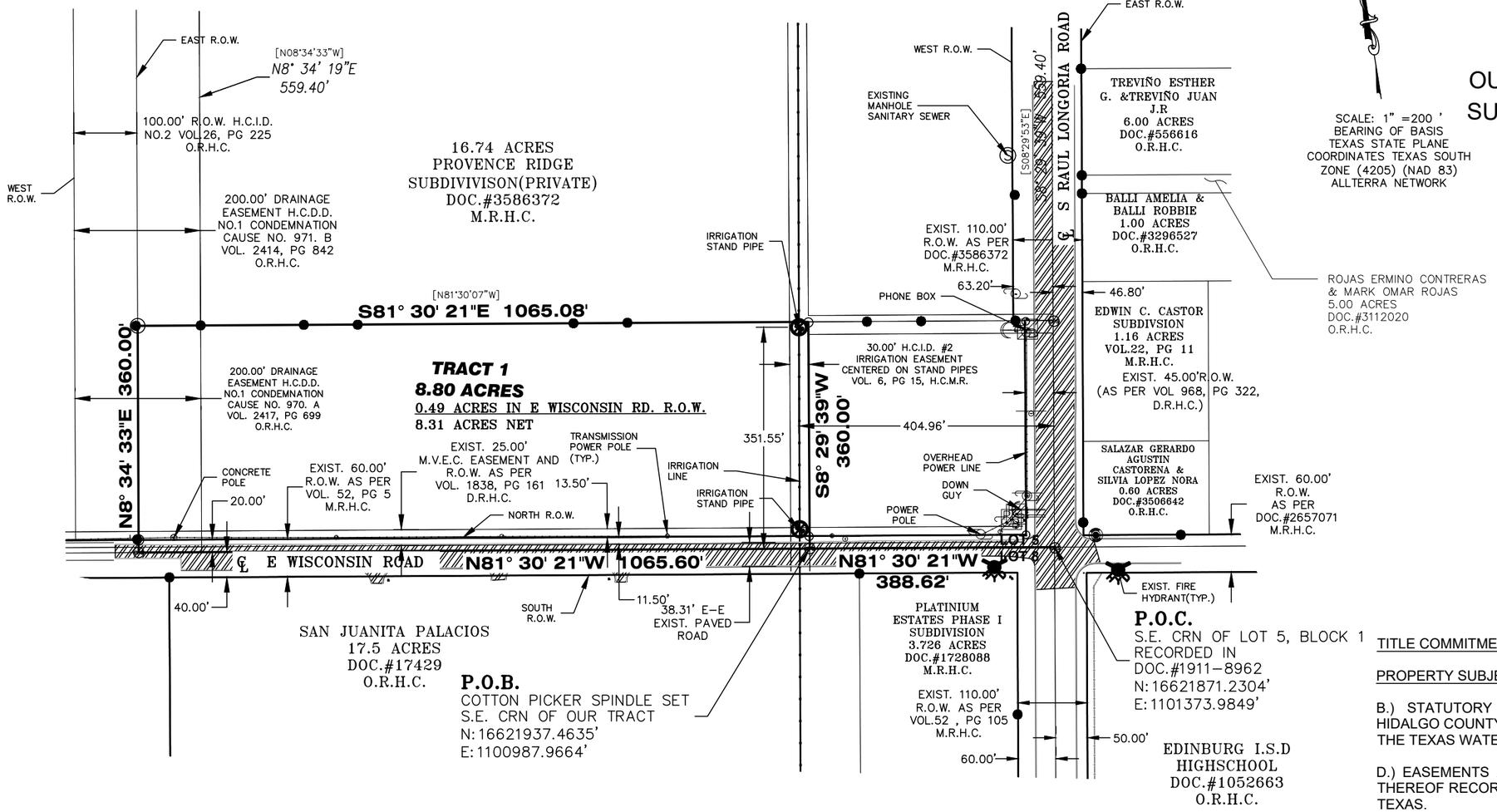
MAILOUT AND SITE MAP

2301 E WISCONSIN RD

Rezoning Request Site Photo

Rio Delta Engineering
2301 E. Wisconsin Road

EXHIBIT B
TITLE SURVEY
TRACT 1 - 8.80 ACRES
OUT OF LOT 5, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES



SCALE: 1" =200 '
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
ZONE (4205) (NAD 83)
ALLTERRA NETWORK

LEGEND	
●	1/2" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
◉	5/8" IRON ROD FOUND
XXXX	MEASURED
(XXXX)	PLAT CALL, (DOC.#1911-8962, M.R.H.C.)
[XXXX]	PLAT CALL, (DOC.#3586372, M.R.H.C.)
M.R.H.C.	MAP RECORDS HIDALGO COUNTY
O.R.H.C.	OFFICIAL RECORDS HIDALGO COUNTY
M.V.E.C.	MAGIC VALLEY ELECTRIC COOPERATIVE

SURVEYOR'S NOTES:

1.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.

2.) THE PROPERTY SHOWN IS IN ZONE "B" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0425 C, DATED NOV 16, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING OCTOBER, 2025, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".

STATE OF TEXAS
REGISTERED AS
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

10/9/2025

IVAN GARCIA DATE
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

B.) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.(AFFECTS PROPERTY ,BLANKET IN NATURE)

D.) EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0,PAGE 4 AND 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

F.) EASEMENTS FOR CANALS, DITCHES, LATERALS, ETC., AS SET OUT BY INSTRUMENTS RECORDED IN THE OFFICE OF HE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 19, PAGES 1, 33, 41, 57, 65,VOLUME 20,PAGE 471, VOLUME 26, PAGE 225, 26, PAGE 234, VOLUME 77, PAGE 411, VOLUME 120, PAGE 531,AND VOLUME 1672, PAGE 686, DEED RECORDS OF HIDALGO COUNTY, TEXAS.(AFFECTS PROPERTY,PLOTTED)

H.) EASEMENT AND RIGHT OF WAY GRANTED TO MAGIC VALLEY ELECTRIC COOPERATIVE, INC., BY RAMON ESTEVIS AND BERTS ESTEVIS DATED MAY 4, 1983, RECORDED IN VOLUME 1838, PAGE 161, DEED RECORDS AND AS AFFECTED BY FILED JULY 14, 2009 UNDER DOCUMENT NO. 2016222, OFFICIAL RECORDS OF HIDALGO COUNTY,TEXAS.(AFFECTS PROPERTY, PLOTTED)

I.) RIGHT OF WAY EASEMENT AWARDED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, BY JUDGEMENT OF THE COURT DATED JANUARY 29, 1987, IN CONDEMNATION SUIT UNDER CAUSE NO. 970A, IN THE COUNTY COURT, HIDALGO COUNTY, TEXAS AND FILED FOR RECORD ON MARCH 19, 1987 IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 2417, PAGE 699, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.(AFFECTS PROPERTY, PLOTTED)

RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY TITLE REPORT WITH G.F. NO. 252451222, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED SEPTEMBER 19, 2025.

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

DATE:	OCTOBER, 2025
PROJECT:	SUB 25.019
PAGE:	1 OF 1

EXHIBIT A
TRACT 1- 8.80 ACRES
OUT OF LOT 5, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION
RECORDED IN VOLUME 0, PAGE 4,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES

BEING A 8.80 ACRES TRACT OF LAND OUT OF THE SOUTH 12.87 ACRES OF LOT 5, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 8.80 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF SAID LOT 5,

THENCE, N 81°30' 21" W ALONG THE SOUTH LINE OF THE SAID LOT 5, SAME BEING ALONG THE CENTERLINE OF E. WINSCONSIN ROAD, A DISTANCE OF 388.62 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE **POINT OF BEGINNING**;

THENCE, N 81° 30' 21" W ALONG THE SOUTH LINE OF THE SAID LOT 5, SAME BEING ALONG THE CENTERLINE OF E. WINSCONSIN ROAD, TO THE SOUTHWEST CORNER OF THE SAID LOT 5, A DISTANCE OF 1065.60 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 34' 33" E ALONG THE WEST LINE OF THE SAID LOT 5, SAME BEING ALONG THE EAST LINE OF A CALLED 100.00' HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAY (AS PER VOLUME 26, PAGE 225, DEED RECORDS OF HIDALGO COUNTY, TEXAS), TO THE NORTHWEST CORNER OF THE SAID SOUTH 12.87 ACRES OF LOT 5, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF E. WISCONSIN ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 360.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, S 81° 30' 21" E ACROSS THE SAID LOT 5, BLOCK 1, SAME BEING ALONG THE NORTH LINE OF THE SAID SOUTH 12.87 ACRES OF LOT 5, AND SAME BEING IN PART ALONG THE SOUTH BOUNDARY LINE OF PROVENCE RIDGE SUBDIVISION, RECORDED IN DOCUMENT # 3586372, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 100.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST LINE OF A CALLED 200.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT (AS PER CONDEMNATION CAUSE No. 970 A, RECORDED IN VOLUME 2417, PAGE 699, DEED RECORDS OF HIDALGO COUNTY, TEXAS), AND CONTINUING FOR A TOTAL DISTANCE OF 1065.08 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 29' 39" W ACROSS THE SAID LOT 5, PASSING AT 340.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF E. WISCONSIN ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 360.00 FEET **TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 8.80 ACRES MORE OR LESS OUT OF WHICH AND THE SOUTH 20.00 FEET (0.49 ACRES) LIES WITHIN THE EXISING RIGHT-OF-WAY OF E. WISCONSIN ROAD.**

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

10/9/2025

IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539

City of Edinburg
PLANNING & ZONING COMMISSION
April 23, 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 Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 11.14 acre tract of land out of Lot 15, Block 248, Texas-Mexican Railway Company's Survey, Located at 3399 E. Mile 17 ½ Road, as Requested by Supreme Engineering, PLLC.

DESCRIPTION / SCOPE:
This property is located along the north side of E. Mile 17 ½ road, approximately 820 feet east of the intersection of N. Doolittle Road and E. Mile 17 ½ Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has a total frontage of 191.46 feet along E. Mile 17 ½ Road and a lot depth of 1,319.92 feet for a total area of 11.14 acres. Currently the property is vacant. The applicant wants to utilize the property for single-family uses.

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

Staff mailed a notice of the public hearing to 69 neighboring property owners on Friday, April 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

On April 13, 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 Agriculture and Open Space (AO) District to Residential, Primary (RP) 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:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 04/23/2026
CITY COUNCIL – 05/21/2026
DATE PREPARED – 04/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District.

APPLICANT: Silverback Investment Group

AGENT: Supreme Engineering, PLLC

LEGAL: Being a 11.14 acre tract of land out of lot 15, block 248, Texas-Mexican Railway Company's Survey

LOCATION: Located at 3399 E. Mile 17 ½ Road

LOT/TRACT SIZE: 11.14 acres

CURRENT USE: Vacant Land

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

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

LAND USE PLAN: Suburban Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
SUPREME ENGINEERING, PLLC

EVALUATION

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

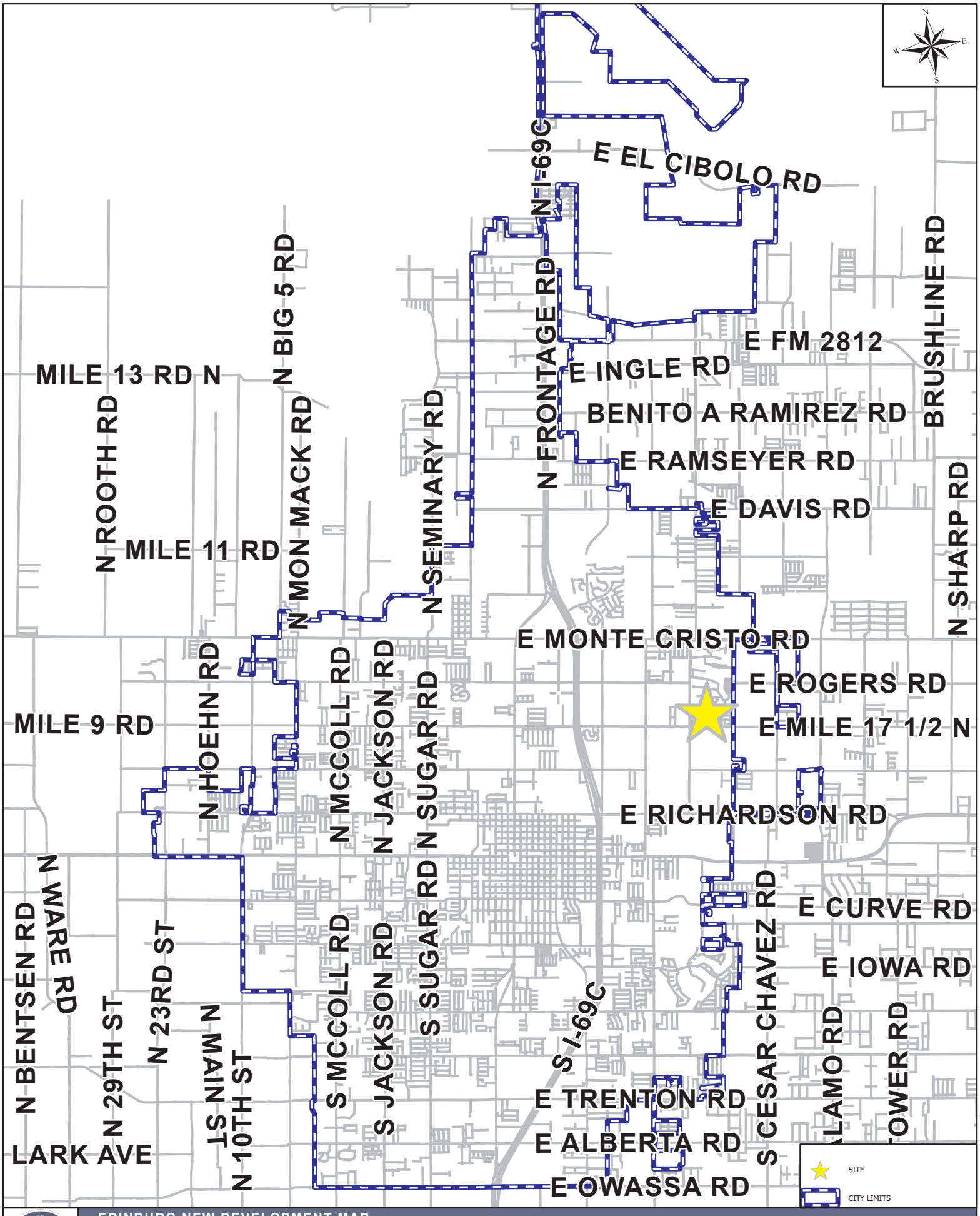
1. The property is currently vacant.

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

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

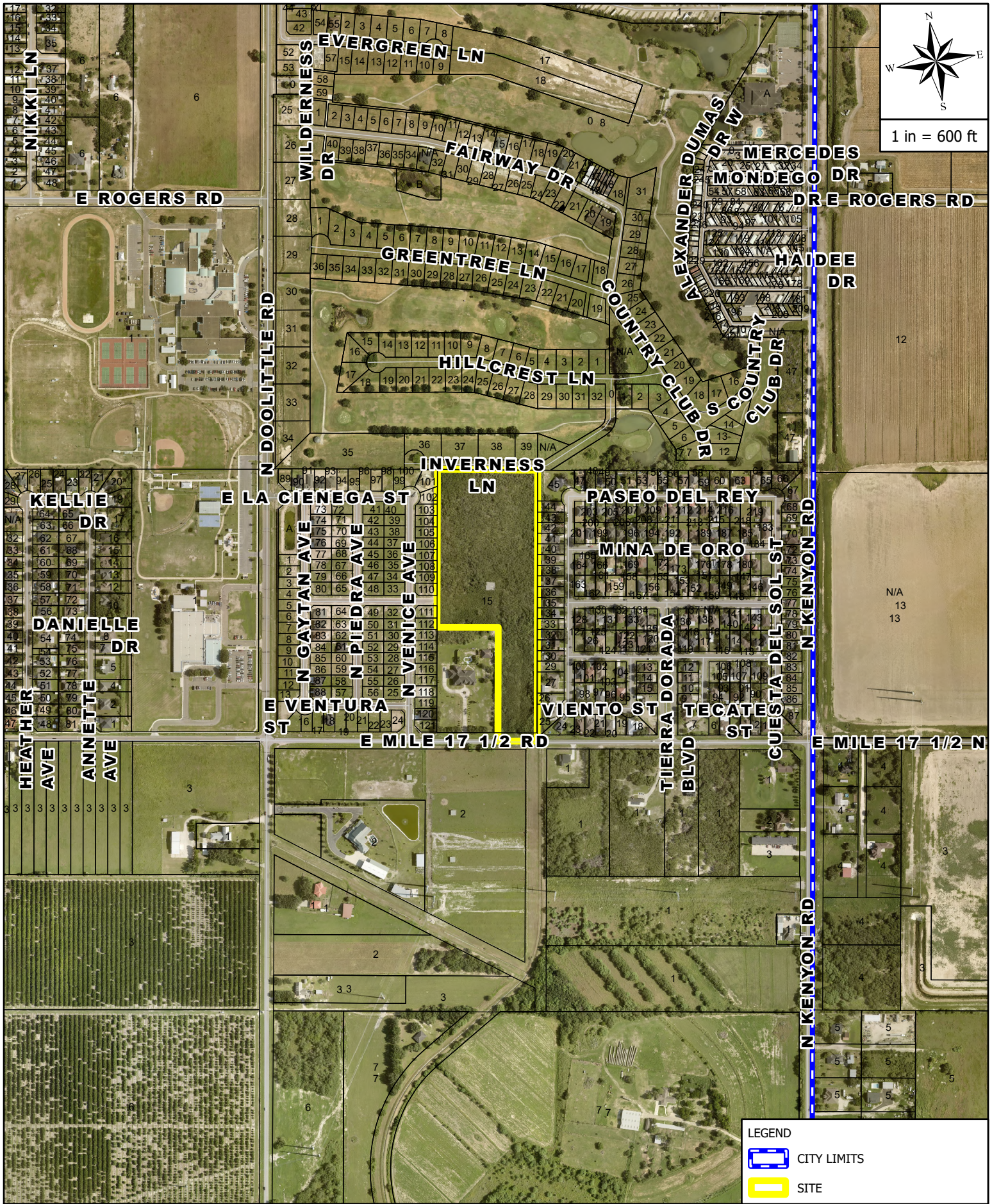
Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses and the future land use. If approved, the applicant will 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 69 neighboring property owners on Friday, April 10, 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 May 6, 2026.



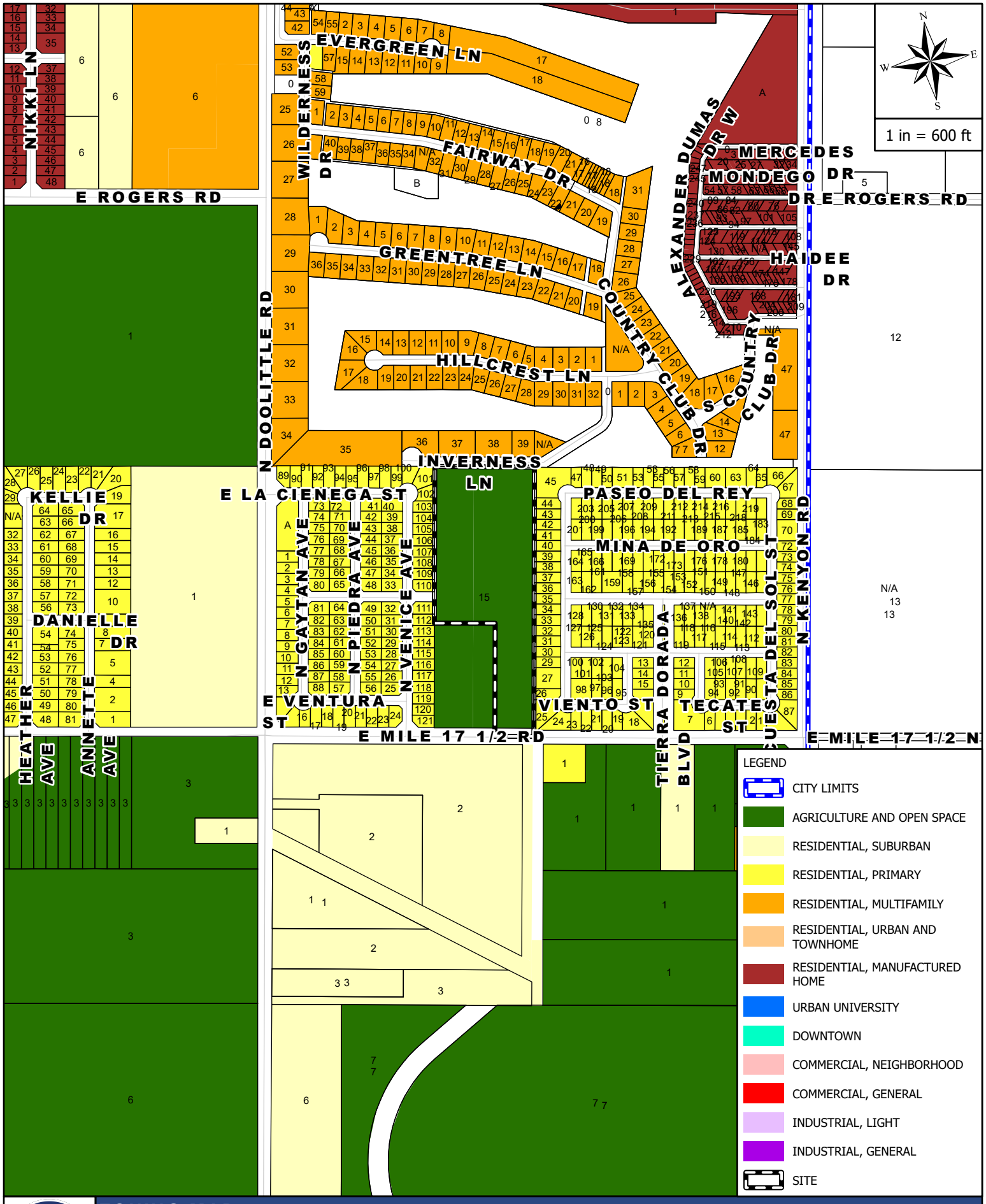
EDINBURG NEW DEVELOPMENT MAP

3399 E MILE 17 1/2 RD



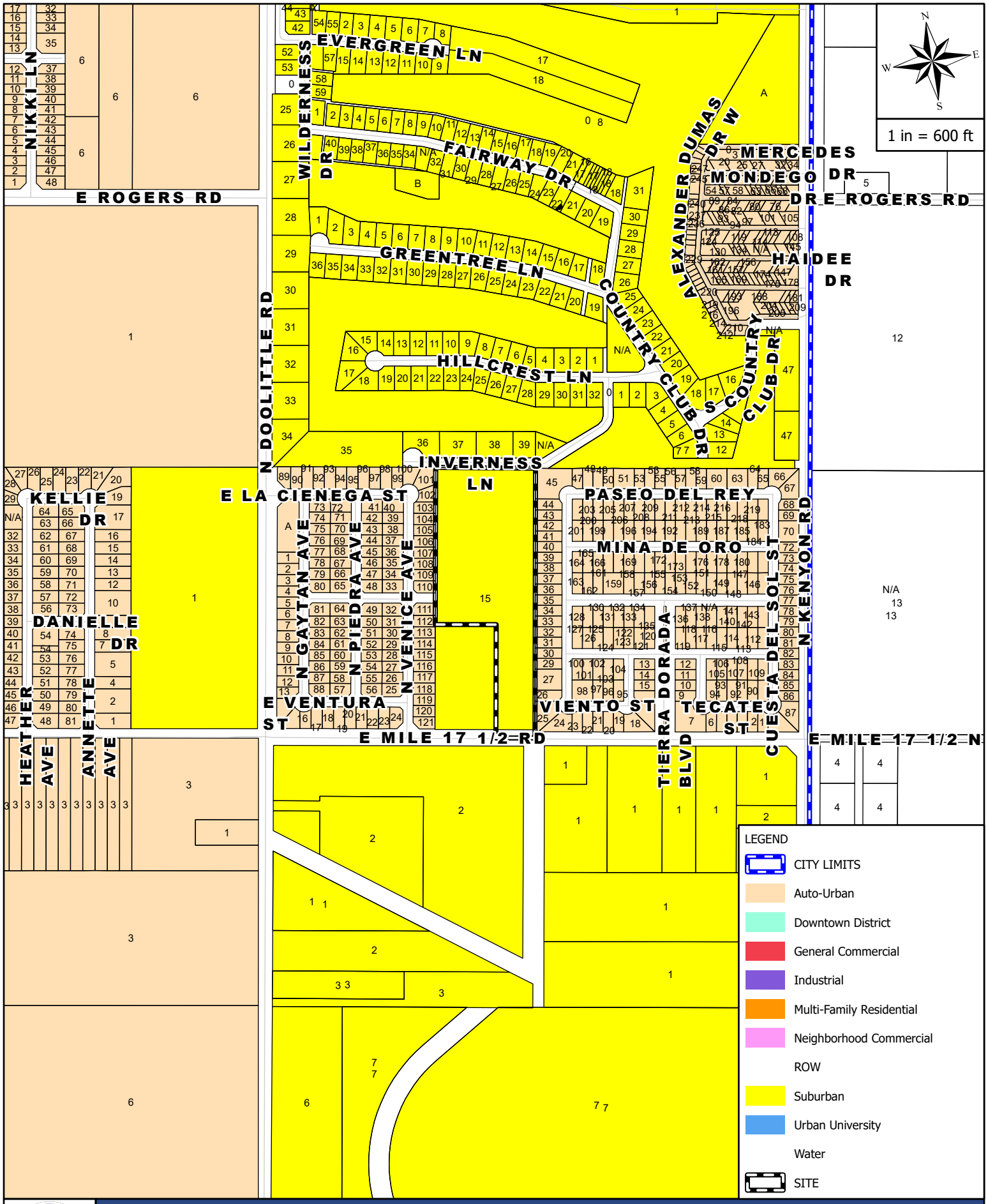
AERIAL MAP

3399 E MILE 17 1/2 RD



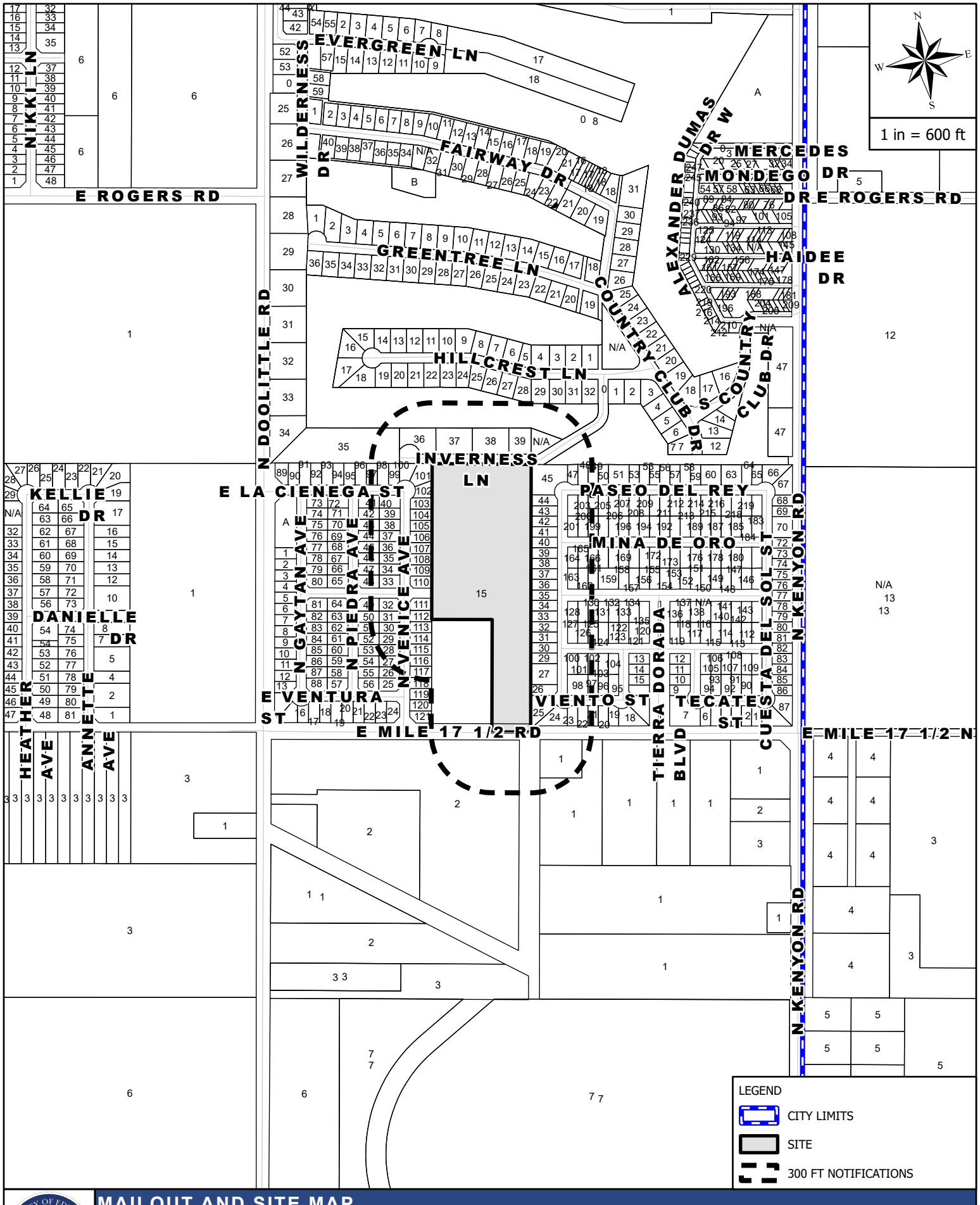
ZONING MAP

3399 E MILE 17 1/2 RD



FUTURE LANDUSE MAP

3399 E MILE 17 1/2 RD



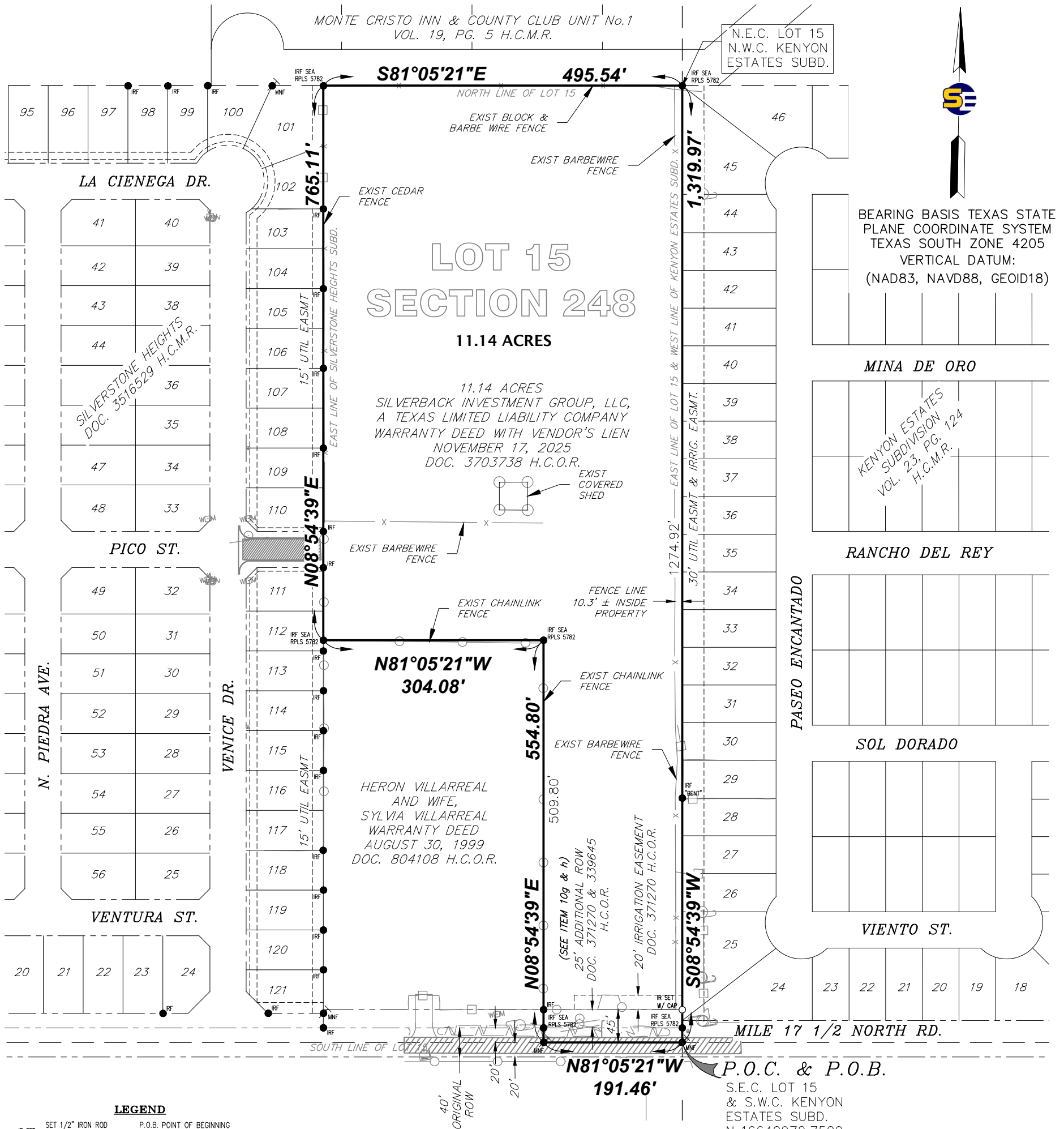
MAILOUT AND SITE MAP

3399 E MILE 17 1/2 RD

Rezoning Request Site Photo

Supreme Engineering, PLLC.
3399 E. Mile 17 1/2 Road

EXHIBIT "B"



N

BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205
VERTICAL DATUM:
(NAD83, NAVD88, GEOID18)

LEGEND

IR SET W/ CAP	SET 1/2" IRON ROD W/YELLOW CAP STAMPED SUPREME 10194901	P.O.B.	POINT OF BEGINNING
IRF	FOUND 1/2" IRON ROD WITH CAP AS NOTED	P.O.C.	POINT OF COMMENCEMENT
MNF	MAG NAIL FOUND	(N80°40')	RECORDED BEARINGS & DISTANCE
R.O.W.	RIGHT OF WAY	H.C.M.R.	HIDALGO COUNTY MAP RECORDS
		H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
		H.C.D.R.	HIDALGO COUNTY DEED RECORDS

0 150' 300'
SCALE: 1" = 150'

BOUNDARY SURVEY PLAT OF

A 11.14 ACRE TRACT OUT OF LOT 15, BLOCK 248, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AS SHOWN ON THE MAP RECORDED IN VOLUME 3, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPERTY ADDRESS: MILE 17 1/2 NORTH ROAD, EDINBURG, TX 78539

SURVEY WAS PREPARED FOR: SILVERBACK INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY

JOB NUMBER: E25-015

DRAWN BY: J.G. | REVISED:

APPROVED BY: R.A.A. | DATE: 01/08/26

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND, DECEMBER 08, 2025 , UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS AS SHOWN ON THE GROUND EXCEPT AS SHOWN HEREIN. THIS SURVEY MARKEDLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

01.11.2026

RESTITUTO A. ASCANO, III
R.P.L.S. # 6225
SUPREME ENGINEERING, PLLC - TBPELS 10194901
THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

SEAL OR EMBOSSMENT

NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE 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 THE THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480338 0020 E WHICH BEARS A REVISED DATE OF JUNE 6, 2000. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY
   PROPOSED INSURED : SILVERBACK INCESTMENT GROUP LLC
   GF NUMBER: 960572
   EFFECTIVE DATE: NOVEMBER 4, 2025
   ISSUED DATE: NOVEMBER 19, 2025

   ALSO SEE SCHEDULE B EXCEPTIONS FROM (a) TO ITEM (r), WITH THE FOLLOWING EXCEPTIONS AS FOLLOWS:

   - ITEM 10(g) – EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN A WARRANTY DEED DATED AUGUST 12, 1993, RECORDED IN CLERK'S FILE NO. 339645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. SUBJECT TO.
   - ITEM 10(h) – EASEMENT AND/OR OTHER RIGHT, IF ANY, AS SET FORTH IN A WARRANTY DEED DATED FEBRUARY 14, 1994, RECORDED IN CLERK'S FILE 371270, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. SUBJECT TO.
   - ITEM 10(l) – EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO.1. SUBJECT TO.
   - ITEM 10(m) – EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION. SUBJECT TO.

3. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE COORDINATES SYSTEM TEXAS SOUTH ZONE 4205

4. THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND FROM ADJACENT AND OPPOSITE PROPERTIES, TAKING INTO ACCOUNT THE SENIOR-JUNIOR RIGHTS AND THE INTENT OF THE SURVEYORS ORIGINAL FOOTSTEPS

SURVEYOR:

SUPREME ENGINEERING

TBPELS FIRM No. 10194901

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539 PH: (956) 403-1314

PLAT OF
SILVERSTONE HEIGHTS PHASE II SUBDIVISION

BEING A 11.14 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 248, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, AS SHOWN ON THE MAP RECORDED IN VOLUME 3, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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 **SILVERSTONE HEIGHTS 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, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF EDINBURG.**

_____ _____
DATE

SILVERBACK INVESTMENTS GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY
5410 N. ATHOL ST
PHARR, TEXAS 78577

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR EXECUTED THIS INSTRUMENT THE_____DAY OF_____,_____20____.

_____ _____
DATE

SILVERBACK INVESTMENTS GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY
5410 N. ATHOL ST
PHARR, TEXAS 78577

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 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 PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____ _____
PRESIDENT SECRETARY

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.

_____ _____
OMAR CANO DATE
LICENSE PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM No. F–21135

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
RESTITUTO A. ASCANO, III DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
SURVEY FIRM No. 10194901

STATE OF TEXAS · REGISTERED · RESTITUTO A. ASCANO, III · 6225 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GAYTAN 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_____

MAYOR, CITY OF EDINBURG

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

_____ _____
MAYOR, **CITY OF EDINBURG** DATE

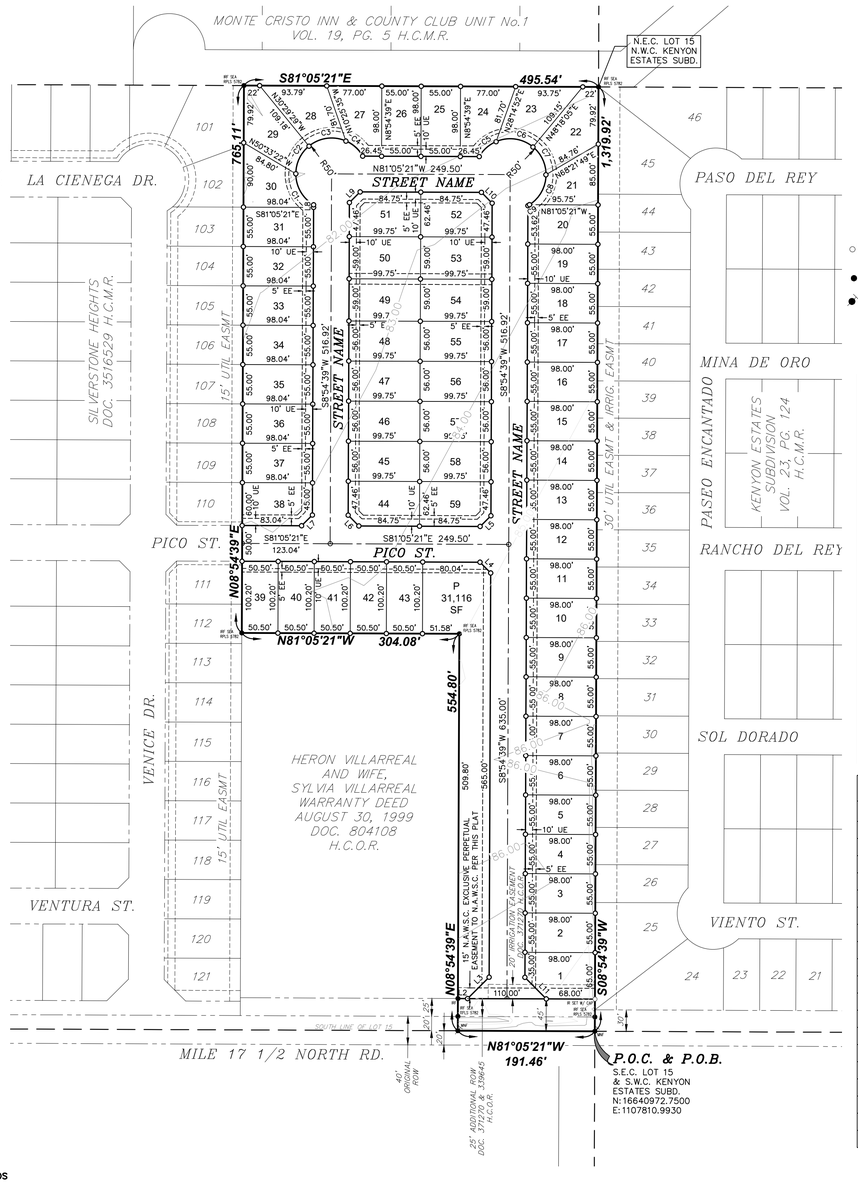
ATTEST: _____ _____
DATE

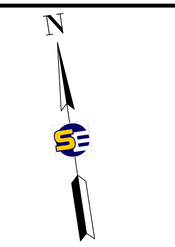
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

COUNTY CLERK · COUNTY OF HIDALGO · TEXAS

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

BY: _____ DEPUTY



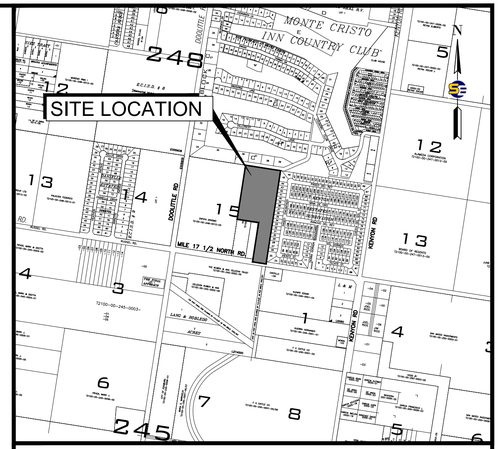


BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205 VERTICAL DATUM: (NAD83, NAVD88, GEOID18)

LEGEND & ABBREVIATIONS

- IR SET W/ CAP — SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SUPREME 10194901"
- IRF — FOUND 1/2" IRON ROD & W/ CAP AS NOTED
- MNF — MAG NAIL FOUND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
(N80°40') RECORDED BEARINGS & DISTANCE
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
UE UTILITY EASEMENT
EE ELECTRICAL EASEMENT
DE DRAINAGE EASEMENT



LOCATION MAP
SCALE: 1" = 1000'

Lot Area	
Lot No.	Area (SQ.FT.)
1	5920
2	5390
3	5390
4	5390
5	5390
6	5390
7	5390
8	5390
9	5390
10	5390
11	5390
12	5390
13	5390
14	5390
15	5390
16	5390
17	5390
18	5390
19	5390
20	5388

Lot Area	
Lot No.	Area (SQ.FT.)
21	4914
22	6241
23	5782
24	5638
25	5390
26	5390
27	5638
28	5784
29	6243
30	5406
31	5392
32	5392
33	5392
34	5392
35	5392
36	5392
37	5392
38	5770
39	5060
40	5060

Lot Area	
Lot No.	Area (SQ.FT.)
41	5060
42	5060
43	5060
44	6118
45	5586
46	5586
47	5586
48	5586
49	5885
50	5885
51	6118
52	6118
53	5885
54	5885
55	5586
56	5586
57	5586
58	5586
59	6118

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
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. ACCORDING THE THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480338 0020 E WHICH BEARS A REVISED DATE OF JUNE 6, 2000. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

2. SETBACKS:
FRONT: 20.00 FEET OR OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL–DE–SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. NO COMMERCIAL USE SHALL BE ALLOWED.

5. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF CURB. ELEVATION. CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY. PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC–FEET (_____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR DRAINAGE IMPROVEMENTS).

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

9. EACH PURCHASED 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.

10. 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.

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

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

13. 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.

14. ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.

15. 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.

16. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

17. NO ACCESS WILL BE ALLOWED FROM (E MILE 17 1/2 N RD) ON TO LOTS 1.

18. NO RV OR MOBILE HOME'S WILL BE ALLOWED WITHIN THE RESIDENTIAL LOTS AS PER HOA BY LAWS AND DEED RESTRICTIONS.

19. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE COMMON AREAS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE COMMON AREA. ANY REQUEST FOR DEDICATION OF THE COMMON AREAS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

Line Data		
Line #	Bearing	Distance
L5	S53°54'39"W	21.21'
L6	N36°05'21"W	21.21'
L9	N53°54'39"E	21.21'
L10	S36°05'21"E	21.21'
L3	S53°54'39"W	42.43'
L4	S36°05'21"E	21.21'
L7	S53°54'39"W	21.21'
L8	S8°54'39"W	3.62'
L11	N36°05'21"W	42.43'
L2	N81°05'21"W	13.46'

Curve Data						
Curve #	Radius	Tangent	Delta	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	28.87'	60°00'00"	52.36'	S21° 05' 21"E	50.00'
C2	50.00'	23.63'	50°35'52"	44.15'	S34° 12' 35"W	42.73'
C3	50.00'	30.48'	62°43'58"	54.74'	N89° 07' 30"W	52.05'
C4	50.00'	16.57'	36°40'10"	32.00'	N39° 25' 26"W	31.46'
C5	50.00'	16.57'	36°40'10"	32.00'	S57° 14' 44"W	31.46'
C6	50.00'	30.47'	62°43'17"	54.73'	N73° 03' 33"W	52.04'
C7	50.00'	23.64'	50°36'33"	44.16'	N16° 23' 38"W	42.74'
C8	50.00'	27.13'	56°58'07"	49.71'	N37° 23' 42"E	47.69'
C9	50.00'	1.32'	3°01'53"	2.65'	N67° 23' 42"E	2.65'

METES AND BOUNDS

BEING A 11.14 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 248, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, AS SHOWN ON THE MAP RECORDED IN VOLUME 3, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO CONVEYED TO SILVERBACK INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, DATED NOVEMBER 17, 2025, RECORDED IN DOCUMENT NUMBER 2702738, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A FOUND NAIL AT THE SOUTHEAST CORNER OF SAID LOT 15, ALSO BEING THE CENTER LINE OF MILE 17 1/2 NORTH ROAD (65 FOOT ROAD RIGHT–OF–WAY), ALSO BEING THE SOUTHWEST CORNER OF KENYON ESTATES SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN VOLUME 23, PAGE 124, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING (N:16640972.7500, E:1107810.9930);

THENCE, NORTH 81°05'21" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, ALSO BEING THE CENTER LINE OF SAID MILE 17 1/2 NORTH ROAD, A DISTANCE OF 191.46 FEET TO A FOUND NAIL AT THE SOUTHEAST CORNER OF CERTAIN TRACT CONVEYED TO HERON VILLARREAL AND WIFE, SYLVIA VILLARREAL, ACCORDING TO WARRANTY DEED, DATED AUGUST 30, 1999, RECORDED IN DOCUMENT NUMBER 804108, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°54'39" EAST, ALONG THE EAST LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE EAST LINE OF SAID LOT 15, PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTH RIGHT–OF–WAY LINE OF SAID MILE 17 1/2 NORTH ROAD, AT A DISTANCE OF 20.00 FEET, ALSO PASSING A FOUND 1/2 INCH IRON ROD AT THE ADDITIONAL NORTH RIGHT–OF–WAY DEDICATION LINE OF MILE 17 1/2 NORTH ROAD, AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 12, 1993, RECORDED IN DOCUMENT NUMBER 339645, AND IN WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 14, 1994, RECORDED IN DOCUMENT NUMBER 371270, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 45.00 FEET, AND CONTINUING A TOTAL DISTANCE OF 554.80 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTHEAST CORNER OF SAID HERON VILLARREAL TRACT, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°0521" WEST, ALONG THE NORTH LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 304.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE EAST LINE OF SILVERSTONE HEIGHTS SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN DOCUMENT NUMBER 3516529, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°54'39", ALONG THE EAST LINE OF SAID SILVERSTONE HEIGHTS SUBDIVISION, AND PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 765.11 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTHEAST CORNER OF SAID SILVERSTONE HEIGHTS SUBDIVISION, ALSO BEING THE INSIDE COMMON LINE OF MONTE CRISTO INN & COUNTY CLUB UNIT NUMBER 1, AS SHOWN ON THE MAP RECORDED IN VOLUME 19, PAGE 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH LINE OF SAID LOT 15, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°05'21" EAST, ALONG THE SAID INSIDE COMMON LINE OF SAID MONTE CRISTO INN & COUNTY CLUB UNIT NUMBER 1, ALSO BEING THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 495.54 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTHEAST CORNER OF SAID LOT 15, ALSO BEING THE NORTHWEST CORNER OF SAID KENYON ESTATES SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°54'39" WEST, ALONG THE EAST LINE OF SAID LOT 15, ALSO BEING THE WEST LINE OF SAID KENYON ESTATES SUBDIVISION, PASSING A SET 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "SUPREME 10194901", AT THE SAID ADDITIONAL 25 FOOT RIGHT–OF–WAY DEDICATION LINE, AT A DISTANCE OF 1,274.92 FEET, ALSO PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTH RIGHT–OF–WAY LINE OF SAID MILE 17 1/2 NORTH ROAD, AT A DISTANCE OF 1,299.92 FEET, CONTINUING FOR A TOTAL DISTANCE OF 1,319.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.14 ACRES OF LAND MORE OR LESS.

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	CARLOS GAYTAN	5410 N. ATHOL ST.	PHARR, TEXAS 78577	(956)403–0020
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314
SURVEYOR:	RESTITUTO A. ASCANO, III, R.P.L.S.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

E25–015 Plat.dwg
3/19/2007

City of Edinburg
PLANNING & ZONING COMMISSION
April 23, 2026

SIGN VARIANCE REQUEST

AGENDA ITEM:
Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments, Being the North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of Lot 27, Kelly- Pharr Subdivision, Located at 602 W. Wisconsin Road, As Requested by Edinburg Seventh-Day Adventist Church.

DESCRIPTION / SCOPE:
The applicant is requesting a variance to the Unified Development Code Section 5.207 as it applies to signs. The sign in question is for the Edinburg Seventh-Day Adventist Church established at this location. The property is located at the south of W. Wisconsin Road and approximately 1,570 feet west of South Business Highway 281. The proposed sign is located on the center front of the property. The sign is a V-shape sign that is 10 feet wide by 8 feet tall from each side face. The property is currently zoned Residential, Suburban (RS) District. Adjacent land uses are residential uses and vacant land. This item was presented to the Planning and Zoning Commission on February 12, 2026, and the commission requested that a formal survey be provided for consideration. The applicant has since provided a formal survey, and it has been provided for the board's consideration.

Staff received a Sign Variance Application for the subject property on January 9, 2026. The applicant is proposing a large new monument V-shape sign located over a utility easement, that currently abuts Wisconsin Road. The 25-foot utility easement is located at the front yard of the property along the north property line. City of Edinburg Unified Development Code does not allow for any freestanding sign to be located over any utility easement.

Article 9, Table 9.103-1 states that a variance to a sign permit must come before the Planning & Zoning Commission in the form of a public hearing. The applicant then has an opportunity for the item be heard before City Council.

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, April 10, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

STAFF RECOMMENDATION:
Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any 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 – 04/23/2026
CITY COUNCIL –05/21/2026
DATE PREPARED – 04/15/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments

APPLICANT: Edgar B. Lao

AGENT: Edinburg Seventh-Day Adventist Church

LEGAL: North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of lot 27, Kelly-Pharr Subdivision

LOCATION: Located at 602 W. Wisconsin Road

LOT/TRACT SIZE: Not Applicable

CURRENT USE: Residential

PROPOSED USE: Residential

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Residential, Suburban (RS) District
South – Residential, Suburban (RS) District
East – Residential, Urban & Townhome (RU) District
West – Residential, Suburban (RS) District

LAND USE PLAN: Residential Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Variance Request to the City of Edinburg Unified Development Code Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments

SIGN VARIANCE REQUEST
COMPLETE SIGNS, LLC

EVALUATION

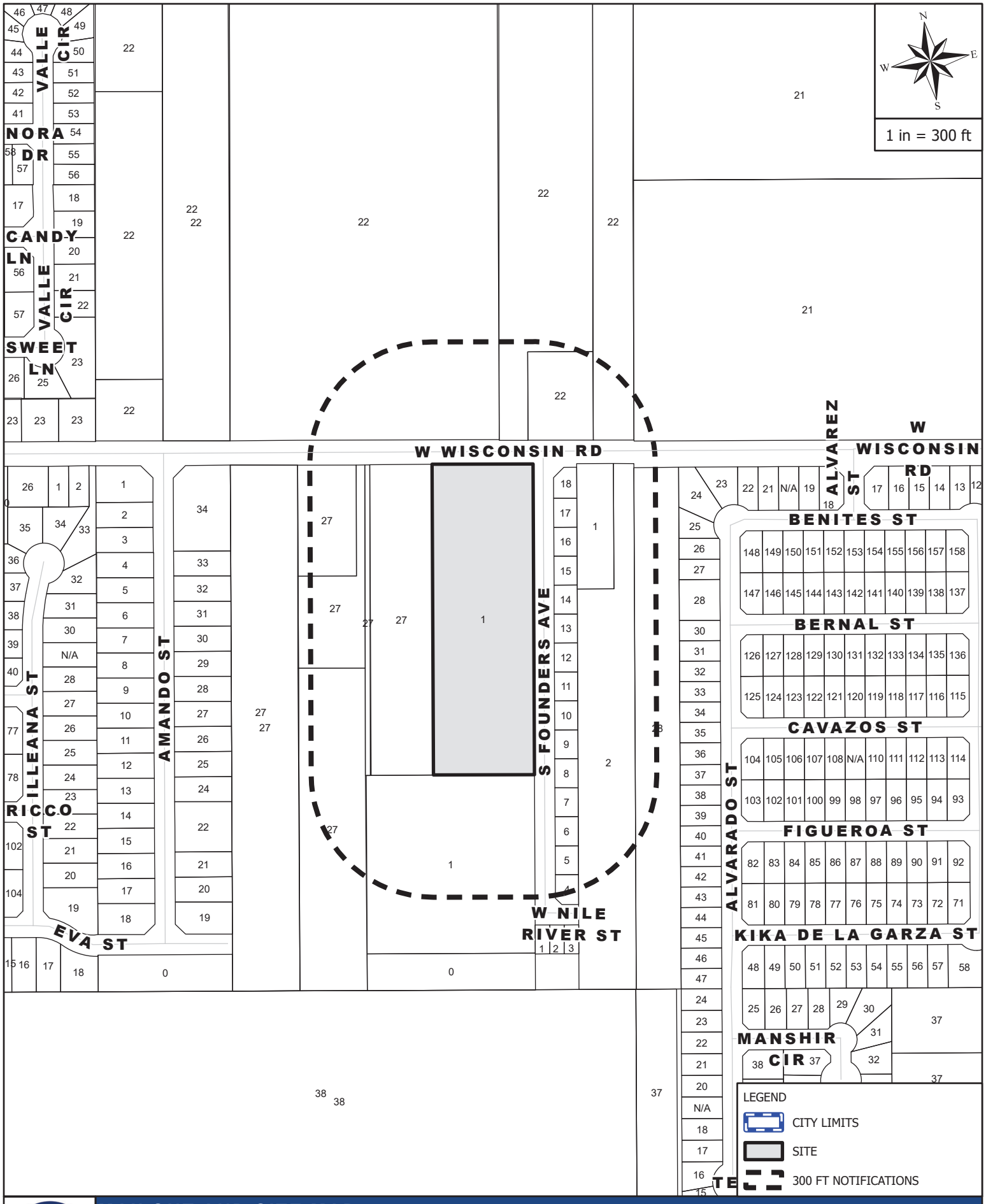
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of church located at this property.

2. Based on Article 5.207, no permanent encroachment or structure shall be allowed to be located within the area of any easement, where the proposed sign locate.

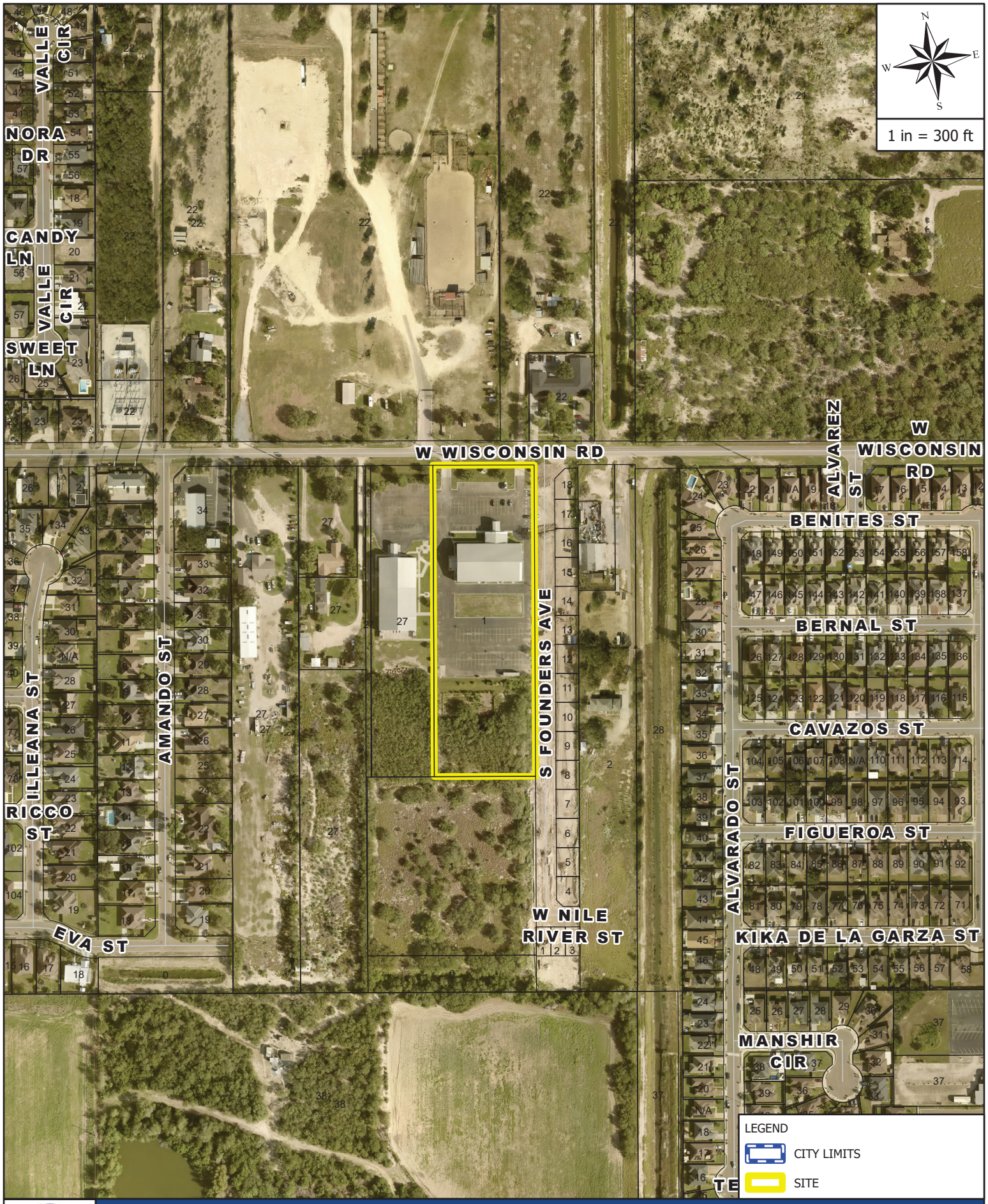
Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, April 10, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.



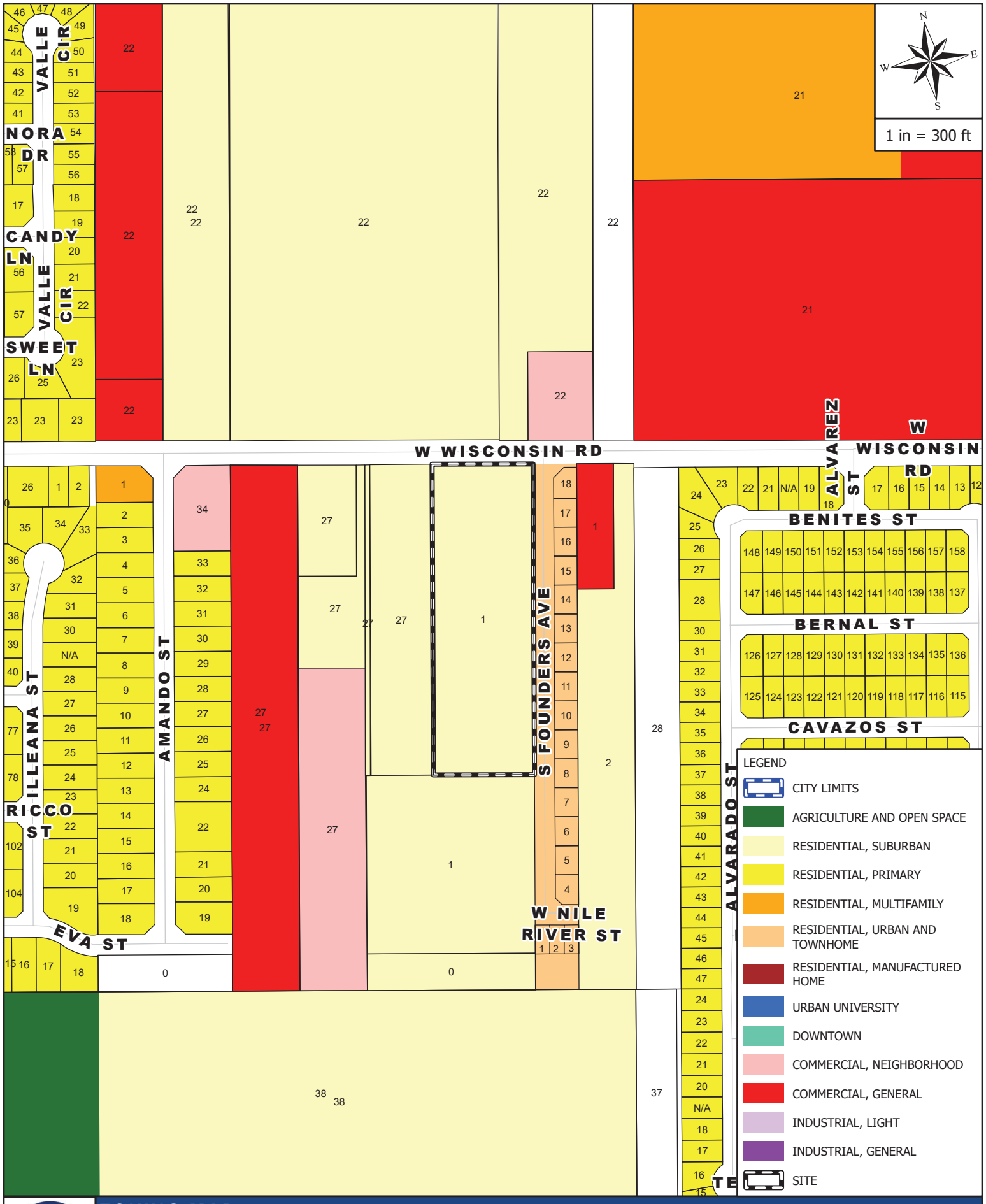
MAILOUT AND SITE MAP

602 W WISCONSIN RD



AERIAL MAP

602 W WISCONSIN RD



ZONING MAP

602 W WISCONSIN RD

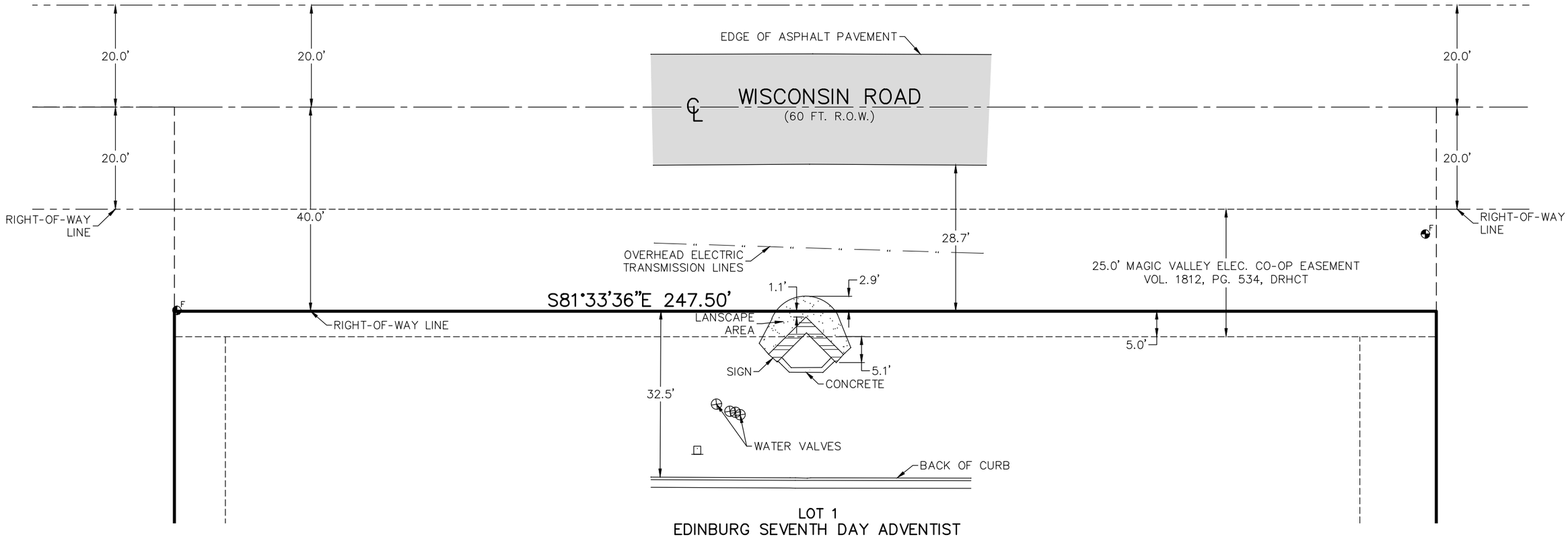
Variance Request Site Photo

Edinburg Seventh-Day Adventist Church
602 W. Wisconsin Rd.

Mural resurfacing only no structural work.
Addition to mural requires structural engineer

Mural resurfacing only no structural work.
Addition to mural requires structural engineer

Planning and zoning comments:
1) Please submit a survey of the lot where sign is proposed
2) Provide a site plan showing lot dimensions and location of sign in lot
3) Please provide details of the proposed LED TV, size and dimensions



LOT 1
EDINBURG SEVENTH DAY ADVENTIST
ENGLISH CHURCH

NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

2. ADDRESS: 602 W WISCONSIN ROAD
EDINBURG, TEXAS 78539

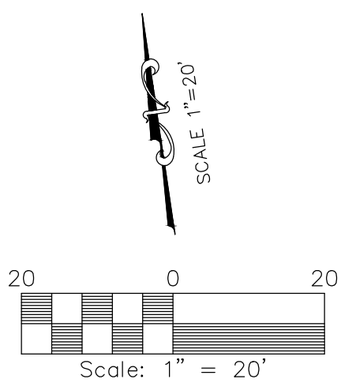


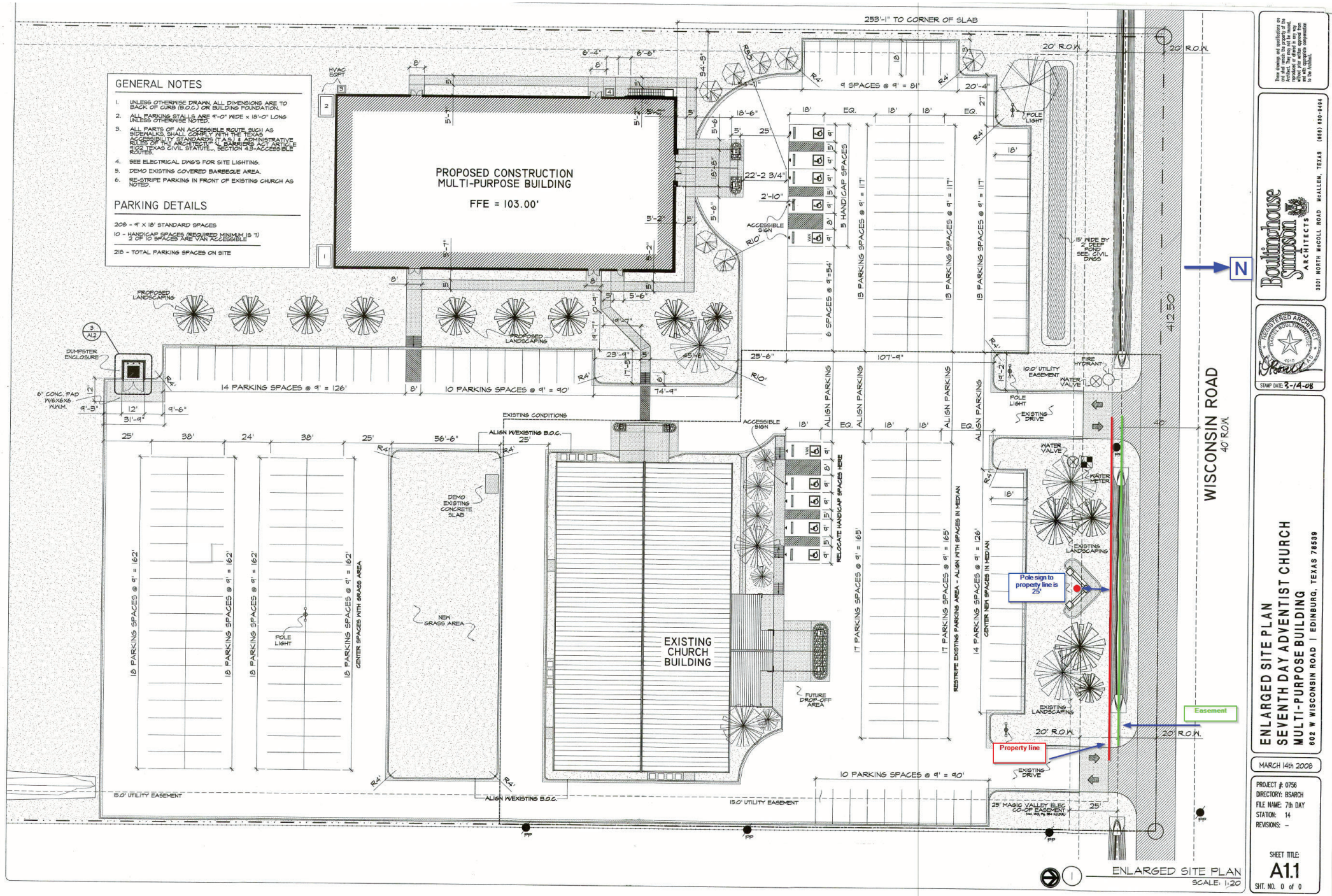
EXHIBIT OF:

LOT 1,
EDINBURG SEVENTH DAY ADVENTIST ENGLISH CHURCH,
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 72, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE: 03 MARCH 2026	JOB NO: 320005

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186



These drawings and specifications are and shall remain the property of the Architect. They may not be reused, published or changed in any way without prior written approval from the Architect. All rights reserved for the Architect.

Boultinghouse Simpson Gatzke Architects
3301 NORTH McCOLL ROAD McALLEN, TEXAS (956) 630-9494

REGISTERED ARCHITECT
DANIEL BOULTINGHOUSE
STATE OF TEXAS
STAMP DATE: 3-14-08

ENLARGED SITE PLAN
SEVENTH DAY ADVENTIST CHURCH
MULTI-PURPOSE BUILDING
602 W WISCONSIN ROAD | EDINBURG, TEXAS 78539

MARCH 14th 2008

PROJECT #: 0756
DIRECTORY: BSARCH
FILE NAME: 7th DAY
STATION: 14
REVISIONS: -

SHEET TITLE:
A1.1
SHT. NO. 0 of 0

City of Edinburg
PLANNING & ZONING COMMISSION
April 23, 2026

SPECIAL USE PERMIT WIRELESS COMMUNICATION

AGENDA ITEM:
Hold Public Hearing and Consider the Special Use Permit for a Wireless Communication Tower, Including a Variance to the City of Edinburg Unified Development Code Article 2.203 (E.17) Regarding Tower Height, Distance Requirements to Existing Towers, and Setback Requirements. Being a Lessee's 65'x65' Easement Lease, Area Containing 0.0970 Acres (4,225.00 Square Feet) of Land Located in the J.M. Balli Survey, Abstract No. 26, Hidalgo County, Texas, and Being out of and Part of a 2.518-Acre Tract Conveyed to Hollywood Development & Construction, LLC, As Recorded In File Number 3380375 of the Official Records of Hidalgo County, Texas, Located at 2906 E. Alberta Road, as Requested by Vincent G. Huebinger - Vincent Gerard & Associates.

DESCRIPTION / SCOPE:
The applicant has applied for a special use permit for the installation of a one hundred twenty-five (125) foot high wireless communications tower on the subject property. In the Residential, Urban and Townhome (RU) District, the maximum height allowed for a wireless communication tower is 65 feet. The proposed tower exceeds the maximum height allowance by 60 feet.

City of Edinburg Unified Development Code states that setbacks are 110% of the distance from the tallest section of communications towers with performed collapsed points. The tower is 125 feet to its tallest point; the setback to all property lines shall be 137.5 feet. Currently, the proposed tower is to be placed 47 feet from the east property line, therefore encroaching 90.5 feet.

A section of the City of Edinburg Unified Development Code addresses the separation between existing and new towers. It states that new towers are separated from existing towers by a minimum distance of two miles measured in a straight line from base to base, irrespective of jurisdictional boundaries. There is an existing cell tower located within 1.09 miles of the proposed tower.

The surrounding land use consists of single-family residential uses and vacant land. The tower is proposed to be an anchor tenant. Verizon Wireless, need to offload the heavy traffic from nearby towers and increase coverage and capacity rates in the area for its cell phone customers.

Staff mailed a notice of the public hearing to 1 neighboring property owners within 500 feet radius on Friday, April 10, 2026. No comments in favor and or against this request had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

STAFF RECOMMENDATION:
Staff recommends denial of the Special Use Permit for a Wireless Communications Tower. If approved, the operator will be required to comply with all City requirements for the proposed

facility including all requirements during the permitting process such as compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable. Alta Towers Communications would allow for on-premises co-location lease contracts with industry partners to the maximum capacity allowed by the tower. Efforts should be geared toward meeting appropriate specifications so that the tower and monopole have the most co-location capacity available under current state-of-the-art technology worldwide.

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

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 04/23/2026
CITY COUNCIL – 05/21/2026
DATE PREPARED – 04/16/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Consider the Special Use Permit for a Wireless Communication Tower, Including a Variance to the City of Edinburg Unified Development Code Article 2.203 (E.17) Regarding Tower Height, Distance Requirements to Existing Towers, and Setback Requirements
APPLICANT:	Vincent G. Huebinger - Vincent Gerard & Associates
AGENT:	Alta Towers
LEGAL:	Being a Lessee's 65'x65' Easement Lease, Area Containing 0.0970 Acres (4,225.00 Square Feet) of Land Located in the J.M. Balli Survey, Abstract No. 26, Hidalgo County, Texas, and Being out of and Part of a 2.518-Acre Tract Conveyed to Hollywood Development & Construction, LLC, As Recorded In File Number 3380375 of the Official Records of Hidalgo County, Texas
LOCATION:	Located at 2906 E. Alberta Road
LOT/TRACT SIZE:	65'x65' Easement Lease, Area Containing 0.0970 Acres (4,225.00 Square Feet)
CURRENT USE OF PROPERTY:	Vacant
PROPOSED ZONING/LAND USE:	Wireless Communication Tower
EXISTING LAND USE/ ADJACENT ZONING:	North – Outside City of Edinburg City Limits South – Outside City of Edinburg City Limits East - Outside City of Edinburg City Limits West - Outside City of Edinburg City Limits
LAND USE PLAN DESIGNATION:	Auto Urban Uses
ACCESS AND CIRCULATION:	This property has access onto E. Alberta Road
PUBLIC SERVICES:	Public utilities are readily available to serve the site.

RECOMMENDATION: Staff recommends denial of the special use permit for a Wireless Communications Tower. A Comprehensive evaluation is on the following pages.

WIRELESS COMMUNICATION TOWER SPECIAL USE PERMIT
VINCENT G. HUEBINGER - VINCENT GERARD & ASSOCIATES

EVALUATION

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

In reviewing this request, staff has found that the applicant proposes to install a one hundred twenty-five (125) foot tall monopole for a cellular tower.

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

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

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

4. Staff mailed a notice of the public hearing to 1 neighboring property owners within 500 feet radius on Friday, April 10, 2026 and received no comments in favor and or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 6, 2026.

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

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

1. The height of the tower is limited to 125 feet at the proposed location. The proposed height provides for better services and increases possibilities of co-location with other wireless companies.

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

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

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

5. No advertising is permitted on the proposed tower.

ZONING MAP:

SPECIAL USE PLAN

PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY WITH **125'** MONOPOLE AND EQUIPMENT

PROJECT INFORMATION:

TOWER OWNER
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE,
BOCA RATON, FL 33487

APPLICANT
VINCENT GERARD & ASSOCIATES
5524 BEE CAVES ROAD #K4,
AUSTIN, TX 78746
CONTACT: VINCE HUEBINGER
PHONE: 512.328.2693

ZONING
RU - RESIDENTIAL, URBAN AND TOWNHOME

SITE LOCATION
LAT. 26° 14' 54.1" N
LONG. 98° 08' 25.1" W

PROJECT TYPE
NEW 125' MONOPOLE
UNMANNED TELECOMMUNICATION FACILITY, CONSISTING OF FUTURE EQUIPMENT PLATFORMS, SHELTERS, DIRECTIONAL AND GPS ANTENNAS

UTILITIES
ELECTRIC PROVIDER
TXU ENERGY RETAIL COMPANY

PERMITTING
COUNTY: HIDALGO COUNTY
JURISDICTION: CITY OF EDINBURG
BUILDING CODE: 2018 IBC
EXISTING USE: RURAL/VACANT
PROPOSED USE: TELECOMMUNICATIONS FACILITY

LEGAL DESCRIPTION
ALAMO LAND & SUGAR CO W165'-N987.59'
LOT 9 BLK 51 EXC W115'-N463.09' 2.518AC
GR 2.478AC NET

PRIMARY CARRIER
VERIZON WIRELESS
CONTACT: TIM CALETKA
6696 TRI COUNTY PKWY #100,
SCHERTZ, TX 78154
210-834-1664

ONE-CALL TEXAS
CONTRACTOR TO CALL BEFORE DIGGING
PHONE: 811 OR 1.800.545.6000

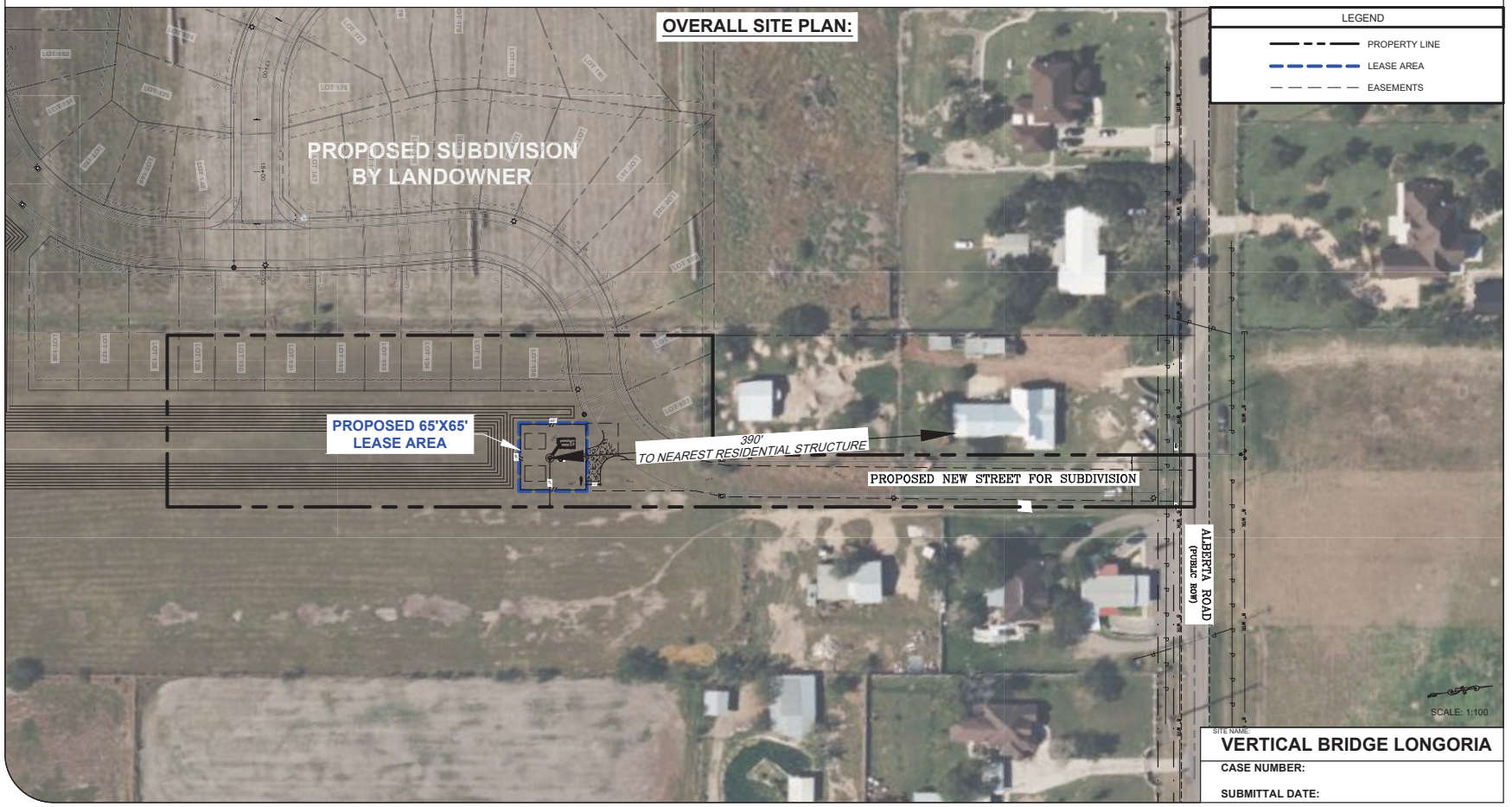
LANDOWNER
HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC
2017 FAIR OAKS DR,
MISSION, TX 78572

ADDRESS
2906 E ALBERTA RD,
EDINBURG, TX 78542

DRIVEWAY NOTE:

1. IF STREET ROW ACCESS IS NOT DEDICATED AT TIME OF CONSTRUCTION OF WIRELESS FACILITY, VERTICAL BRIDGE WILL COORDINATE WITH DEVELOPER AND EDINBURG FIRE DEPARTMENT FOR ACCEPTABLE ACCESS TO ALBERTA ROAD.

OVERALL SITE PLAN:



SITE NAME:
VERTICAL BRIDGE LONGORIA

CASE NUMBER:

SUBMITTAL DATE:

verticalbridge

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULT ANTS
5524 BEE CAVES ROAD #K4, AUSTIN, TEXAS 78746
(512)328-2693 FAX (512)327-8111 vgerard@flash.net

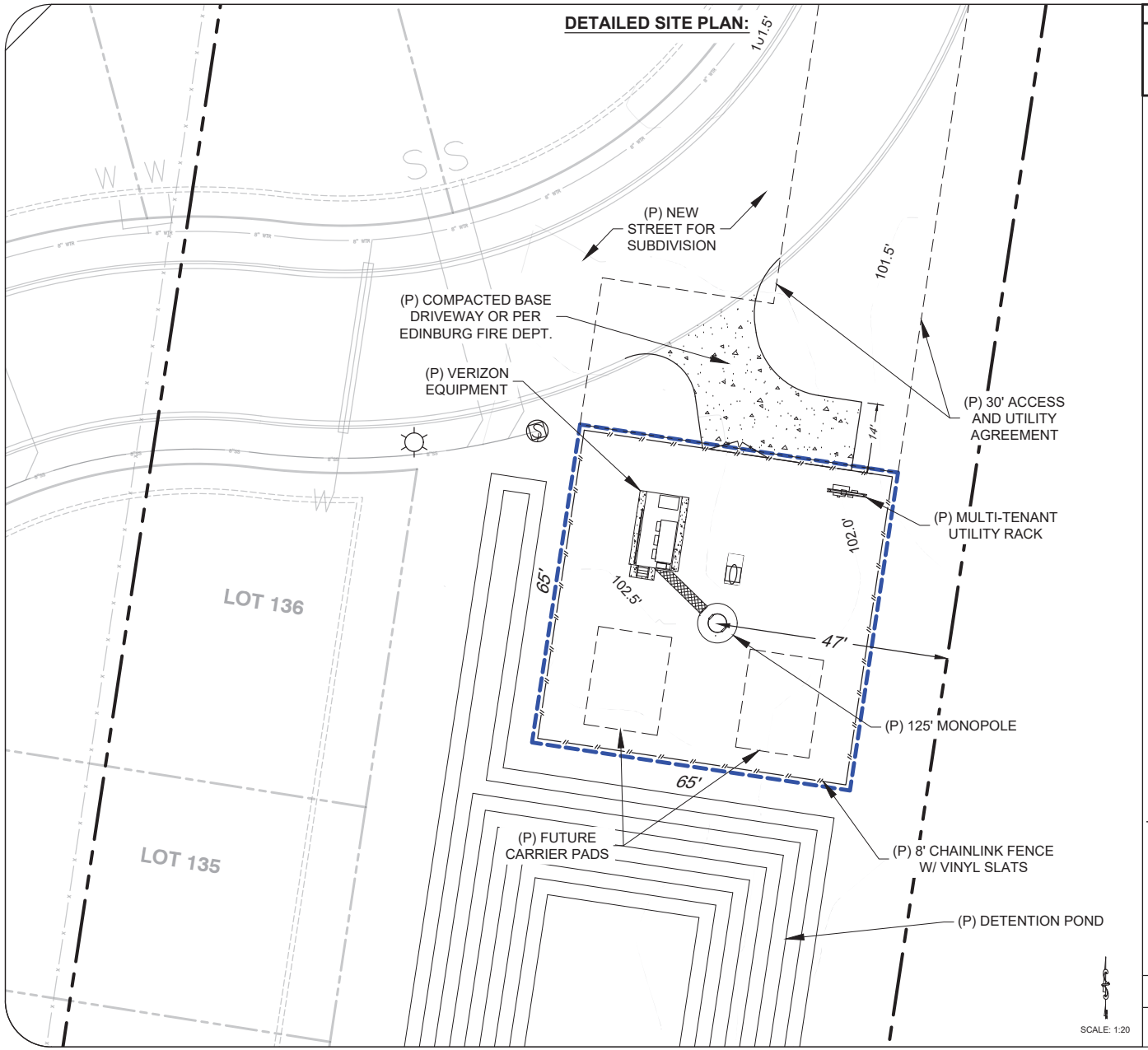
SITE INFORMATION
2906 E ALBERTA RD, EDINBURG, TX 78542

PROPERTY OWNER
HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC 2017 FAIR OAKS DR, MISSION, TX 78572

TOWER OWNER
VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487

1

DETAILED SITE PLAN:

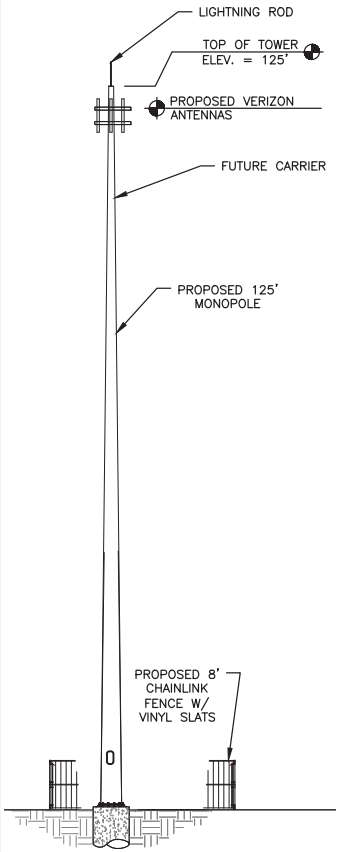


SCALE: 1:20

LEGEND

- PROPERTY LINE
- LEASE AREA
- EASEMENTS

TOWER ELEVATION



SITE NAME:
VERTICAL BRIDGE LONGORIA

CASE NUMBER:

SUBMITTAL DATE:

verticalbridge

VINCENT GERARD & ASSOCIATES

SITE INFORMATION: 2906 E ALBERTA RD, EDINBURG, TX 78542

PROPERTY OWNER: HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC 2201 FLAMINGO DR, MISSION, TX 78572

TOWER OWNER: VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487

2

SITE NAME:
VERTICAL BRIDGE LONGORIA

CASE NUMBER:

SUBMITTAL DATE:

verticalbridge

VINCENT GERARD & ASSOCIATES

SITE INFORMATION: 2906 E ALBERTA RD, EDINBURG, TX 78542

PROPERTY OWNER: HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC 2101 E GRIMES DR MISSION, TX 78572

TOWER OWNER: VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487

3

April 06, 2026

Sean Gassner
The Towers, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: **Fall Certification Letter**
Arcosa Designation: **Arcosa Project Number:** **C159**
Arcosa Site Name: **Longoria (US-TX-5AYD)**
Engineering Firm Designation: **B+T Group Project Number:** 26-000139

Site Data: **Longoria (US-TX-5AYD)**
125' Monopole

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 125' Monopole to be constructed at the **Longoria (US-TX-5AYD)** site.

This pole will be designed in accordance with the TIA 222-H standard for Hidalgo County, TX.
The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 131mph 3-sec gust (no ice), 30mph 3-sec gust (0.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

120'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
109'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
99'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
89'—Wireless Carrier 4 (1) 6' MW Dishes w/ (1) 1.625 transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 40' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 40' from the base of the pole.
It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

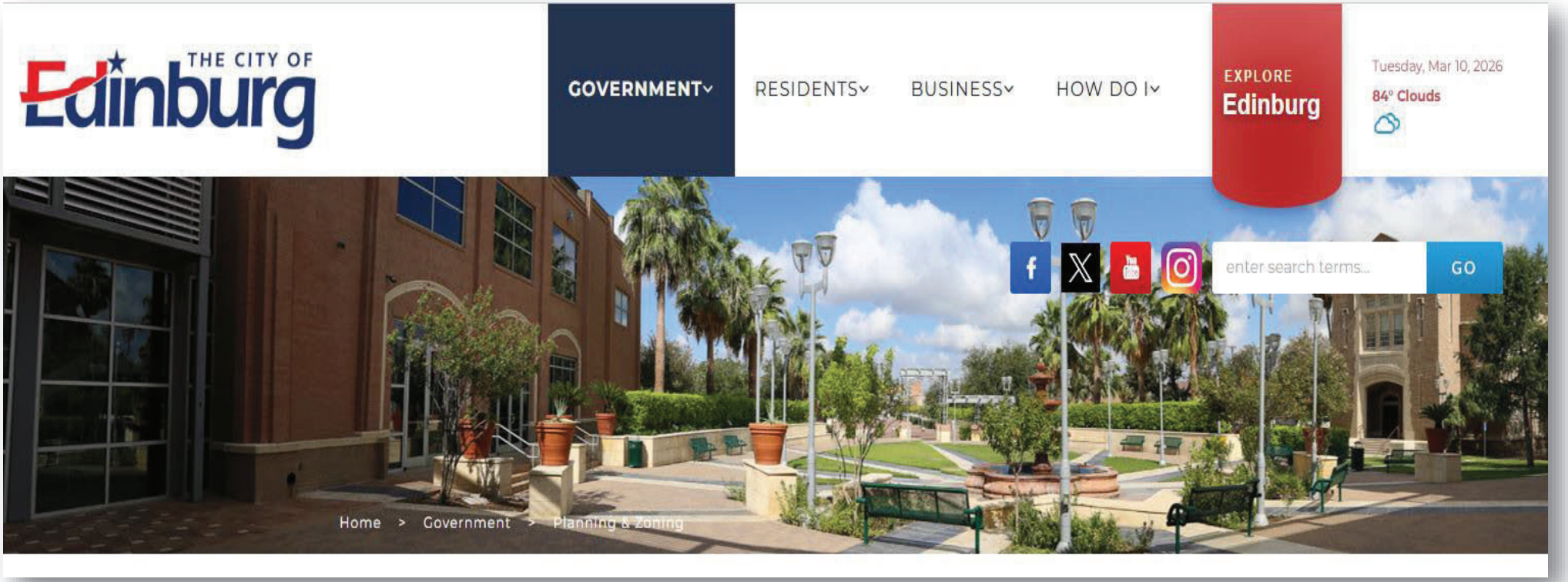
Letter prepared by: John Landon

Submitted by: B+T Engineering, Inc.
COA: F-9683; Expires: 12/31/2026

Chad E. Tuttle, P.E.
Engineer of Record

B&T Engineering, Inc.
F-9683

Vertical Bridge / Longoria-Edinburg Tx



verizon

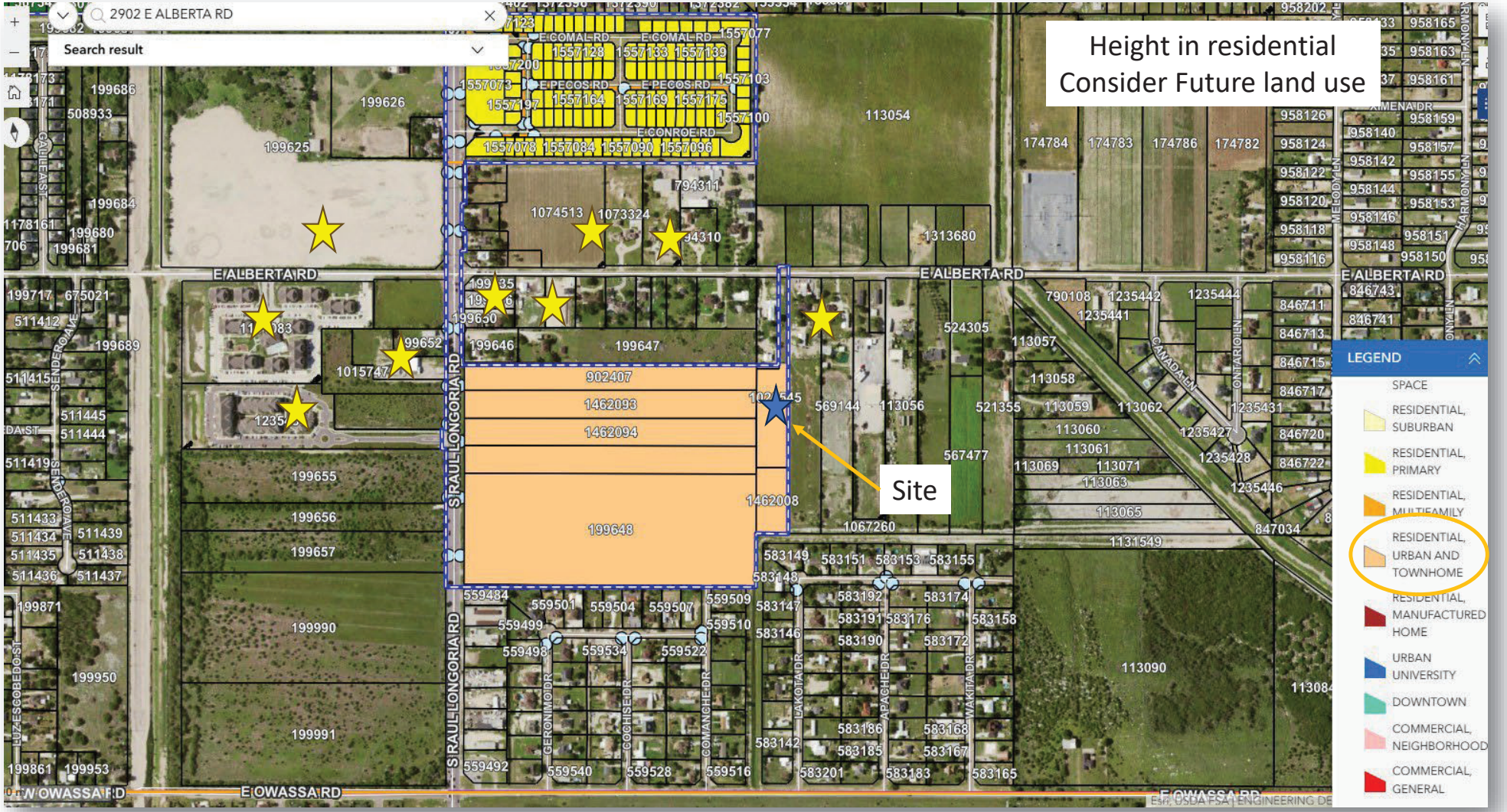
vertical bridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR,
SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

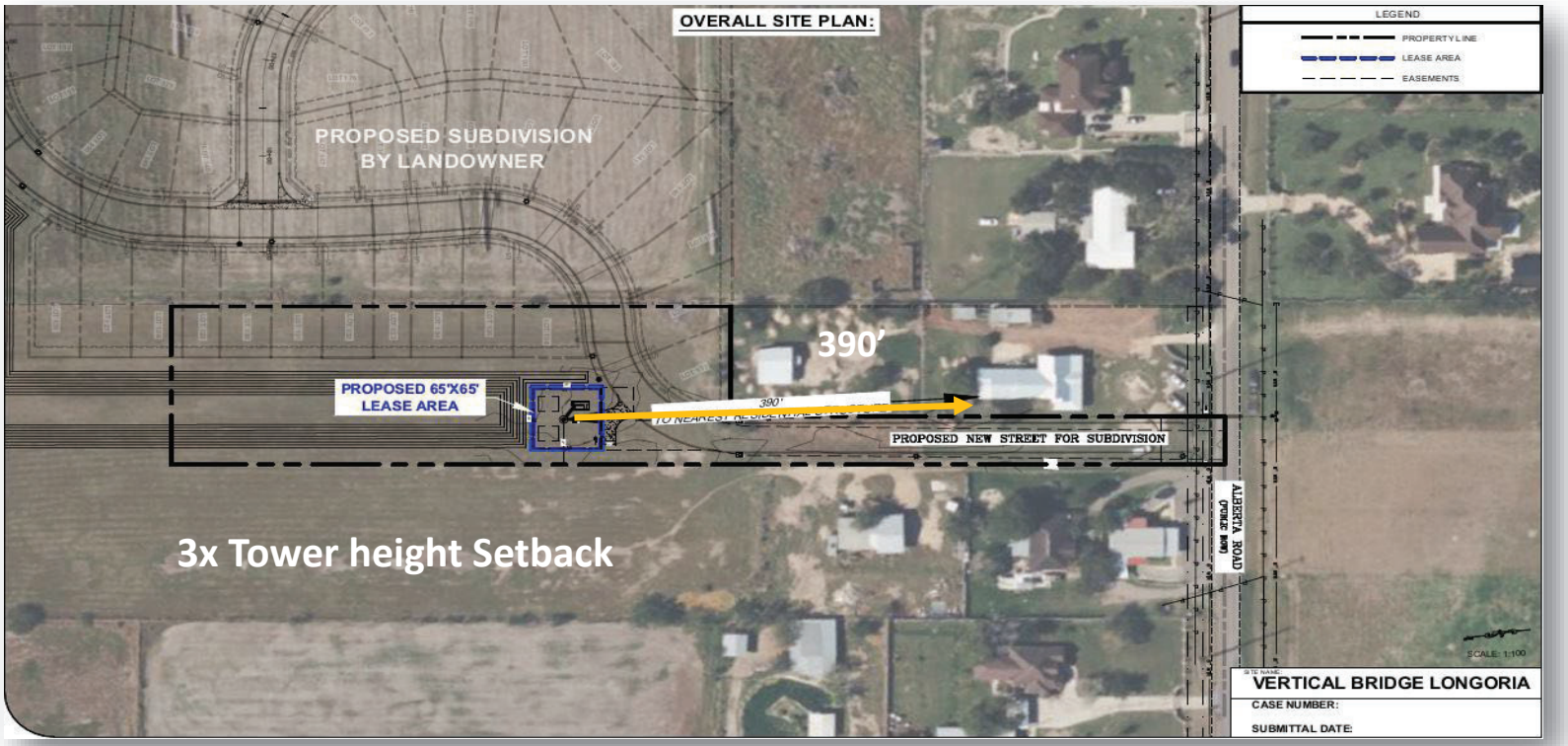
Vincent Gerard & Associates, Inc.
Land Planning, Development & Zoning Consultants
Vincentgerard.com I (512) 328-2693

- All American City Needs Better Coverage – Build to suit for Verizon a Proposed 125’ monopole

- Variances Required
  - Height in Residential district – 35’
  - Distance from another tower – 2 miles – 1.2 Miles east is a Verizon location. Todays wireless constructing sites within 1 mile sometimes ¾ miles – Heavy use, heavy population, 911 needs,
  - Fall Zone Explained – Fall zone letter stamped by the manufacturer is 40’, Current Code is not accurate.


2902 E ALBERTA RD
Search result
Height in residential
Consider Future land use
Site
E ALBERTA RD
S RAUL LONGORIA RD
E OWASSA RD
LEGEND
SPACE
RESIDENTIAL, SUBURBAN
RESIDENTIAL, PRIMARY
RESIDENTIAL, MULTIFAMILY
RESIDENTIAL, URBAN AND TOWNHOME
RESIDENTIAL, MANUFACTURED HOME
URBAN UNIVERSITY
DOWNTOWN
COMMERCIAL, NEIGHBORHOOD
COMMERCIAL, GENERAL

- Height in Residential 35’ – Pending developer, it will be a drainage detention plnd future use “Drainage & Telcomm”
  - Height in Residential district – 35’ can be varied due to future land use = Detention – 390’ from closest SF Home



1.09 Miles to nearest Tower
Verizon is on that Tower already
2023ASW09731OE
SST Tower
1320560
Proposed VB Site
Current VTX Verizon site
ALBINO RODRIGUEZ ESTATES COLONIA
Taqueria Los Chili's Del Norte
Cesar Diesel Performance
Los Junior's HotDogs Y Mas
Nichito's place
Roto-Rooter Plumbing & Drain Services...
Edwards Homes
El Ronco Servi-Car Alberta
Diego's Auto Service
Nylda Studio956 Fitness Empresaria...
Alberta Rd
Chinook Dr
Beth Dr
S Cesar Chavez Rd
Google

verizon

Engineered Fall Zone Letter

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 40' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 40' from the base of the pole.

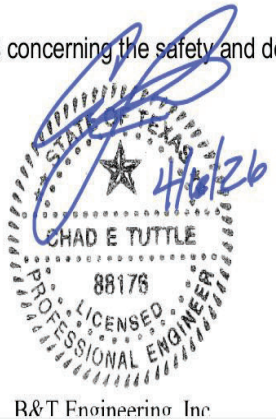
It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: John Landon

Submitted by: B+T Engineering, Inc.
COA: F-9683; Expires: 12/31/2026

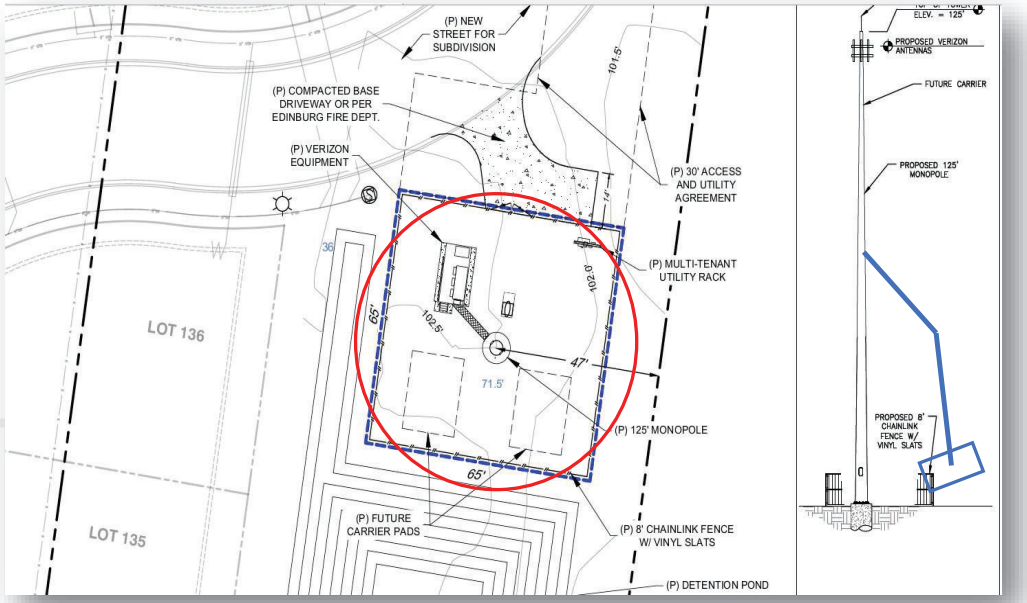
Chad E. Tuttle, P.E.
Engineer of Record



B&T Engineering, Inc

Current City Code

j. *Collapse Zone. Fall Zone.* No tower or antenna shall be designed and/or sited such that it poses a potential hazard to nearby residences or surrounding properties or improvements. To this end, any tower or antenna, not located a distance equal to the height of the tower plus 50 feet away from all habitable structures, property lines, or other towers, shall be designed to withstand the maximum forces expected from wind when the tower is fully loaded with antennas, transmitters, and other equipment. Compliance with this requirement shall be certified by a professional engineer licensed by the State of Texas in a report describing the tower structure, specifying the number and type of antennas it is designed to accommodate, providing the basis for the calculations done, and documenting the actual calculations performed.



Actual Picture of Tower after Hurricane Rita
In Orange Tx 2005 – collapsed inside the fence
FALL ZONE

Residences within 200 feet

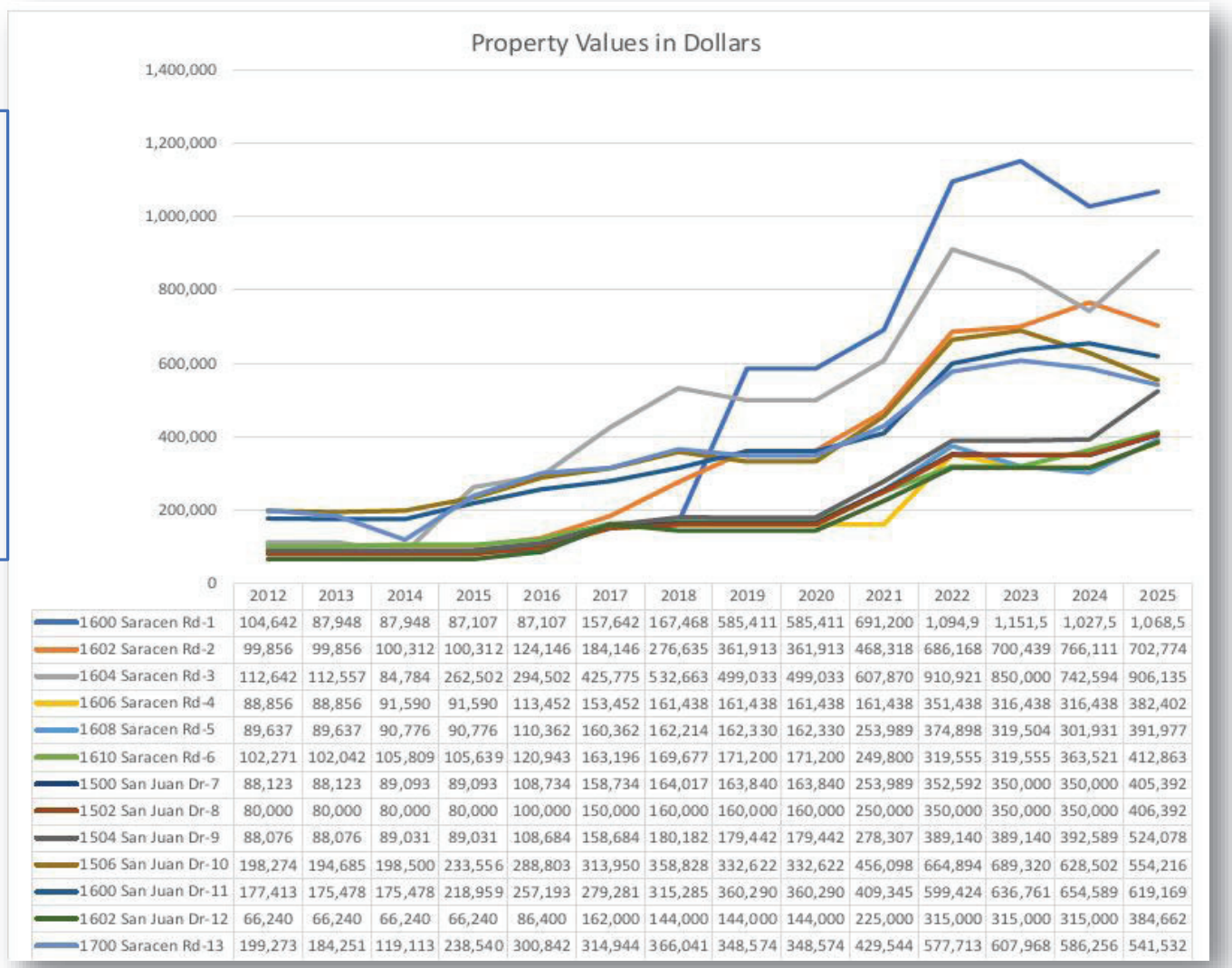
verizon

Tracking values
For each Lot since 2012

No Decrease in Value
Within 200’

Our Site
390’ from
Nearest Residence

Backup- Appraisal
Study from Tennessee



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1600 Saracen Rd-1	104,642	87,948	87,948	87,107	87,107	157,642	167,468	585,411	585,411	691,200	1,094,9	1,151,5	1,027,5	1,068,5
1602 Saracen Rd-2	99,856	99,856	100,312	100,312	124,146	184,146	276,635	361,913	361,913	468,318	686,168	700,439	766,111	702,774
1604 Saracen Rd-3	112,642	112,557	84,784	262,502	294,502	425,775	532,663	499,033	499,033	607,870	910,921	850,000	742,594	906,135
1606 Saracen Rd-4	88,856	88,856	91,590	91,590	113,452	153,452	161,438	161,438	161,438	161,438	351,438	316,438	316,438	382,402
1608 Saracen Rd-5	89,637	89,637	90,776	90,776	110,362	160,362	162,214	162,330	162,330	253,989	374,898	319,504	301,931	391,977
1610 Saracen Rd-6	102,271	102,042	105,809	105,639	120,943	163,196	169,677	171,200	171,200	249,800	319,555	319,555	363,521	412,863
1500 San Juan Dr-7	88,123	88,123	89,093	89,093	108,734	158,734	164,017	163,840	163,840	253,989	352,592	350,000	350,000	405,392
1502 San Juan Dr-8	80,000	80,000	80,000	80,000	100,000	150,000	160,000	160,000	160,000	250,000	350,000	350,000	350,000	406,392
1504 San Juan Dr-9	88,076	88,076	89,031	89,031	108,684	158,684	180,182	179,442	179,442	278,307	389,140	389,140	392,589	524,078
1506 San Juan Dr-10	198,274	194,685	198,500	233,556	288,803	313,950	358,828	332,622	332,622	456,098	664,894	689,320	628,502	554,216
1600 San Juan Dr-11	177,413	175,478	175,478	218,959	257,193	279,281	315,285	360,290	360,290	409,345	599,424	636,761	654,589	619,169
1602 San Juan Dr-12	66,240	66,240	66,240	66,240	86,400	162,000	144,000	144,000	144,000	225,000	315,000	315,000	315,000	384,662
1700 Saracen Rd-13	199,273	184,251	119,113	238,540	300,842	314,944	366,041	348,574	348,574	429,544	577,713	607,968	586,256	541,532

verizon

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures, we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year.

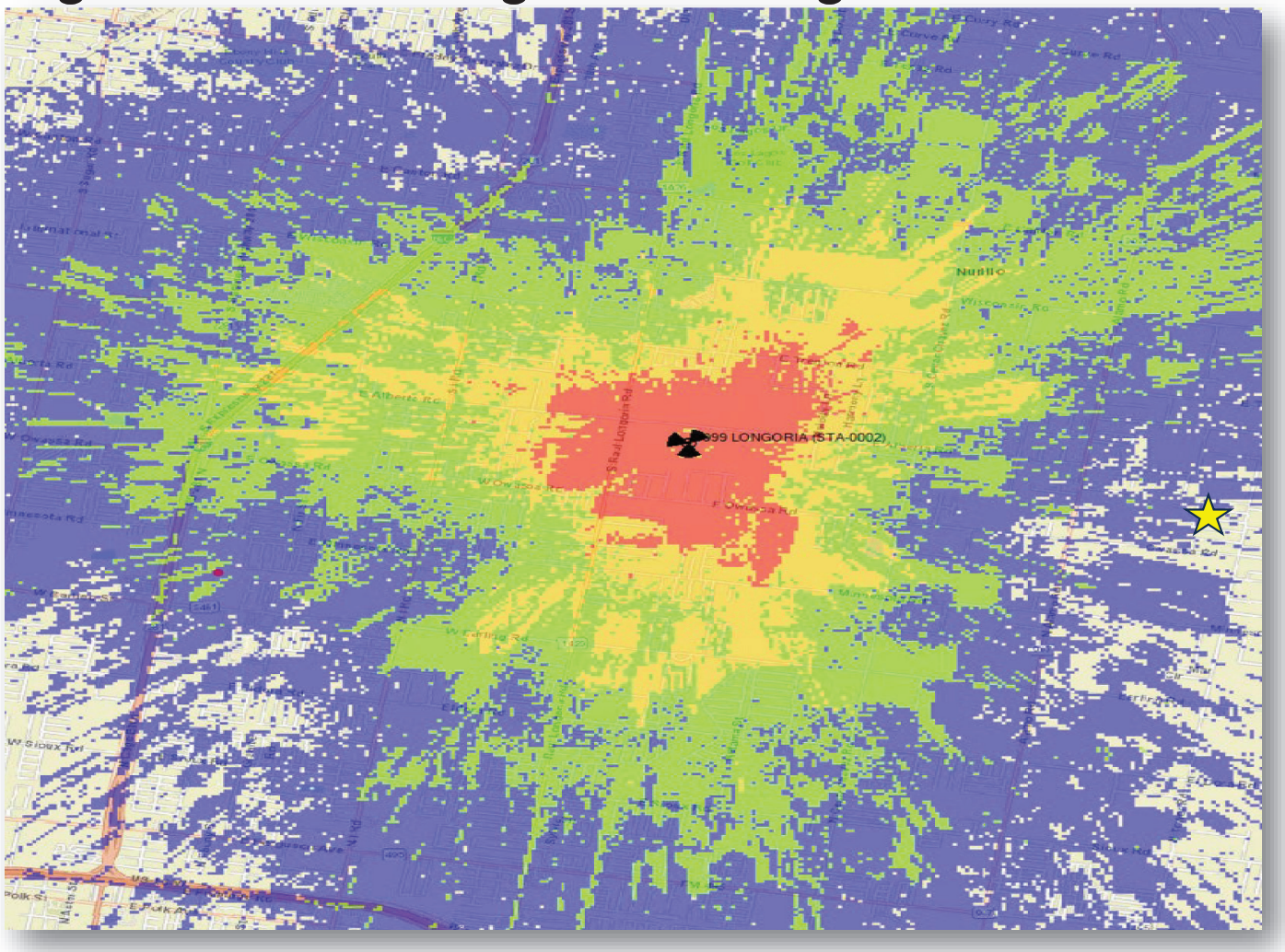
Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years, more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure, such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us, should a loved one neglect be taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

Coverage with the VB Longoria Edinburg site

The color coding for the Radio Frequency coverage map shown:

- Red- Best
- Yellow- Better
- Green- Good
- Blue – Fair



verizon

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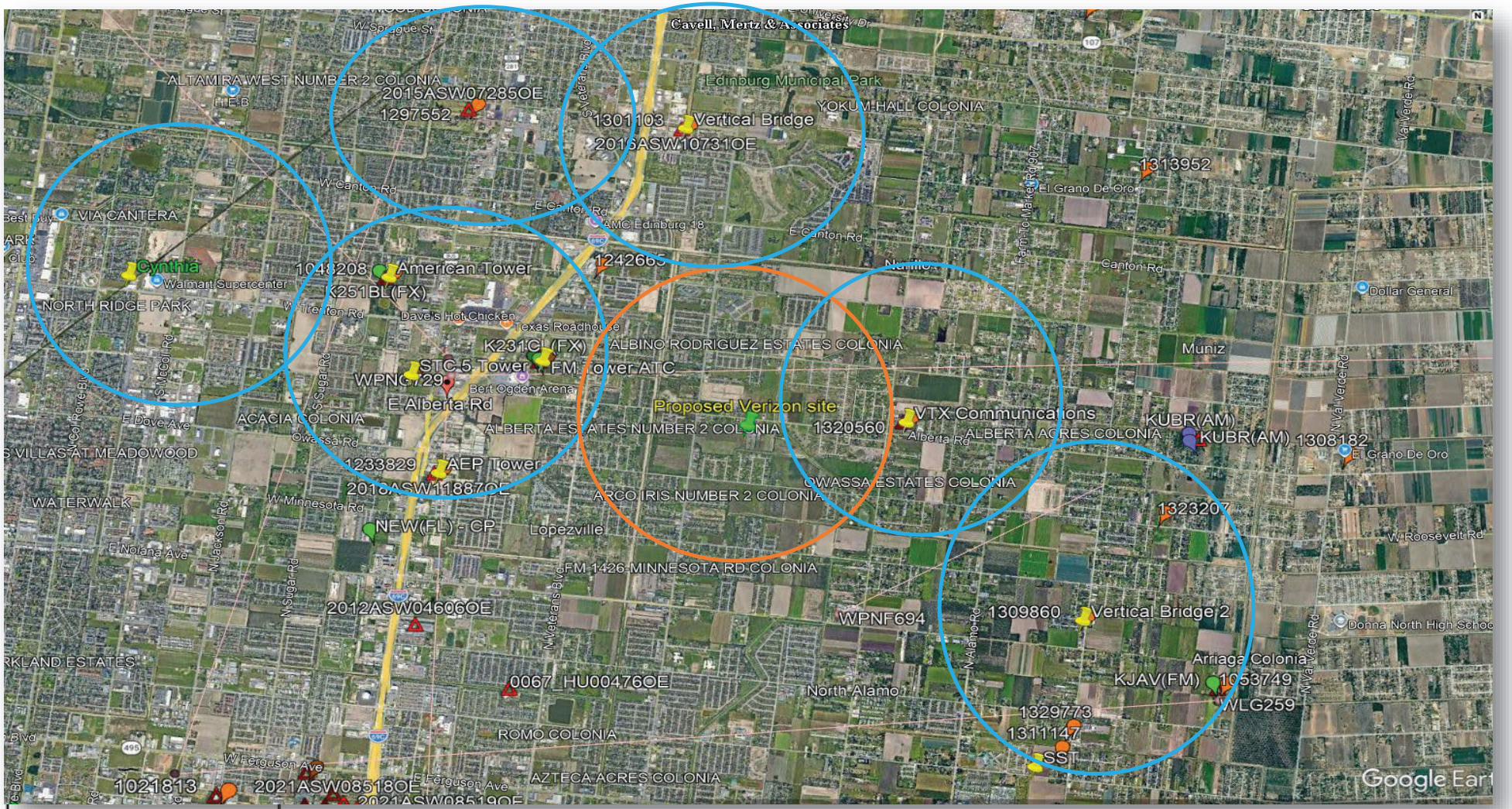
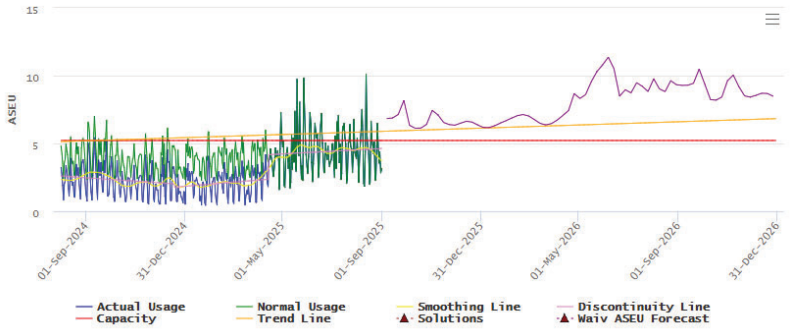

Cavell, Mertz & Associates
ALTAMIRA WEST NUMBER 2 COLONIA
2015ASW07285OE
1297552
Edinburg Municipal Park
YOKUM HALL COLONIA
1301103
Vertical Bridge
2016ASW10731OE
1313952
El Grano De Oro
VIA CANTERA
Cynthia
Walmart Supercenter
NORTH RIDGE PARK
1048208
American Tower
K251BL(FX)
Dave's Hot Chicken
Texas Roadhouse
1242665
AMC Edinburg 18
E Canton Rd
Canton Rd
Dollar General
K231CL(FX)
ALBINO RODRIGUEZ ESTATES COLONIA
Muniz
STC-5 Tower
FM Tower ATC
WPNC729
Bert Ogden Arena
E Alberta Rd
Proposed Verizon site
1320560
VTX Communications
ALBERTA ACRES COLONIA
KUBR(AM)
KUBR(AM) 1308182
ACACIA COLONIA
ALBERTA ESTATES NUMBER 2 COLONIA
VILLAS AT MEADOWOOD
1233829
AEP Tower
2016ASW11887OE
OWASSA ESTATES COLONIA
ARCO IRIS NUMBER 2 COLONIA
WATERWALK
1323207
NEW(FL) - CP
Lopezville
W Roosevelt Rd
FM 1426-MINNESOTA RD COLONIA
2012ASW04606OE
WPNF694
1309860
Vertical Bridge 2
Donna North High School
Arriaga Colonia
KJAV(FM)
1053749
WLG259
0067_HU00476OE
North Alamo
1329773
1311147
SST
ROMO COLONIA
1021813
2021ASW08518OE
AZTECA ACRES COLONIA
Google Earth

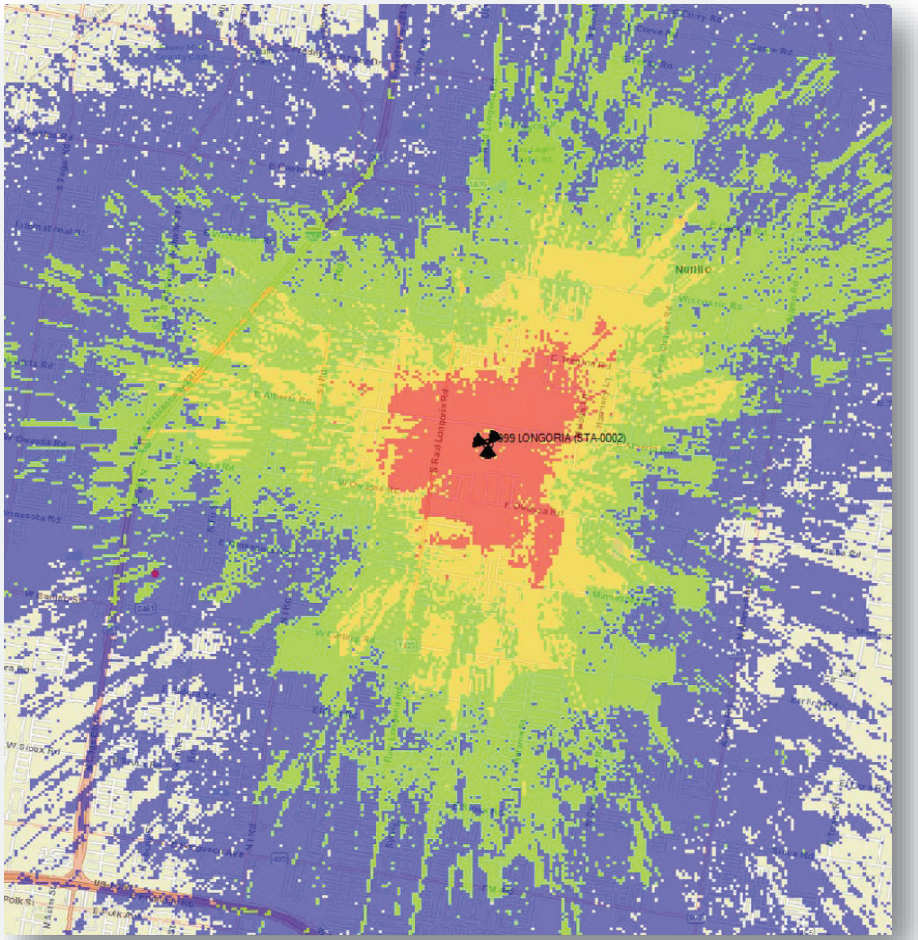
verizon

Capacity Explained

Example



Antenna Modifications reach maximum loads,
RF power – data and usage is high, (*above*)
Smart phones – pictures and video streaming,
Tower site slows down “overloaded”.
New Site will offload text, calls and data
**** Verizon customers had 3x Data Volume Increase***



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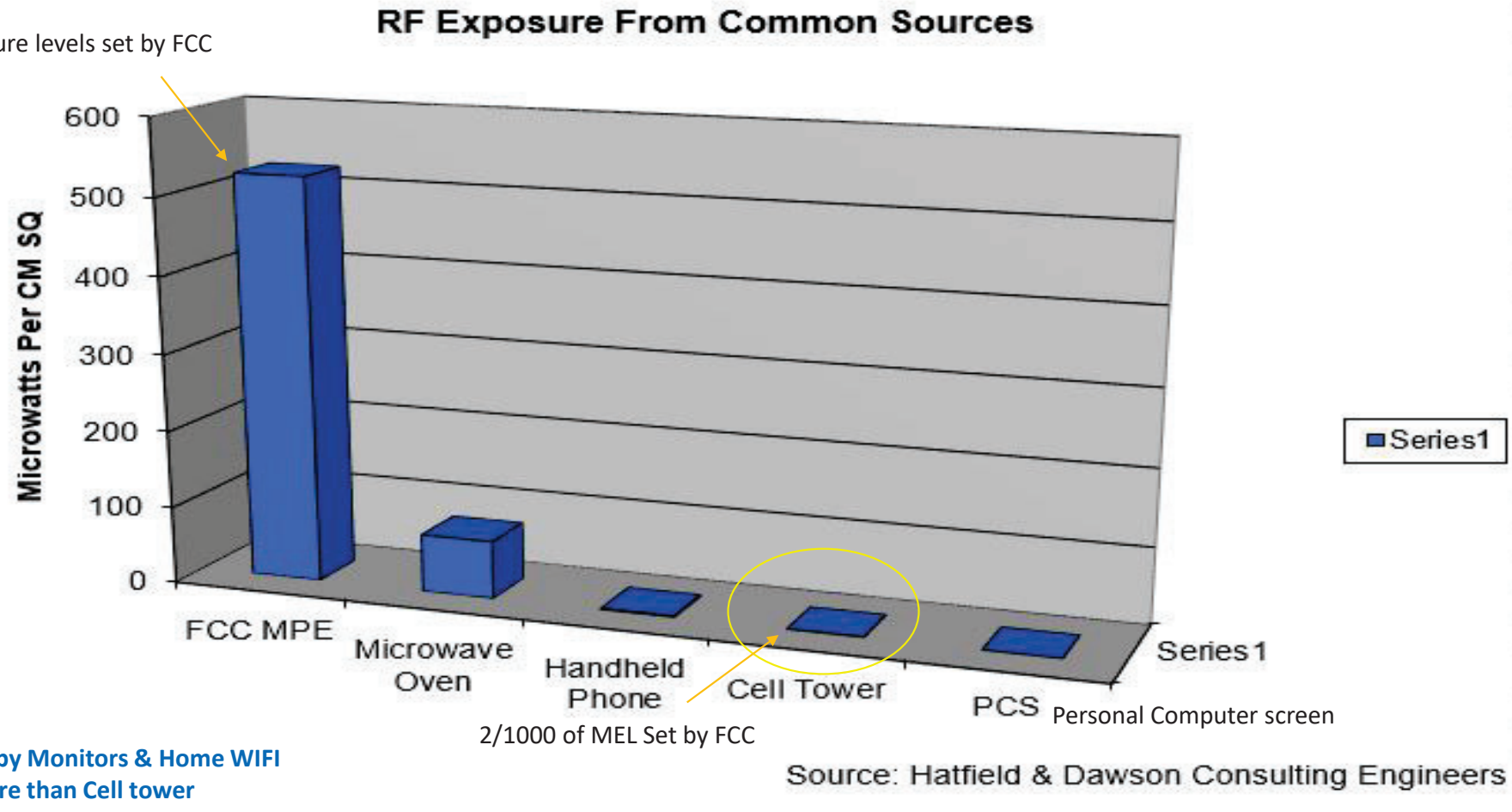
Exposure levels set by FCC



Add Baby Monitors & Home WIFI –RF more than Cell tower

verizon

Vertical Bridge • Edinburg Tx

Verizon Wireless Communication Facility

Engineering Necessity Case Report

SITE NAME - LONGORIA

Prepared by Surafel Mathias Kebede

Feb 21, 2026

verizon
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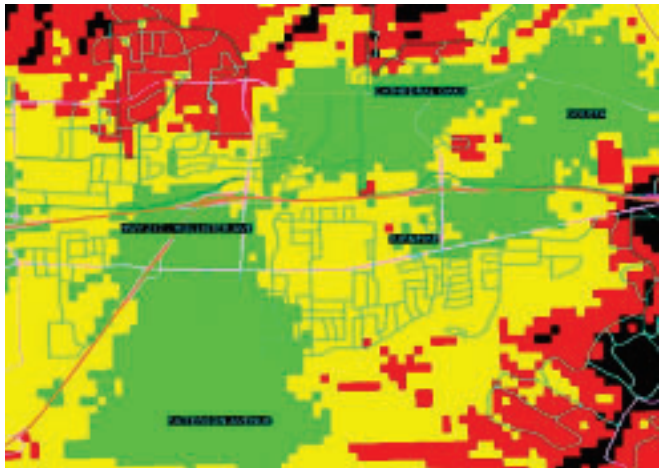
Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new **wireless communications facility (WCF)**. Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call from vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Explanation of Wireless Capacity

Capacity is the number of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

A good capacity WCF needs to be in the center of a user population which ensures that traffic is evenly distributed around the WCF. Therefore, the Location of the site plays an important factor. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures, we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year.

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years, more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure, such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us, should a loved one neglect be taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

Project Overview

The proposed Verizon Wireless new site, “LONGORIA.” Located in a high-growth market within the City of San Juan.

This new site is designed to significantly improve coverage for homes, schools, businesses, and commuters in the surrounding area.

The configuration for this active project includes the latest available technologies and cell site equipment to ensure high performance. Specifically, the site will feature 4G (700MHZ, 850MHZ, AWS, and PCS) and 5G carriers (C-Band, NW, and CBRS).

By utilizing the latest antennas and radios, the site will provide higher data throughput to support more reliable video and cloud-based applications.

Most importantly, this new build site addition will help to offload capacity from congested surrounding sites and improve hand-offs between towers.

In summary, these enhancements in the area will reduce dropped calls, increase speeds, and provide a superior experience for both fixed wireless and mobility customers by significantly improving data throughput and reducing network access issues

The color coding for the Radio Frequency coverage map shown below:

- Red- Best
- Yellow- Better
- Green- Good
- Blue – Fair

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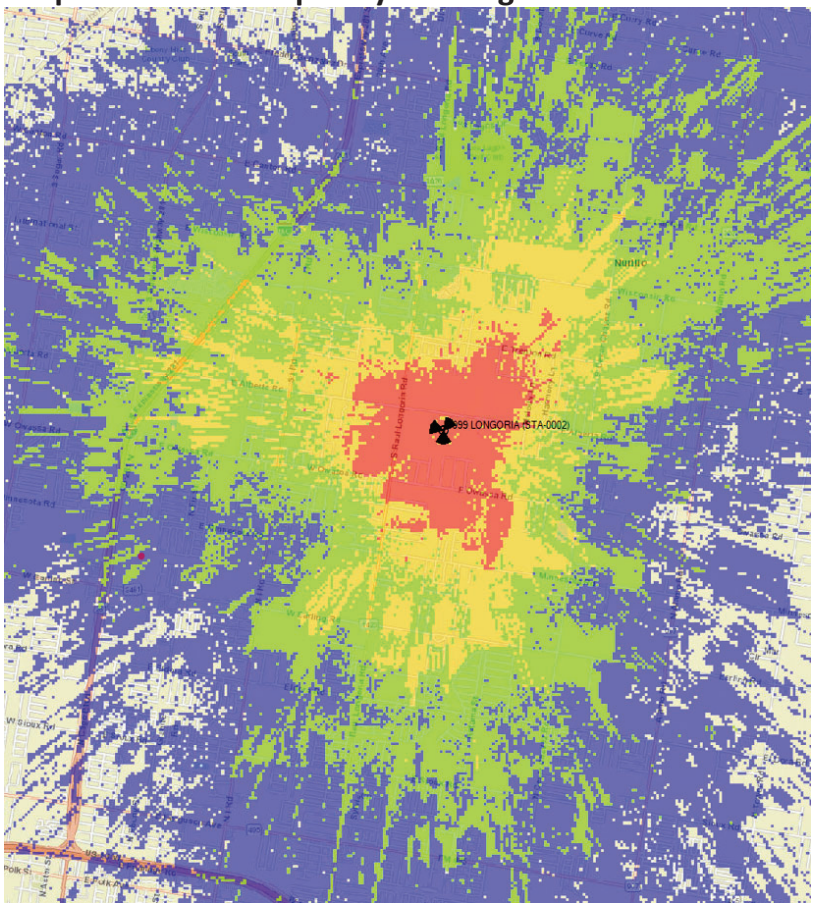
Proposed Radio Frequency Coverage with “LONGORIA”

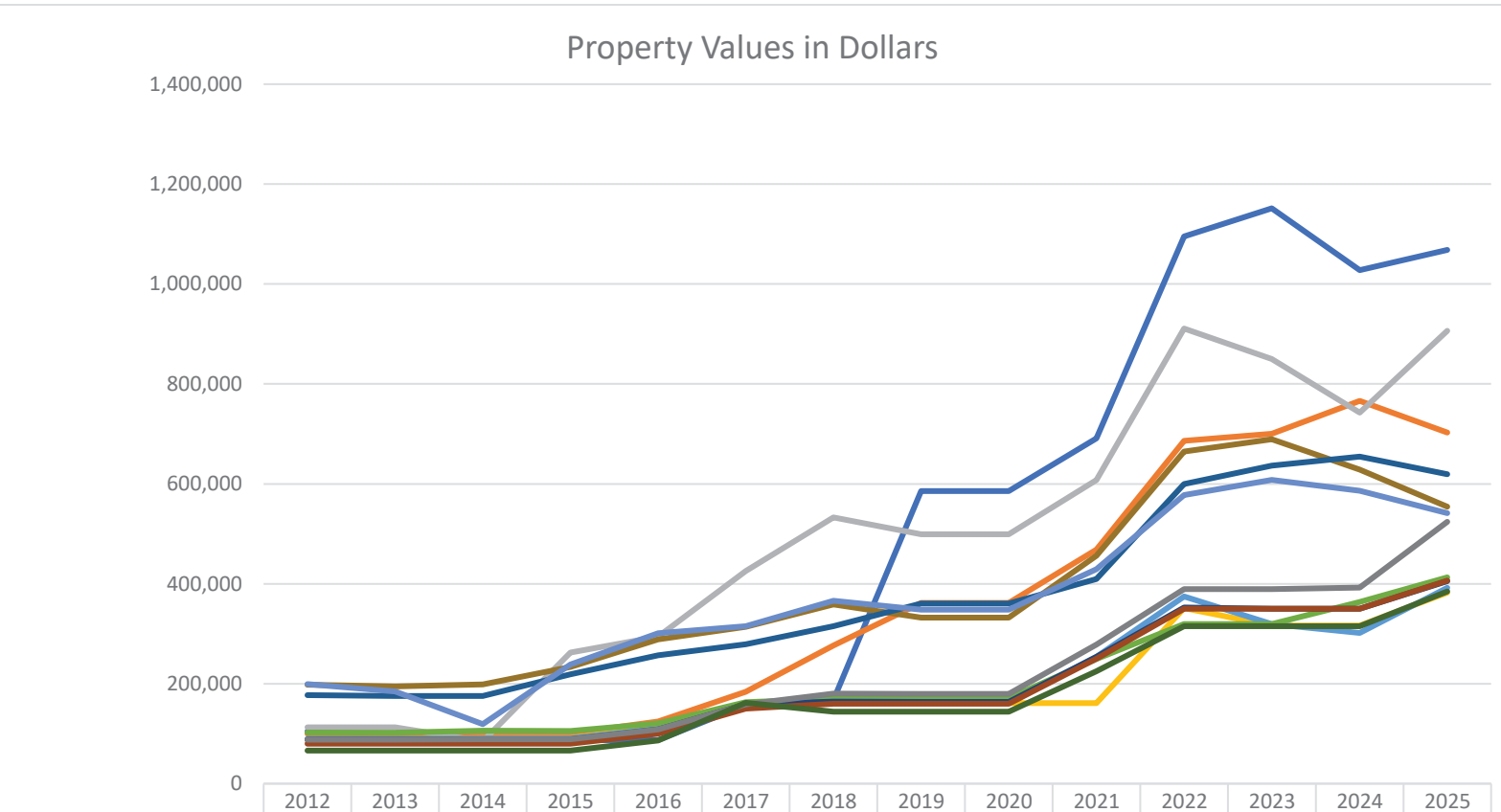


Wireless Telecommunications Facility Site

1500 Village West Drive, Austin, TX 78733

13
12
6
11
5
10
4
9
3
8
2
1
7
Miami Dr
Lancer Ln
Saracen Rd
Tartar Way
San Juan Dr
Cuernavaca Dr N
Store It All Self Storage - Westlake
Translaliterate
Valero
Canyon Edge Auto B
Village W Dr
Medio Calle
Orlando Rd
Daytona D
Existing Cell Tower Location

Residences within 200 feet



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1600 Saracen Rd-1	104,642	87,948	87,948	87,107	87,107	157,642	167,468	585,411	585,411	691,200	1,094,9	1,151,5	1,027,5	1,068,5
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1502 San Juan Dr-8	80,000	80,000	80,000	80,000	100,000	150,000	160,000	160,000	160,000	250,000	350,000	350,000	350,000	406,392
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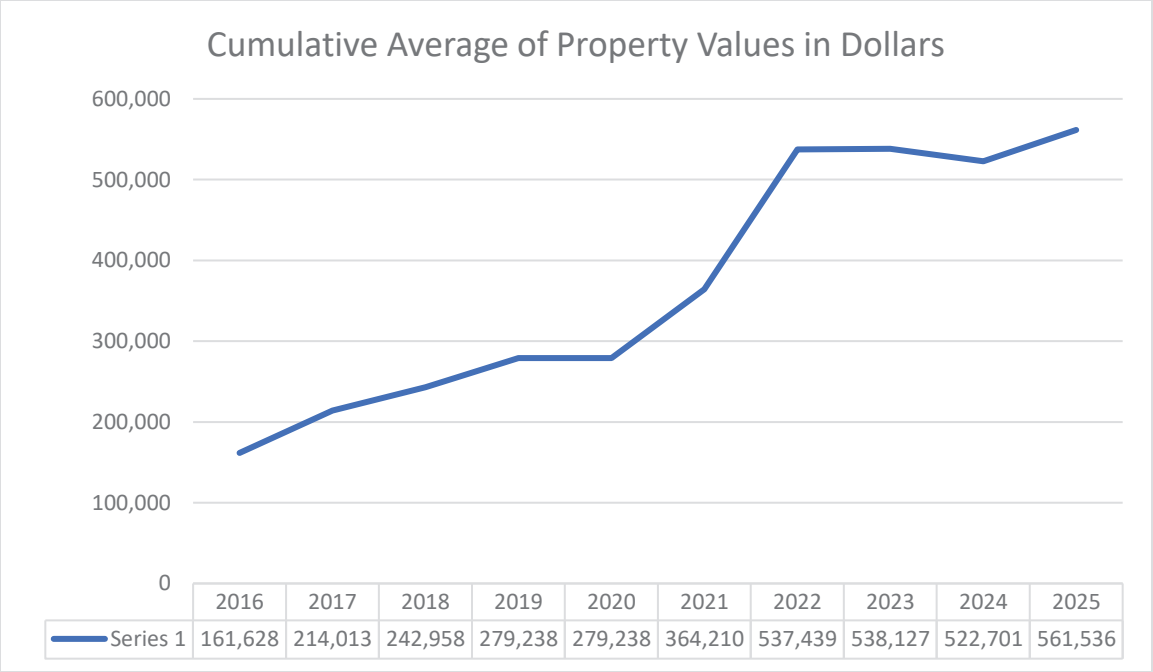


	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Series 1	161,628	214,013	242,958	279,238	279,238	364,210	537,439	538,127	522,701	561,536

Greystone Valuation Services

Bradley R. Carter, MAI, CRE, CCIM
Harris B. Simpson, MAI
Carolyn C. Sawyer, MAI

4200 Northside Parkway, NW
Building 11; Suite 100
Atlanta, Georgia 30327
404.459.0913 main line
404.252.0960 facsimile
www.greystoneva.com

December 5, 2016

Mr. N. Andrew Rotenstreich
Baker, Donelson, Bearman, Caldwell & Berkowitz PC
1400 Wells Fargo Tower
420 20th Street North
Birmingham, AL 35203

Regarding: **Old Brownsville Monopine Site**
A proposed 160-foot monopine telecommunication structure to be constructed on a site at 3375 Old Brownsville Road, Memphis, Tennessee.

Dear Mr. Rotenstreich:

At your request, we have undertaken a study to determine whether the above-referenced proposed telecommunication structure will affect the values of surrounding or nearby properties. Based on our research, it is our professional opinion that the proposed structure will have no discernable negative impact on the values, marketability or the rates of appreciation of properties in the surrounding areas. Our research and findings are discussed below; data from our research is attached as Exhibits "A" through "C".

We visited the site of the proposed telecommunication structure on December 1, 2016. It is located on a church property owned by Holy Nation Church of Memphis. The parent tract is 7.419 acres and is adjoined on three sides by existing single family subdivisions. A condominium project is located across Old Brownsville Road to the east. The proposed tower will be substantially screened from view from most properties in the area due to topography and trees. This proposed location is very similar to several examples we have observed in Shelby County. Based on our research and analysis, the proposed telecommunication structure at this site (3375 Old Brownsville Road) appears to be an appropriate location for a telecommunication structure

In order to form an opinion as to whether this structure would have an unfavorable impact on the values of surrounding property, we examined a number of existing structures within Shelby County as well as other, similar situations. We studied neighborhoods adjoining existing tower structures. We looked at home sale prices and appreciation rates in these subdivisions in an effort to determine if the respective structures had any impact on values or marketability of nearby homes. In each of the examples considered, the data indicate that the nearby telecommunications structures have no influence on sale prices or marketability.

Additionally, we included supplemental examples from around other areas in Tennessee which illustrate this same point.

In our judgment, the proposed monopine structure will be compatible with existing land uses in the subject neighborhood and we do not believe nearby homes or properties will suffer any measurable impact in the form of lower values, decreased marketability or lower rates of appreciation. On the following pages are photographs of the proposed site. In the Addenda of this report (Exhibit "A") we have profiled several telecommunication structures and nearby subdivisions within Shelby County. We also included several examples from other similar situations in Tennessee (Exhiits "B" and "C").

Aerial View of Subject Site and Neighborhood

View of Proposed Subject Site

View of Proposed Site

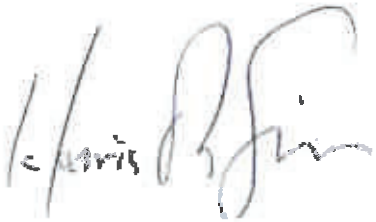
Telecommunication structures are located in a variety of settings. They have often been situated alongside interstates or primary traffic corridors, adjoining commercial developments or in the proximity of relatively high-density land uses. This reflects the natural growth of the wireless telecommunications industry. Systems are initially designed to serve main thoroughfare and areas with high concentrations of population. Subsequently, as these systems mature and as the need for wireless services grows, these structures are found to be expanding into less densely developed suburban areas. Today, it is common to see telecommunication structures in semi-rural and residential areas. Overall, telecommunication structures have proven themselves to be an innocuous land use with no evident impact on surrounding property value and/or marketability.

In the Addenda of this report (Exhibits "A" through "C") we have profiled existing telecommunication structures and data from similar situations that support our opinion.

Based on the foregoing, we are of the studied, professional opinion that proposed telecommunication structure in Memphis, Tennessee, will have no negative impact on the values, marketability or rates of appreciation of surrounding properties.

Very truly yours,

Greystone Valuation Services, Inc.



Harris B. Simpson, MAI
Certified General Real Property Appraiser
Practicing in the State of Tennessee under
Temporary Permit #58050

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined opinion or direction in opinion that favors the cause of the client, the amount of a value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant professional assistance to the person signing this report in the form of research and analysis of home sales.
- As of the date of this report, Harris B. Simpson has completed the requirements of the continuing education program of the Appraisal Institute.

December 5, 2016

Harris B. Simpson, MAI
Certified General Real Property Appraiser
Practicing in the State of Tennessee under
Temporary Permit #58050

Date

HARRIS "BO" SIMPSON, MAI

PROFESSIONAL EXPERIENCE

- Principal, Greystone Valuation Services, Inc. (May 2003 – Present)
- Associated with LandAmerica, real estate appraisers and consultants, Atlanta, Georgia (May 2001 to June 2003) (Acquired Curry/Carter & Associates, Inc.)
- Associated with Curry/Carter & Associates, Inc., Real Estate Appraisers and Consultants, Atlanta, Georgia (March 1989 to April 2001)
- Self-Employed as a freelance residential and office renovator from January 1986 to December 1988
- Associated with Dozier Properties, Residential Home Builders, Norcross, Georgia, July 1982 to January 1986

CERTIFICATIONS AND LICENSING

- Certified General Real Property Appraiser, State of Georgia, Certificate No. 003144

PROFESSIONAL ASSOCIATION

- Appraisal Institute, MAI, Member Certificate No. 11924

ACADEMIC BACKGROUND

- Graduate of The Baylor School, Chattanooga, Tennessee
- Bachelor of Business Administration, Georgia State University, Atlanta, Georgia. Major, Real Estate and Urban Affairs

COURSES AND SEMINARS

Successfully challenged the following examinations offered by the American Institute of Real Estate Appraisers:

- 1A-1 Real Estate Appraisal Principles
- 1A-2 Basic Valuation Procedures
- 1B-A Capitalization Theory & Techniques, Part A
- 1B-B Capitalization Theory & Techniques, Part B

Successfully attended and passed the following courses offered by the Appraisal Institute

- 2-1 Case Studies in Real Estate Valuation
- 2-2 Report Writing.
- 2-3 Standards of Professional Practice
- 15-Hour National USPAP Course
- Subdivision Analysis
- Business Practices and Ethics
- Apartment Appraisal, Concepts and Applications
- Feasibility, Market Value, Investment Timing: Option Value
- Analyzing Distressed Real Estate
- Separating Real & Personal Property from Intangible Business Assets

TYPES OF PROPERTIES APPRAISED

- Numerous appraisals and/or consultations involving the following types of properties: single and multifamily residential; commercial and industrial properties, including office, medical office, office/warehouse, office condominium, shopping center, restaurant, hotel/motel, vet clinic, dry cleaner, golf and country club, subdivision development, rural land, timber land, service station, church and special use/alternate use/conversion projects including loft-style office, apartment and condominium uses; telecommunication structures.
- Special assignments including rezoning, highest and best use, feasibility and marketability studies. Qualified as expert witness in Cobb County Superior Court, DeKalb County Superior Court, Fulton County Superior Court and Federal Court in Maryland.

EXHIBIT A

PHOTOGRAPHS AND EXHIBIT OF EXISTING TELECOMMUNICATION STRUCTURES IN MEMPHIS AREA

LOCATION	TOWER DATA	NEIGHBORHOOD
3510 Coleman Road Memphis, Tn	239' Lattice Tower Constructed: February 2001	Springhill

This cell tower was constructed in 2001. The adjoining subdivision was constructed in the 1960's. There are very few sales in the immediate area; however, a review of tax assessments suggests that the nearby tower does not have any influence on home values.

LOCATION	TOWER DATA	NEIGHBORHOOD
4264 Overton Crossing Rd Memphis, TN	272' Lattice Tower Constructed: July 1998	Hawkins Mill

This 272 foot radio tower was constructed in 1995 and appears to easily co-exist with the nearby single family subdivision.

HAWKINS MILL
Tower
LISA
CHATTERING

LOCATION	TOWER DATA	NEIGHBORHOOD
2582 Kirby Parkway Memphis, TN	150' Monopole Constructed: July 2012	Kirby Trace

This monopole is located near a single family subdivision. Homes in this development were constructed in the 1970's and do not appear to be influenced by the cell tower.

LOCATION	TOWER DATA	NEIGHBORHOOD
3168 Hawkins Mill Memphis, TN	135' Monopole Constructed: February 2002	Keystone

This cell tower was built within a powerline easement area that adjoins the subdivision.

LOCATION	TOWER DATA	NEIGHBORHOOD
7192 Raleigh Lagrange Road Memphis, TN	577' Radio Tower Constructed: April 2001	Cordova-Appling

This radio tower is located across Raleigh Lagrange Road from a large subdivision. We spoke with the listing agent for a home at 7095 Mirage Lane (seen in the right side of the above photograph) and he said he believed this tower had no impact on home prices or marketability.

This listing was under contract within one week and at a price slightly over the asking price.

He also commented that he had not noticed the towers.

A review of tax records also indicates that the county tax appraiser has not adjusted home prices for any negative influence from the nearby tower.

CATHEDRAL
IRELAND
Cell Tower
RALEIGH LAGRANGE
MIRAGE
Current Listing
LORENA
SPANISH
PUDDIN

LOCATION	TOWER DATA	NEIGHBORHOOD
986 Appling Road Memphis, TN	170' Monopole Constructed: July 2016	Cordova-Appling

This monopole is located on a 2.1 acre parcel that adjoins an existing subdivision. Since the tower was constructed in July 2015, nearby home sales (resales) have continued and do not appear to have been negatively influenced by the monopole. One example is adjoining the monopole site and sold in June 2016 for $130,000, which is within 5 percent of the list price. The property sold within two months of being listed. The appraised value by the county tax assessor was $114,300 for 2016, which is typical for the subdivision and was unchanged from the 2015 value.

KEELY
DUSTY
ALLEY
NOLAN
Sale Example
GH LAGRANGE
Monopole
ALLEY
ALLEY
APPLING RIDGE
APPLING
PEPPER RIDGE
MACON

LOCATION	TOWER DATA	NEIGHBORHOOD
New Brunswick Road at Spotted Fawn Drive Memphis, TN	190' Monopole Constructed: September 7, 2000	Richland Valley

This monopole is located adjacent to Richland Valley, a single family subdivision. The subdivision was started in 2011 and homes were originally priced at $280,000. The homes closest to the tower sold in 2011 and 2012 for $280,000 and $285,000 and do not appear to have suffered any negative influence due to the proximity to the tower. One of the current listing agents for the subdivision also said that, to her knowledge, this adjoining use had no negative influence on the subdivision or on home sales.

This exhibit is a county tax plat map. The colored parcels are properties that sold within the past two years. An analysis of these sales indicates that, compared with other homes sales in the development, home in close proximity to the monopole did not experience any negative influence in the form of lower sale prices. A summary of recent home sales is shown in the following chart.

No.	Address	Sale Date	Sale Price	Unit SF	Price/SF
	Near Monopole				
1	3198 Spotted Fawn Cove	5/27/2016	$204,900	2,012	$101.84
2	8515 Butterly View Lane	10/28/2015	$215,000	1,991	$107.99
	Not Near Monopole				
3	3237 Richland View Lane	5/26/2016	$235,688	2,348	$100.38
4	8450 Spotted Fawn Lane	5/20/2015	$255,000	2,698	$94.51
5	8458 Spotted Fawn Drive	12/9/2015	$227,500	2,116	$107.51

EXHIBIT B

PHOTOGRAPHS AND EXHIBIT OF EXISTING TELECOMMUNICATION STRUCTURES IN LA VERGNE, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
4601 Banff Park Court La Vergne, Tennessee	204' Lattice Tower 2000	Parks Retreat

This example is in La Vergne and involves a large lattice tower located within a subdivision. This cell tower was constructed in 2000. The adjoining subdivision was built primarily in 2001 through 2006.

A study of home sales in this development indicates that homes close to the tower have similar or higher sales prices than homes away from the tower. The following chart compares both historic sale prices and current valuations by the county tax assessor. In each of these comparisons, the homes close to the tower reflect the same or higher values than the homes located away from the tower.

No	Address	Yr Blt	Size	Tax Value	$/SF	Sale Date / Sale Price	$/SF
Summary of Sales/Properties Near Tower							
1	4500 Banff Park Drive	2003	1,918	$126,000	$65.69	12/16/2009 $110,000	$57.35
2	4502 Banff Park Drive	2003	1,918	$130,500	$68.04	3/30/2007 $165,000	$86.03
3	4609 Banff Park Court	2004	1,850	$129,000	$69.73		
4	4611 Banff Park Court	2004	1,850	$129,000	$69.73	12/30/2004 $143,250	$77.43
5	4602 Banff Park Court	2006	1,776	$136,700	$76.97	5/18/2007 $164,500	$92.62
6	4605 Banff Park Court	2006	1,776	$136,700	$76.97	7/9/2008 $162,900	$91.72
7	4606 Banff Park Court	2005	1,762	$131,200	$74.46	2/1/2006 $155,000	$87.97
8	4600 Banff Park Court	2006	1,762	$132,000	$74.91	12/19/2006 $164,500	$93.36
9	4604 Banff Park Court	2005	1,358	$110,500	$81.37	5/12/2006 $150,000	$110.46
	Totals	18,042	15,970		$657.88		697
	Averages	2004.7	1774.4		$ 73.10		$ 87.12
Summary of Properties/Sales Away from Tower							
10	3915 Parks Retreat	2005	1,918	$131,900	$68.77	7/29/2005 $145,400	$75.81
11	4413 Smokey Mountain Place	2004	1,918	$130,900	$68.25	3/22/2010 $157,500	$82.12
12	4415 Smokey Mountain Place	2004	1,918	$130,900	$68.25	1/31/2014 $134,000	$69.86
13	4321 Smokey Mountain Place	2001	1,850	$129,400	$69.95	7/6/2012 $119,200	$64.43
14	3913 Parks Retreat	2005	1,596	$116,200	$72.81	8/19/2005 $149,900	$93.92
15	3917 Parks Retreat	2005	1,556	$120,200	$77.25	1/19/2007 $160,000	$102.83
16	3909 Parks Retreat	2004	1,557	$106,400	$68.34	11/21/2013 $115,000	$73.86
17	3911 Parks Retreat	2004	1,557	$106,400	$68.34	9/19/2008 $150,900	$96.92
18	3906 Parks Retreat	2002	1,548	$106,100	$68.54	1/6/2003 $138,175	$89.26
19	3904 Parks Retreat	2002	1,548	$110,400	$71.32	8/21/2013 $95,000	$61.37
20	4406 Smokey Mountain Place	2002	1,233	$95,000	$77.05	8/31/2010 $100,000	$81.10
21	4323 Smokey Mountain Place	2001	1,134	$97,200	$85.71	2/1/2011 $97,000	$85.54
	Totals	24,039	19,333		$864.56		977.02
	Averages	2003.3	1,611		$ 72.05		$ 81.42

The average historic sale prices of homes near this tower are similar or higher than the sale prices of homes located away from the tower. When these homes were new, they were highly homogeneous. The current tax assessment values are also very similar, on average. Overall, the data indicate that the telecommunication structure does not have any impact on sale prices or values.

This is a picture of the tower from within the subdivision.

EXHIBIT C

PHOTOGRAPHS AND EXHIBIT
OF EXISTING TELECOMMUNICATION STRUCTURE IN
HILLVIEW FARMS SUBDIVISION
WILSON COUNTY, TN

LOCATION	TOWER DATA	NEIGHBORHOOD
3280 Hickory Ridge Road Wilson County Latitude: 36.2006 Longitude: -86.3572	349.8' Guyed Lattice Tower January 1998 Owner: SBA Properties, Inc.	Hillview Farms Subdivision

This is another supplemental example of a large tower built in Lebanon, Tennessee and located in the middle of a large tract of land subsequently improved with a subdivision.

This telecommunication tower is at the center of the subdivision. The tax plat map is presented in the following exhibit with the approximate location of the tower labeled as "T." The home sales selected for our analysis include those that border the radius of the cell tower location which are highlighted orange, and home sales selected that are further away which are highlighted in yellow.

Subdivision Tax Plat Map

Historic home sales nearest to the telecommunication tower exhibit sale prices and appreciation rates similar to that of other homes within the subdivision. Sales are profiled in the following chart.

Homes further from cell tower radius

		Address	1st Sale Date	1st Sale Price	Unit SF	Price/SF	2nd Sale Date	2nd Sale Price	Years between sales	Appreciation per year
1	3357	Colchester Circle	Jan-03	$149,965	1,841	$81.46	Jun-08	$175,000	5.42	2.89%
2	3370	Colchester Circle	Sep-03	$203,693	4,200	$48.50				
3	3360	Troy Road	Aug-04	$221,372	4,073	$54.35				
4	3373	Troy Road	Apr-05	$207,489	2,532	$81.95	Aug-07	$239,900	3.92	3.78%
5	3332	Leah Court	Aug-05	$267,102	4,035	$66.20				
6	505	Largo Vista	Sep-05	$223,686	2,560	$87.38				
7	3372	Troy Road	Mar-06	$204,433	1,892	$108.05				
8	3356	Nina Circle	Apr-06	$256,595	3,300	$77.76	Jul-07	$282,501	0.92	11.06%
9	3374	Nina Circle	Apr-06	$292,508	3,694	$79.18				
10	3392	Nina Circle	Apr-06	$219,068	2,236	$97.97				
11	504	Largo Vista	Jun-06	$292,296	3,709	$78.81				
12	3333	Leah Court	Aug-06	$241,849	2,424	$99.77				
						$80.11			3.42	5.9%

Homes in close proximity to cell tower radius (w/in 3 lots)

		Address	1st Sale Date	1st Sale Price	Unit SF	Price/SF	2nd Sale Date	2nd Sale Price	Years between sales	Appreciation per year
13	530	Briarhill Road	Dec-02	$172,735	2,190	$78.87	Mar-06	$198,700	3.25	4.40%
14	517	Briarhill Road	Dec-02	$163,900	2,281	$71.85	Sep-05	$183,500	2.75	4.19%
15	524	Briarhill Road	Mar-03	$182,970	2,413	$75.83				
16	600	Briarhill Road	May-03	$192,406	2,522	$76.29				
17	531	Briarhill Road	Jun-03	$192,504	2,581	$74.59				
18	3270	Hickory Ridge Road	Jul-03	$189,900	2,588	$73.38				
19	3323	Colchester Circle	Aug-03	$175,736	2,236	$78.59	Nov-06	$225,000	3.25	7.90%
20	518	Briarhill Road	Aug-03	$182,900	2,381	$76.82	Feb-06	$210,000	2.50	5.68%
21	3290	Hickory Ridge Road	Oct-03	$167,145	2,192	$76.25				
22	3334	Colchester Circle	Dec-03	$162,534	1,892	$85.91				
23	526	Briarhill Road	May-04	$203,614	2,678	$76.03	Jul-06	$229,000	2.17	5.57%
24	528	Briarhill Road	May-04	$166,414	1,841	$90.39				
25	3330	Hickory Ridge Road	Jun-04	$185,496	2,236	$82.96				
26	3310	Hickory Ridge Road	Jul-04	$195,693	4,097	$47.76				
27	505	Briarhill Road	Dec-04	$169,000	2,239	$75.48				
28	500	Briarhill Road	Apr-05	$196,500	2,380	$82.56				
29	3289	Leah Court	Aug-05	$206,608	2,407	$85.84				
30	3312	Troy Road	Oct-05	$204,354	2,269	$90.06				
31	3284	Leah Court	Nov-05	$284,864	3,358	$84.83				
32	3323	Troy Road	Jan-06	$180,828	1,847	$97.90				
33	3460	Hickory Ridge Road	Jan-06	$190,182	2,284	$83.27				
34	3440	Hickory Ridge Road	Jun-06	$264,580	3,192	$82.89				
35	3370	Hickory Ridge Road	Sep-06	$249,531	2,594	$96.20				
						$80.20			2.78	5.6%

Overall, the data indicates that the telecommunication tower has no impact on sale prices or marketability.

The following exhibit contains additional photographs of typical views of the telecommunication tower.

EXHIBIT F

GLOSSARY

Absorption: The net effect of activity, which self corrects for lateral movement, renewals and change of space size. Activity is defined as the gross number of square feet on signed leases, which includes movement from space to space and expansions.

Arm's-Length Transaction: A transaction arrived at in the open market by unrelated parties under no duress.

Assessed Value: The value of a property according to tax rolls in ad valorem taxation. May be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. [1]

Bondable Lease: A bondable lease is the highest quality absolute net lease. In this lease structure, a bond rated credit tenant is required to pay all expenses related to the subject property. Additionally, it is the intent of such a lease that the obligations of the tenant (rent payments, etc.) are not to be interrupted for any reason including any damage or destruction of the leased premises or condemnation. This type of lease results in the least risk to the landlord.

Bulk Warehouse Space: Industrial properties that have less than 10 percent office space, dock high doors, bay depths of 190' and up, and ceiling heights of 24' or greater. These facilities are typically used for bulk storage, heavy manufacturing, or as large industrial plants.

Capital Expenditure: Investments of cash or the creation of liability to acquire or improve an asset, e.g., land, buildings, building additions, site improvements, machinery, equipment; as distinguished from cash outflows for expense items that are normally considered part of the current period's operations. [2]

Cash Equivalency Analysis: The procedure in which the sale prices of comparable properties sold with atypical financing are adjusted to reflect typical market terms. [3]

Condominium: A condominium is a multiunit structure, or property in which persons hold fee simple title to individual units and an undivided interest in common areas.

Condominium Interest: A condominium interest is defined as a form of fee ownership of separate units or portions of multiunit buildings that provides for formal filing and recording of a divided interest in real property, where the division is vertical as well as horizontal; fee ownership of units in a multiunit property with joint ownership of common areas.

Cost Approach: This approach is based on the premise that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. The analysis involves estimating the current cost (including both direct and indirect costs) to construct a replacement for the existing structure and related site improvements, deducting for evidence of accrued depreciation, and adding the estimated land value.

Deferred Maintenance: Curable, physical deterioration that should be corrected immediately, although work has not commenced; denotes the need for immediate expenditures, but does not necessarily suggest inadequate maintenance in the past. [4]

Disposition Value: The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

(1) Consummation of a sale will occur within a limited future marketing period specified by the client.
(2) The actual market conditions currently prevailing are those to which the appraised property interest is subject.
(3) The buyer and seller is each acting prudently and knowledgeably.
(4) The seller is under compulsion to sell.
(5) The buyer is typically motivated.
(6) Both parties are acting in what they consider their best interests.
(7) An adequate marketing effort will be made in the limited time allowed for the completion of a sale.
(8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
(9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Distribution Space: Industrial properties that have less than 50 percent office space, dock high doors, and ceiling heights of 17' or greater.

Economic Life: The period of time over which improvements to real estate contribute to property value. [5]

Effective Date of the Appraisal: The date at which the value opinion in an appraisal applies, which may or may not be the date of observation; the date of the market conditions that provide the context for the value opinion. [6]

Effective Gross Income Multiplier (EGIM): The ratio between the sale price (or value) of a property and its effective gross income. [6]

Effective Rent: 1) The rental rate net of financial concessions such as periods of no rent during a lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis. [7] 2) The economic rent paid by the lessee when normalized to account for financial concessions, such as escalation clauses, and other factors. Contract, or normal, rents must be converted to effective rents to form a consistent basis of comparison between comparable properties.

Exposure (Time): The time a property remains on the market; the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. [8]

[1] *The Dictionary of Real Estate Appraisal,* Third Edition, 1993, p. 22.
[2] *The Dictionary of Real Estate Appraisal,* Third Edition, 1993, p. 51.
[3] *The Dictionary of Real Estate Appraisal,* Third Edition, 1993, p. 47.
[4] *The Dictionary of Real Estate Appraisal,* Third Edition, 1993, p. 92.
[5] *The Appraisal of Real Estate,* 10th ed. (Chicago: Appraisal Institute, 1992), p. 344.
[6] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2003 Edition), p. 222.
[7] *The Dictionary of Real Estate Appraisal,* Third Edition, 1993, p. 113.
[8] *The Dictionary of Real Estate Appraisal,* Third Edition, 1993, p. 128.

Extraordinary Assumptions: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions. [9]

Fair Value Defined: "Fair Value" is the cash price that might reasonably be anticipated in a current sale under all conditions requisite for a fair sale. A fair sale means that buyer and seller are each acting prudently, knowledgeably, and under no necessity to buy or sell, other than in a forced or liquidation sale. The appraiser should estimate the cash price that might be received upon exposure to the open market for a reasonable time, considering the property type and local market conditions. When a current sale is unlikely, i.e., when it is unlikely that the sale can be completed within 12 months, the appraiser must discount all cash flows generated by the property to obtain the estimate for fair value. The cash flows include, but are not limited to, those arising from ownership, development, operation, and sale of property. The discount applied shall reflect the appraisers' judgement of what a prudent, knowledgeable purchaser under no necessity to buy would be willing to pay to purchase the property in a current sale.

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government. [10]

Floor Area Ratio (FAR): The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area; also called building-to-land ratio. 7

Going Concern Value: Going concern value is the value of a proven property operation. It includes the incremental value associated with the business concern, which is distinct from the value of the real estate only. Going concern value includes an intangible enhancement of the value of an operating business enterprise which is produced by the assemblage of the land, building, labor, equipment, and marketing operation. This process creates an economically viable business that is expected to continue. Going concern value refers to the total value of a property, including both real property and intangible personal property attributed to the business value. 1

Gross Building Area (GBA): The sum of all areas at each floor as measured to the exterior walls.

Gross Lease: A lease in which the landlord pays taxes, insurance, and common area maintenance.

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible and that results in the highest value. [11]
Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis. [12]

Income Capitalization Approach: This approach derives a value indication for income-producing property by converting anticipated monetary benefits into a property value. This conversion is typically accomplished in two ways: A direct capitalization analysis where one year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; secondly, a discounted cash flow analysis where the annual cash flows for the holding period and the reversion may be discounted at a specified yield rate.

Insurable Value: Insurable Value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state. [13]

Intended Use: The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. [14]

Intended User: The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communications with the client at the time of the assignment. [15]

Internal Rate of Return ("IRR"): The yield rate to the ownership position realized over the term of an investment.

Investment Value: Investment value is the value of an investment to a particular investor based on his or her investment requirements. In contrast to market value, investment value is value to an individual, not value in the marketplace. Investment value reflects the subjective relationship between a particular investor and a given investment. When measured in dollars, investment value is the price an investor would pay for an investment in light of its perceived capacity to satisfy his or her desires, needs, or investment goals. To estimate investment value, specific investment criteria must be known. Criteria to evaluate a real estate investment are not necessarily set down by the individual investor; they may be established by an expert on real estate and its value, that is, an appraiser. [16]

Leasehold Estate: The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease. [17]
Leased Fee Estate: An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease. [18]

Liquidation Value: The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

(1) Consumination of a sale will occur within a severely limited future marketing period specified by the client.

[9] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.
[10] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 147.
[11] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute), p. 171.
[12] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.
[13] *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 27.
[14] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.
[15] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.
[16] *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 26.
[17] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 177.
[18] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 204.

(2) The actual market conditions currently prevailing are those to which the appraised property interest is subject.
(3) The buyer is acting prudently and knowledgeably.
(4) The seller is under extreme compulsion to sell.
(5) The buyer is typically motivated.
(6) The buyer is acting in what he or she considers his or her best interest.
(7) A limited marketing effort and time will be allowed for the completion of a sale.
(8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
(9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Load Factor: The amount added to usable area to calculate the rentable area. It is also referred to as a "rentable add-on factor" which, according to BOMA, "is computed by dividing the difference between the usable square footage and rentable square footage by the amount of the usable area. Convert the figure into a percentage by multiplying by 100".

Market Rent: The rental income that a property would most probably command in the open market; indicated by current rates paid and asked for comparable space as of the date of the appraisal.

Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." [19]

Market Value "As If Complete" On The Appraisal Date: Market value as if complete on the appraisal date is an estimate of the market value of a property with all construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value should reflect the market value of the property as if complete and prepared for occupancy by tenants.

Market Value "As Is" On The Appraisal Date: Market value "as is" on the appraisal date is an estimate of the market value of a property in the condition observed upon observation and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date of appraisal.

Marketing Period: The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal. [20]

Modified Gross: A lease arrangement that requires the landlord to pay structural repairs and maintenance, as well as tax and insurance expenses for a base year. The tenant pays increases over that base.

Net Lease: Lease in which all or some of the operating expenses are paid directly by the tenant. In a Triple Net Lease all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of the lessor in a triple net lease. A modified net lease is one in which some expenses are paid separately by the tenant and some are included in the rent.

Net Rentable Area (NRA): 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor. [21]

Office/Service Space: Industrial properties that have more than 50 percent office space, drive-in truck doors, and ceiling heights of 16' or less.

Penetration Rate: The ratio of the actual market share of a submarket over the fair market share of a submarket.

Prospective Value: Prospective value estimates are intended to reflect the current expectations and perceptions of the market participants along with available factual data. They should be judged on the market support for the forecasts when made, not whether specific items in the forecast are realized. With regard to proposed developments, two prospective value estimates may be required: as of the time the development is to be completed and as of the time the development is projected to achieve stabilized occupancy. These prospective values form a basis for investment decisions and loan underwriting.

Reasonable Exposure Time: According to the Uniform Standards of Professional Appraisal Practice, exposure time can be defined as follows: "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market".

Reconciliation: The strengths and weaknesses of the individual approaches to value may vary based on the quality and quantity of data available in each instance. The final value conclusion is based on the appraisers' judgment with respect to the appropriateness of each approach as it applies to the property being appraised.

Replacement Cost: The estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout. [22]

[19] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 222.

[20] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 220.
[21] 1990 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 1990)
[22] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute,

Reproduction Cost: The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. [23]

Sales Comparison Approach: This approach derives a value indication by comparing the subject property to similar properties that have recently sold, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables. Analysis of properties currently listed for sale is also useful in setting the upper limit of value. The overriding premise of this approach is that an informed purchaser would pay no more than the cost of acquiring an equally desirable substitute.

Scope of the Appraisal: Extent of the process in which data are collected, confirmed, and reported. [24]

Self-Contained Appraisal Report: A written report prepared under Standards Rule 2-2(a) or 8-2(a). [25] A self-contained appraisal report fully describes the data and analyses used in the assignment. All appropriate information is contained within the report and not referenced to the appraiser's files. [26]

Service Center Space: Synonymous with office/service space.

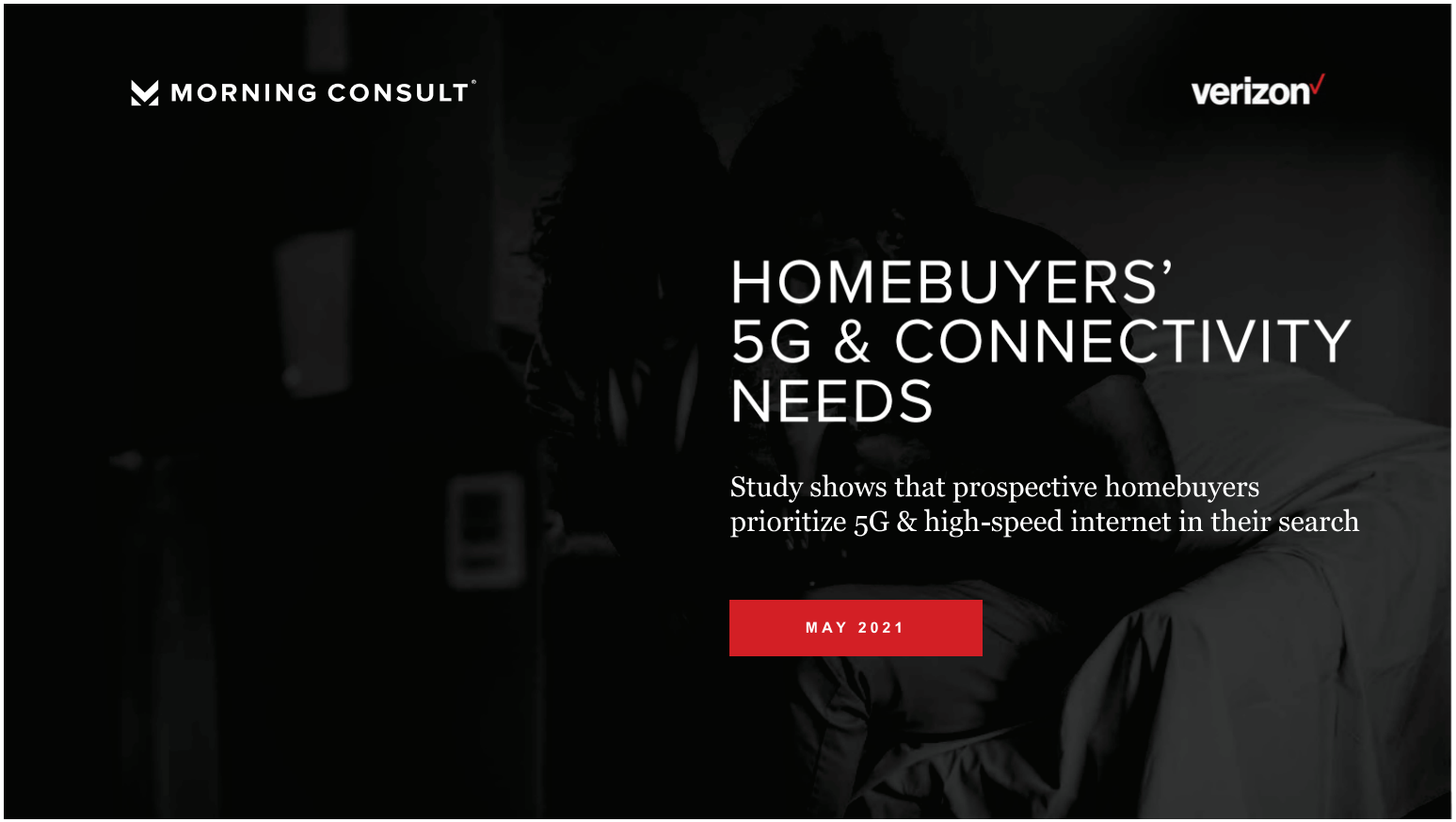
Summary Appraisal Report: A written report prepared under Standards Rule 2-2(b) or 8-2(b). [27] A summary report summarizes the data and analyses used in the assignment. [28]

Superadequacy: An excess in the capacity or quality of a structure or structural component; determined by market standards.

Triple-Net Lease: A lease arrangement that requires the tenant to pay (or reimburse the landlord for) the majority of expenses such as non-structural repairs and maintenance, taxes, insurance, and other operating expenses.

Use Value: Use value is the value a specific property has for a specific use. [29] Use value is a concept based on the productivity of an economic good. Use value focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the property's highest and best use or the monetary amount that might be realized upon its sale.

1993), p. 303.
[23] *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 304.
[24] *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 322.
[25] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 24.
[26] *The Appraisal of Real Estate*, Eleventh Edition, 1996, p. 13.
[27] "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 24.
[28] *The Appraisal of Real Estate*, Eleventh Edition, 1996, p. 13.
[29] *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 383


MORNING CONSULT
verizon
HOMEBUYERS' 5G & CONNECTIVITY NEEDS
Study shows that prospective homebuyers prioritize 5G & high-speed internet in their search
MAY 2021

Background

Prospective Home Buyers

METHODOLOGY

This poll was conducted by Morning Consult on behalf of Verizon between April 1 – April 7, 2021 among a sample of 1000 US adults who plan to buy a single-family home in the next 3 years and live in a current or future 5G Home market. The interviews were conducted online. Results from the full survey have a margin of error of plus or minus 3 percentage points.

TARGET AUDIENCE

- Plan to purchase a new single-family home in the next 3 years
- Live in a current or future 5G Home market

Real Estate Professionals

METHODOLOGY

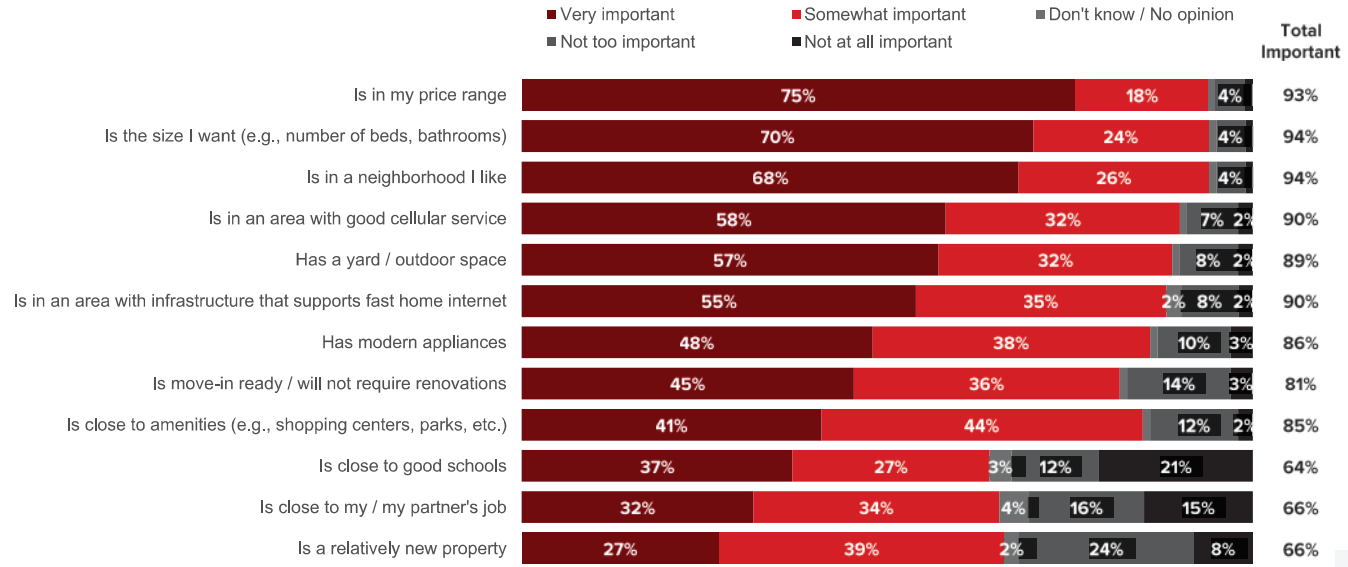
This poll was conducted by Morning Consult on behalf of Verizon between April 1 – April 12, 2021 among a sample of 250 real estate agents and brokers who operate in a current or future 5G Home market. The interviews were conducted online. Results from the full survey have a margin of error of plus or minus 6 percentage points.

TARGET AUDIENCE

- Work in the real estate industry as an agent or broker
- Work at least partially in residential real estate (not exclusively commercial)
- Operate in a current or future 5G Home market

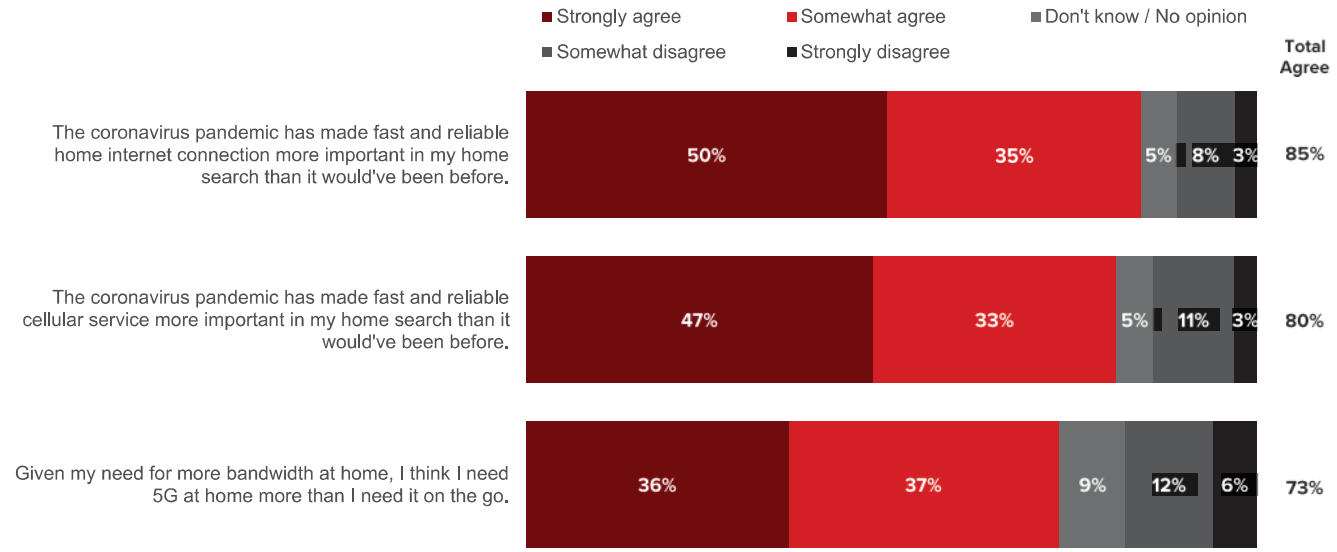
9 in 10 prospective home buyers say that good cellular service (90%) and infrastructure to support fast home internet (90%) are important considerations when it comes to the area where they are searching for a home.

Thinking about what you are looking for as you search for a single-family home to buy, how important do you consider the following?



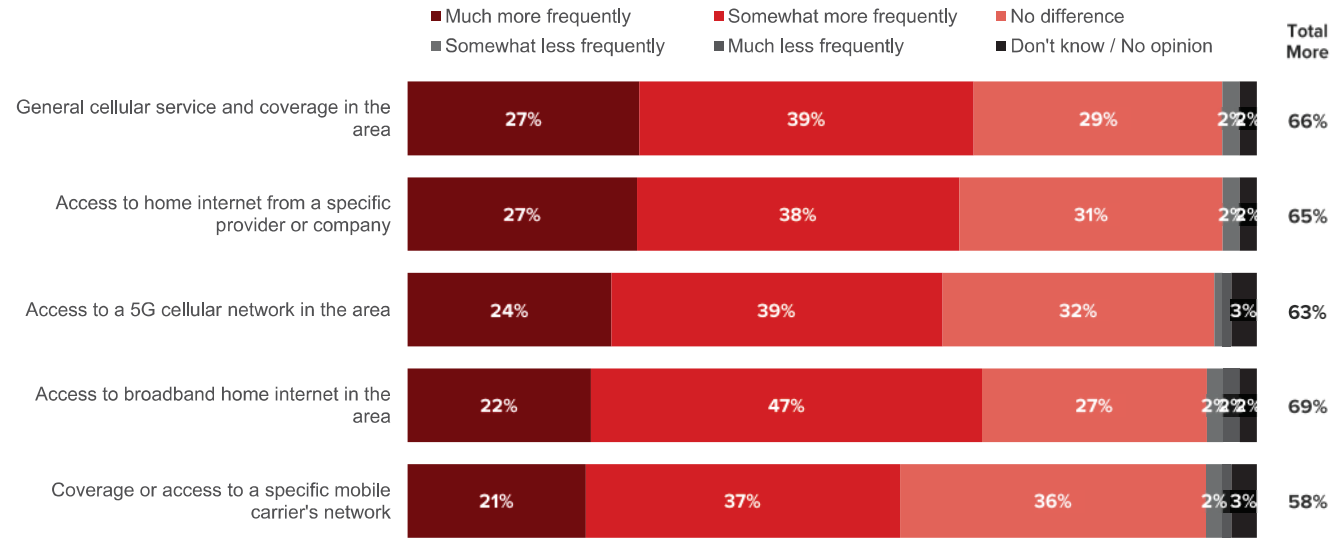
Prospective homebuyers overwhelmingly agree that the pandemic has made both reliable home internet and reliable cellular service more important in their home search than it would've been before.

Do you agree or disagree with the following statements?



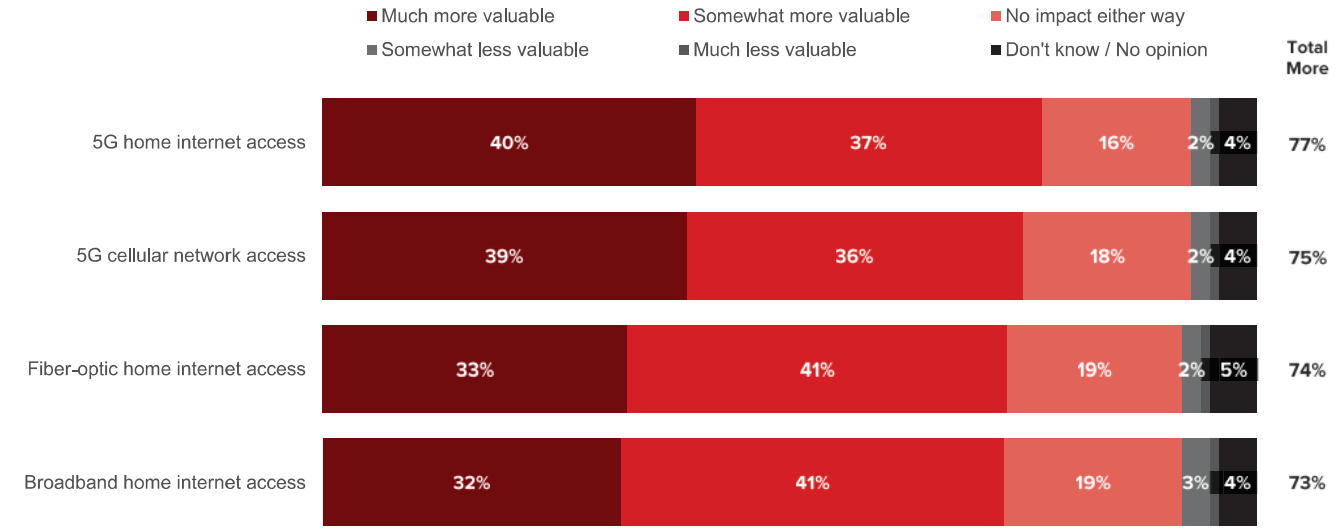
Reinforcing this trend, most real estate agents and brokers say their clients have asked about access to cellular service and home internet more frequently over the past year compared to before the coronavirus pandemic.

Would you say your clients have asked or sought information about the following more or less frequently over the past year compared to before the coronavirus pandemic began, or has there been no difference?



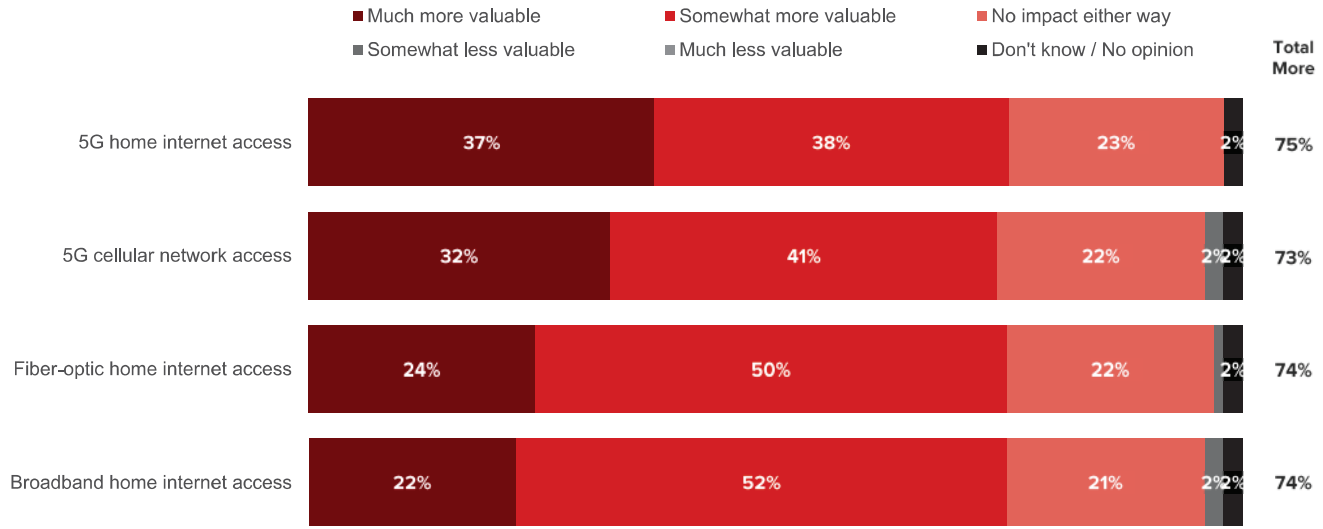
About 3 in 4 home buyers believe that access to 5G home internet (77%) and access to a 5G cellular network (75%) in a neighborhood would make a single-family home there more valuable.

Based on what you know, do you believe that having each of the following in a neighborhood would make a single-family home in that neighborhood more or less valuable, or make no difference either way?



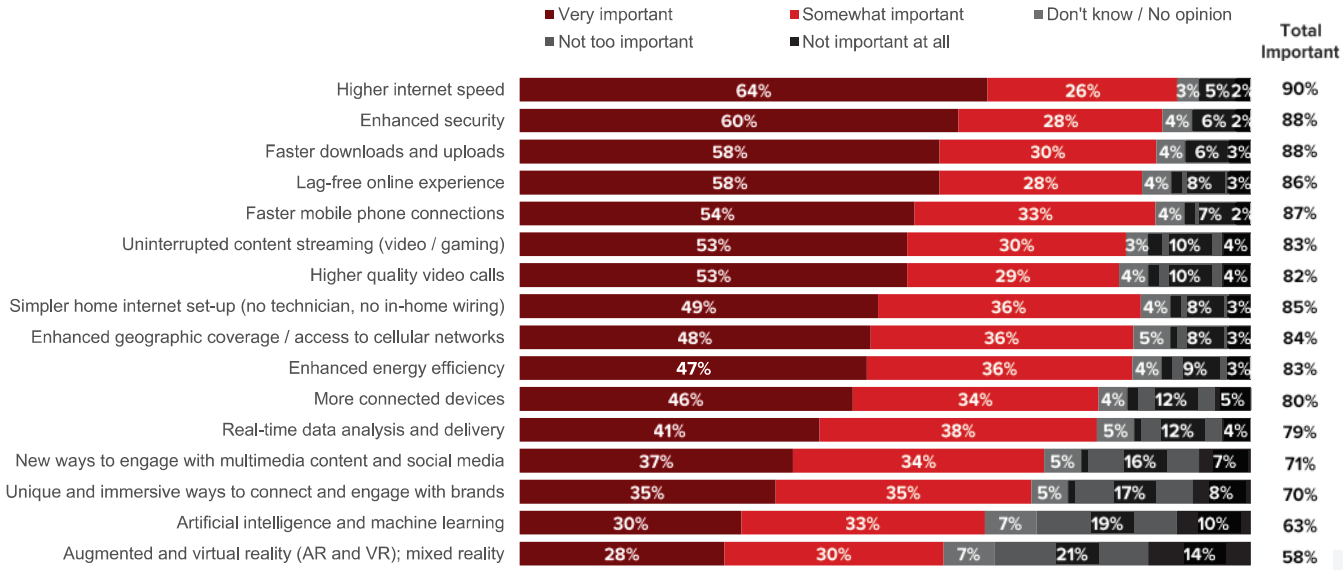
These trends hold when it comes to the perspectives of real estate agents and brokers.

Based on what you know, do you believe that having each of the following in a neighborhood would make a single-family home in that neighborhood more or less valuable, or make no difference either way?



Prospective home buyers view higher internet speed, enhanced security, faster downloads and uploads, faster mobile phone connections, and a lag-free online experience among the most important potential impacts of 5G.

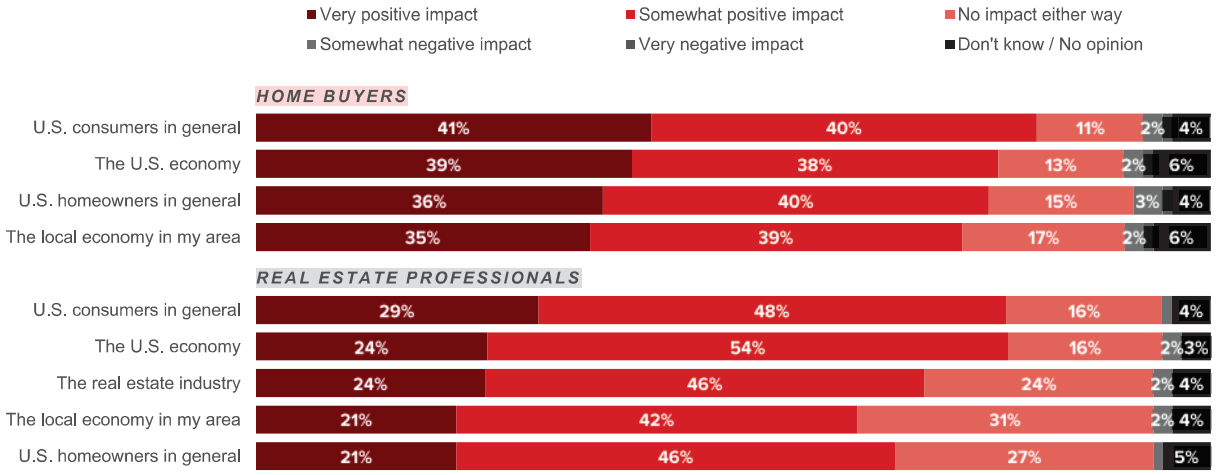
Thinking about the potential impacts of 5G, how important are the following to you?



Both home buyers and real estate professionals believe 5G will have a positive impact on consumers in general, the economy, and U.S. homeowners. 7 in 10 real estate professionals believe 5G will have a positive impact on the real estate industry.

As you may know, 5G is the fifth generation mobile network, a new global wireless standard after 1G, 2G, 3G, and 4G networks.

5G wireless technology is meant to deliver higher multi-Gigabit peak data speeds, no lag, more reliability, massive network capacity, increased coverage, and a more uniform and enhanced user experience to consumers and businesses. 5G is designed to connect many more machines, objects, and smartphones than are currently online today. Based on what you know now, how do you believe 5G will impact the following?



MORNING CONSULT
verizon

City of Edinburg

PLANNING & ZONING COMMISSION
April 23, 2026

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

AGENDA ITEM:
Hold Public Hearing and Consider the Special Use Permit For Special Use Permit For On-Premise Consumption for Alcoholic Beverages for Late Hours, Being All of Lot 7, Villa Del Mundo Subdivision, Located at 5203 S. Veterans Blvd., As Requested By Drama Llama Beer Box, LLC

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

The property is located at the Southwest corner of E. Palm Circle and S. Veterans Blvd. The property has 60 feet of frontage along S. Veterans Blvd. and a lot depth of 180 ft. The property was annexed into the Edinburg City Limits in 2015 and had a commercial business. Once annexed into the City. The property was zoned Agriculture (AG) District. The surrounding zoning is Agriculture (AG) District in all directions.

The applicant is requesting a permit to sell alcohol as well late hours at said location. The proposed hours of operation are Sunday through Friday Sunday from 10:00 a.m. to 12:00 a.m. and Saturday's from 10:00 a.m. to 1:00 a.m. If approved, the applicant will proceed to obtain the necessary permit from the Texas Alcoholic Beverage Commission.

Staff mailed a notice of the public hearing to 34 neighboring property owners on Friday, April 10, 2026. No comments in favor or against this request have been received at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 6, 2026.

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

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

4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council. **1 year permit renewal application will need to be turned in prior to January 4 , 2027.**

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

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 04/23/2026
CITY COUNCIL – 05/21/2026
DATE PREPARED – 04/16/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Special Use Permit for the On Premise Consumption of Alcoholic Beverages
APPLICANT:	Drama Llama Beer Box, LLC
AGENT:	N/A
LEGAL:	Being Lot 7, Villa Del Mundo Subdivision
LOCATION:	Located at 5203 S. Veterans Blvd.
LOT/TRACT SIZE:	N/A
CURRENT USE OF PROPERTY:	Commercial General Business
PROPOSED USE OF PROPERTY:	Snack Shop
EXISTING LAND USE/ ADJACENT ZONING:	North - Agriculture (AG) District South - Agriculture (AG) District East - Agriculture (AG) District West - Agriculture (AG) District
LAND USE PLAN DESIGNATION:	Not Applicable
ACCESS AND CIRCULATION:	This property has access to S. Veterans Blvd.
PUBLIC SERVICES:	Public utilities are readily available to serve the site.
RECOMMENDATION:	Staff recommends approval of the special use permit for one (1) year subject to the conditions listed in the staff report. A comprehensive evaluation is on the following page(s).

SPECIAL USE PERMIT – ON-PREMISE CONSUMPTION OF ALCOHOL
DRAMA LLAMA BEER BOX, LLC

EVALUATION

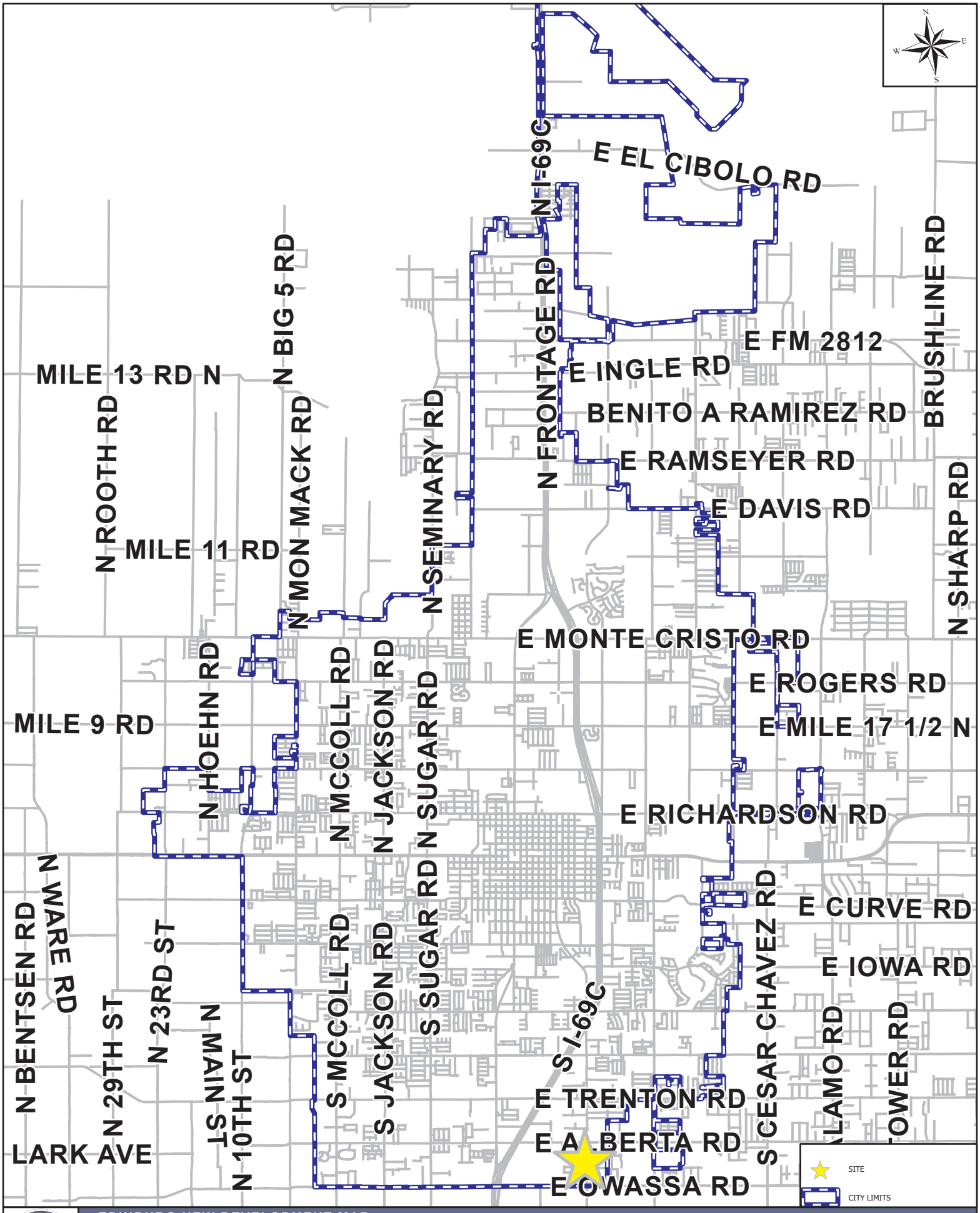
The following is staff's evaluation of the request.

1. The area is characterized by mixed commercial uses to include, but not limited to county office buildings, a church, bars and other commercial uses.
2. The applicant is requesting the City's approval to sell mixed beverages at the subject location for late hours.
3. The proposed hours of operation are Sunday through Friday Sunday from 10:00 a.m. to 12:00 a.m. and Saturday's from 10:00 a.m. to 1:00 a.m. These hours conform to TABC regulations.
4. The project, as proposed, is unlikely to present a conflict with surrounding uses.
5. Consumption of alcohol should be limited to the eating area designated by the applicant. Pedestrians taking open containers off of the subject property could result in violation of Edinburg Code of Ordinances, Title XI, Chapter 110, Section 110.10.

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

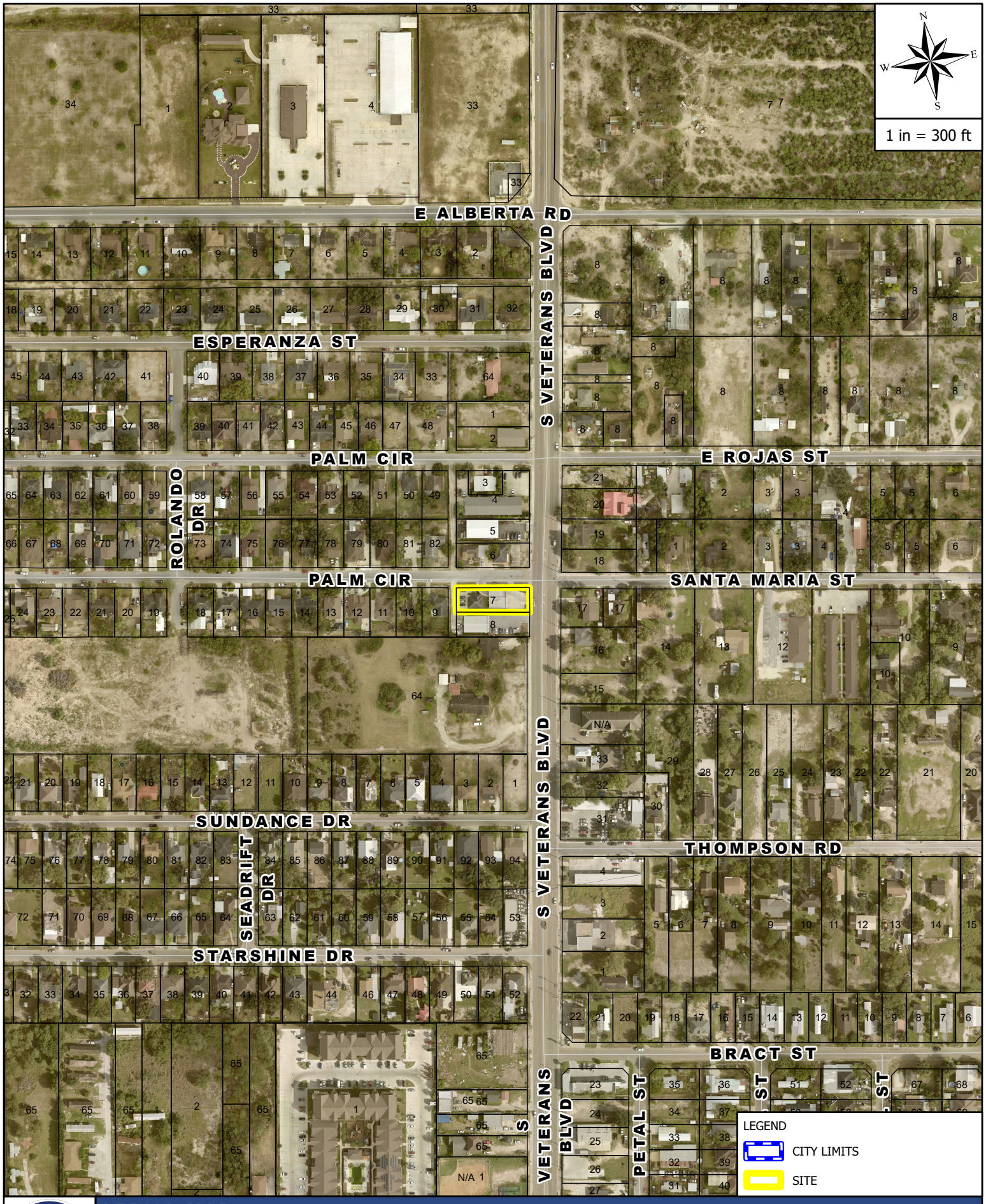
1. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
2. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
3. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
4. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council. **1 year permit renewal application will need to be turned in prior to January 4 , 2027.**
5. The City may impose appropriate conditions and safeguards including a specific period of time. Each permit is reviewed on a case by case basis and neighborhood input is a vital component in the final outcome of an application for the On-Premise Consumption of mixed beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

Staff mailed a notice of the public hearing to 34 neighboring property owners on Friday, April 10, 2026, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 6, 2026.



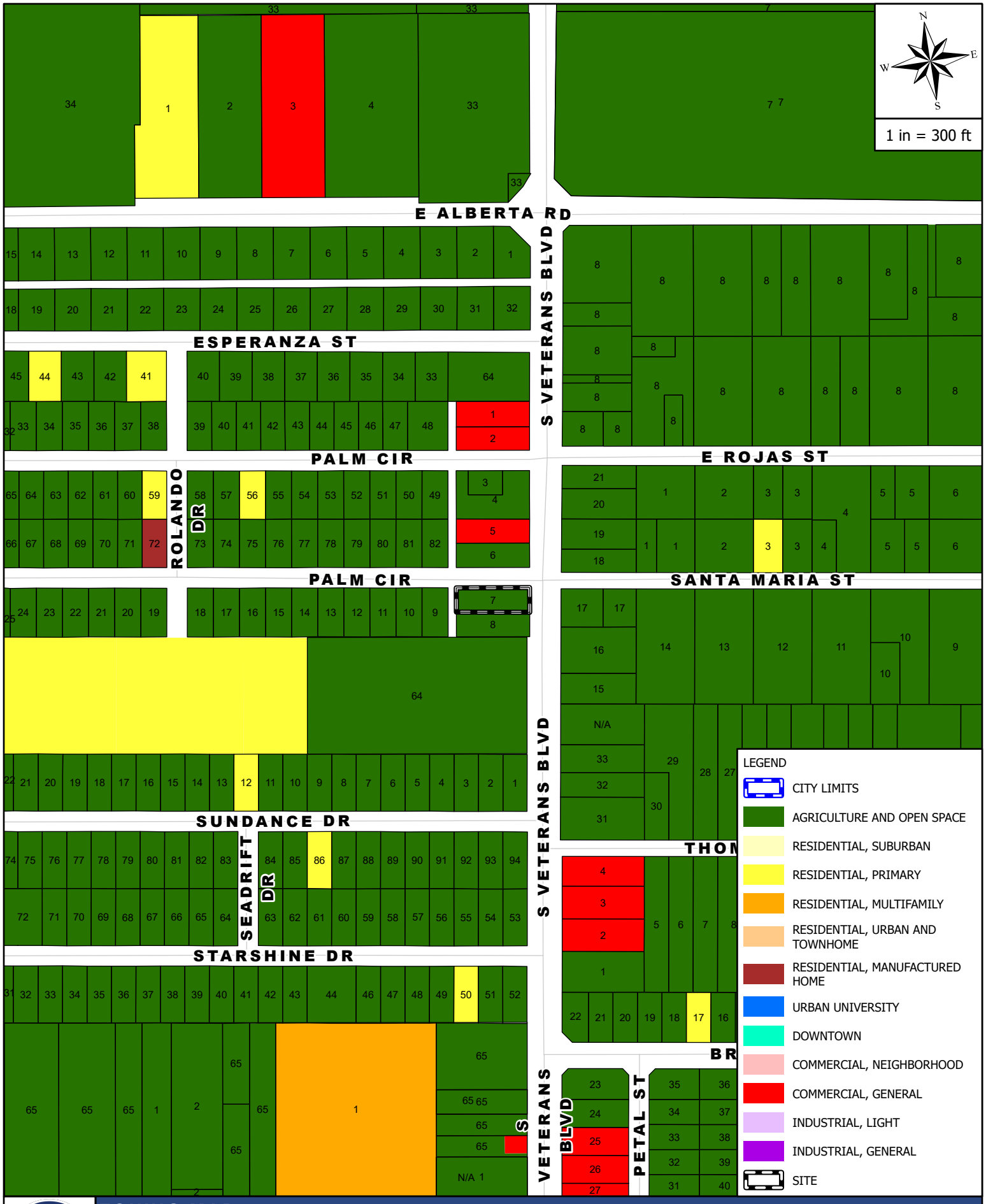
EDINBURG NEW DEVELOPMENT MAP

5203 S VETERANS BLVD



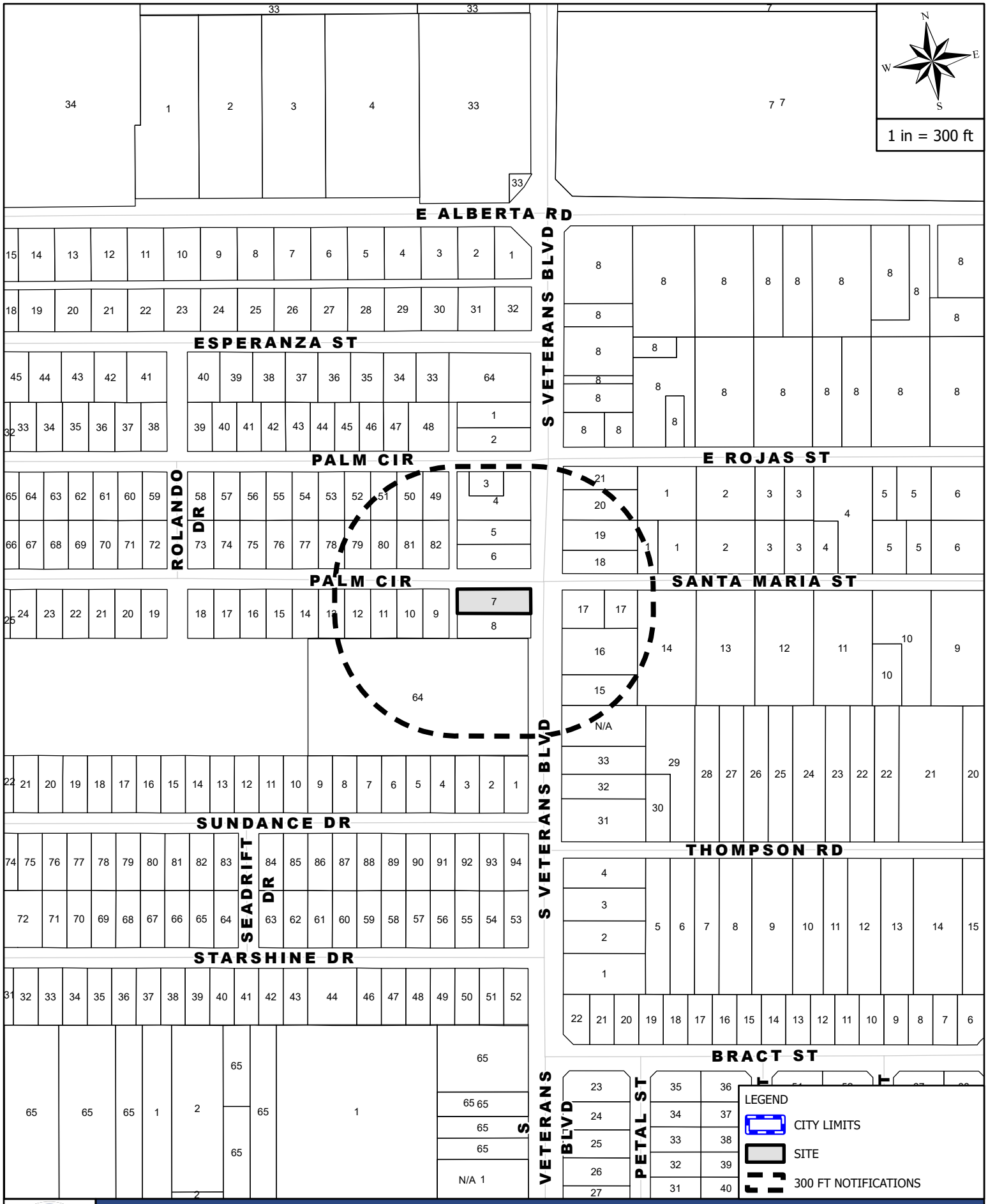
AERIAL MAP

5203 S VETERANS BLVD



ZONING MAP

5203 S VETERANS BLVD



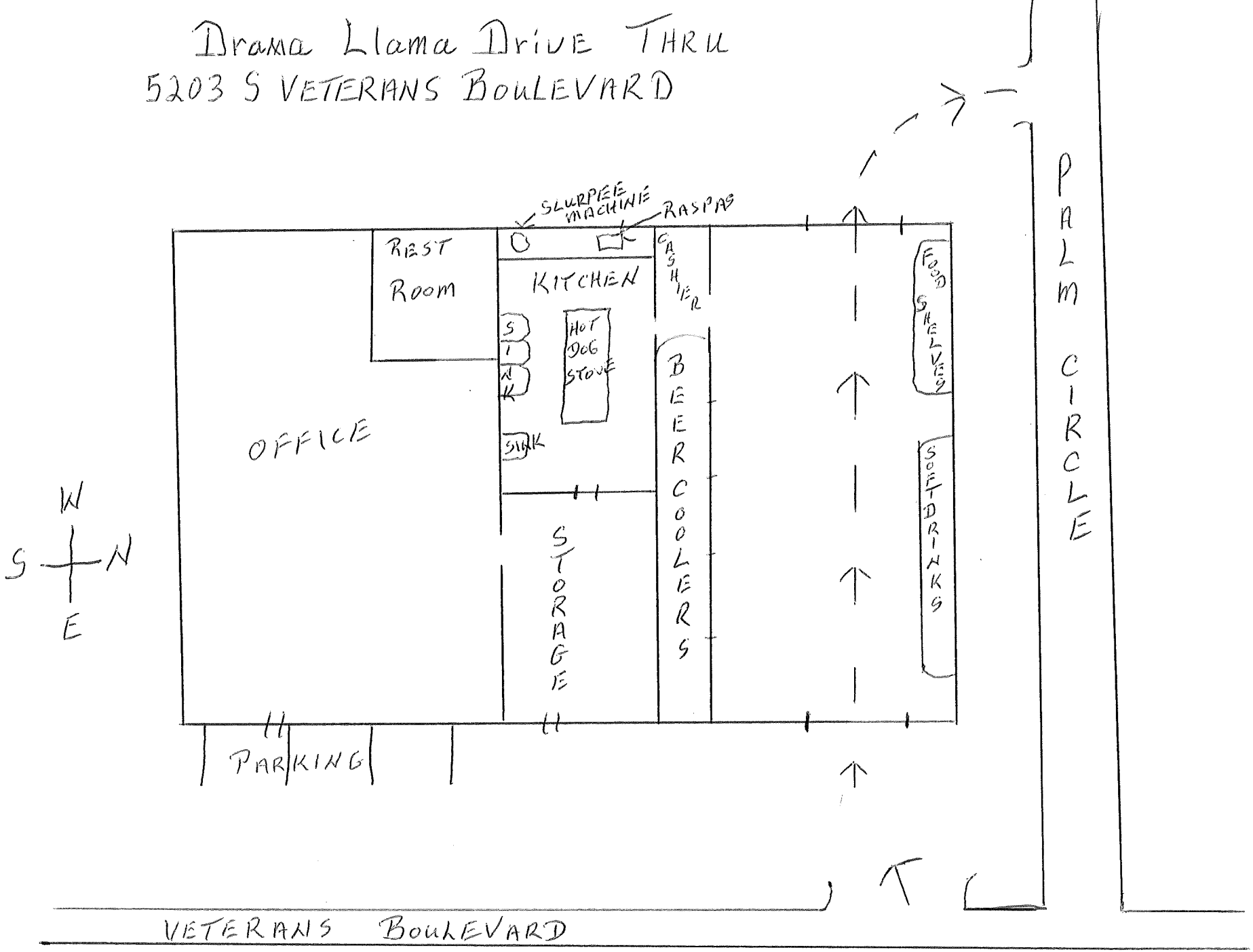
MAILOUT AND SITE MAP

5203 S VETERANS BLVD

Site Photo

Drama Llama Beer Box, LLC
5203 S. Veterans Blvd.

Drama Llama Drive Thru
5203 S Veterans Boulevard



SITE + FLOOR PLAN

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 04/23/2026

— SUBDIVISION VARIANCE —

SPACIEUX STORAGES SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.210, Utilities, E. Sanitary Sewers, 2. Requirements for Sanitary Sewer for the proposed Spacieux Storages Subdivision, being a 8.152 acres out of Lot 5, Section 277, Texas-Mexican Railway Company Survey, Volume 24, Pages 168-71, H.C.D.R. Hidalgo County, Texas located at 4909 W. S.H. 107, As Requested By Melden & Hunt, Inc. on behalf of Sapieux Properties, LLC

2. **Description/Scope:** The property is located on the north side of State Highway 107 and east of Hoehn Road, and is within the City of Edinburg city limits. The 8.152 tract of land is currently going through the subdivision process and the proposed development consists of one (1) Commercial lot. Melden & Hunt, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Section 5.210 Utilities-E-2-A
   This requested variance is to Article 5, Section 5.210 as it applies to the requirements for sanitary sewer. The developer is requesting to not connect to the sanitary sewer. UDC Section 5.210-E-2-A states all developments shall make provision for water, sewer, stormwater, electric, telephone, and other public and/or private utilities available to City Residents.

   Staff's Recommendation: Staff recommends denial of the variance request as stated in the UDC it is required to connect to the sanitary sewer. If approved, the applicant must comply with all permitting requirements for new development

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Sec. 5.210, Utilities

All developments shall make provision for water, sewer, stormwater, electric, telephone, and other public and/or private utilities available to City residents. Where on-site water and sewer are permitted by the Hidalgo County Health Department., Residential Use District Standards, on-site systems will satisfy this requirement. All drainage and utilities shall be efficiently and unobtrusively integrated into the design and shall avoid off-site impacts.

A. Capacity. Where a development is part of a larger parcel of land, the City shall require the capacity of facilities to be adequate to serve the entire property to the extent that the capacity is matched to that of the lines that it extends.

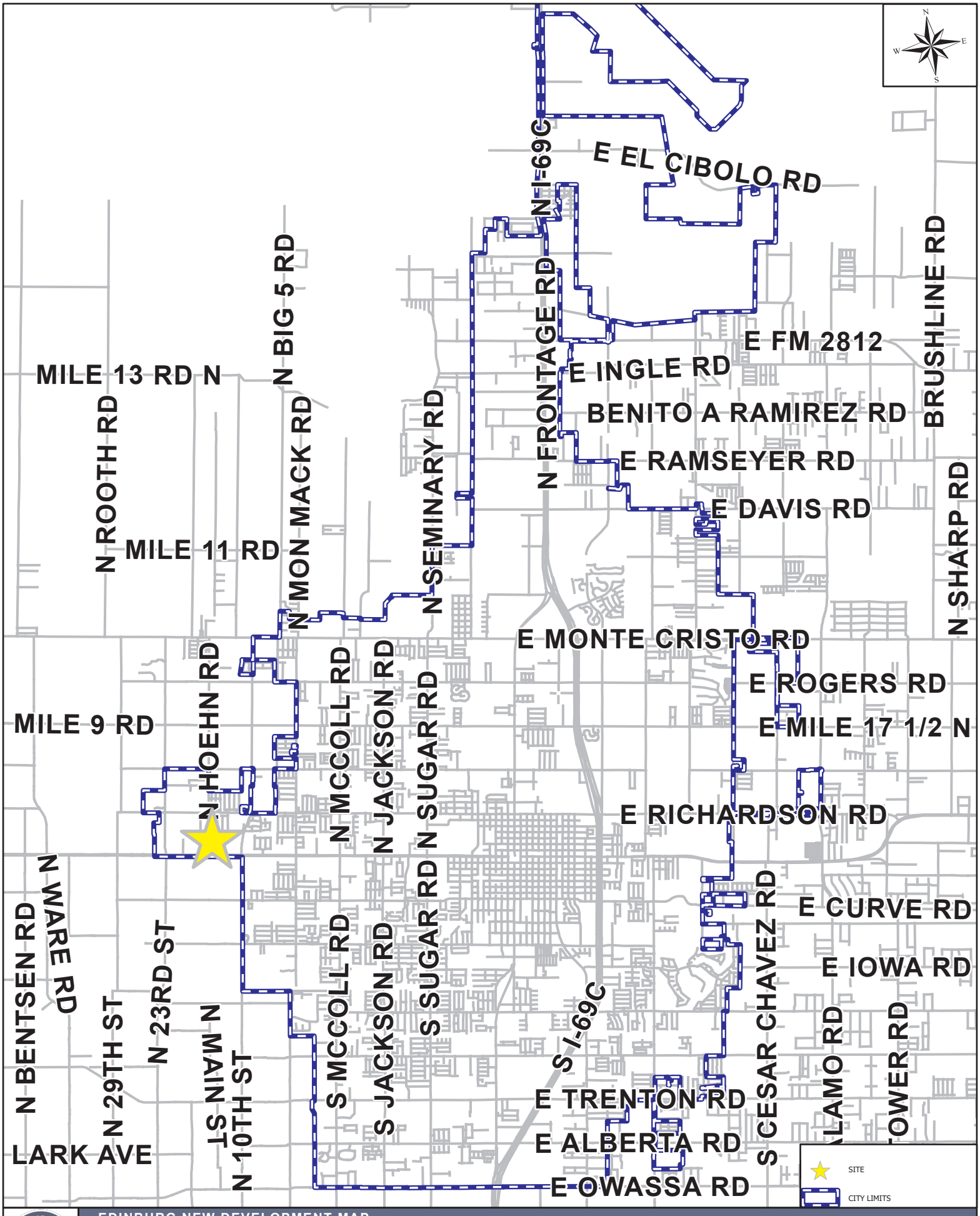
B. Potable Water Line Loops. Potable water lines shall be looped and shall have a secondary feed to the potable water supply.

C. Interceptors. Where an interceptor is to be extended through the area being developed, the landowner shall provide the needed easements. The applicant shall pay its proportionate fair share of the cost of the construction of the interceptor, or enter into a participation agreement pursuant to Section 5.211.B, *Responsibility for Payment of On-Site and Off-Site Installation Costs*.

D. Common Use Easements. Wherever possible, the City shall require compatible utilities to share easements. See Section 5.207, *Easements*.

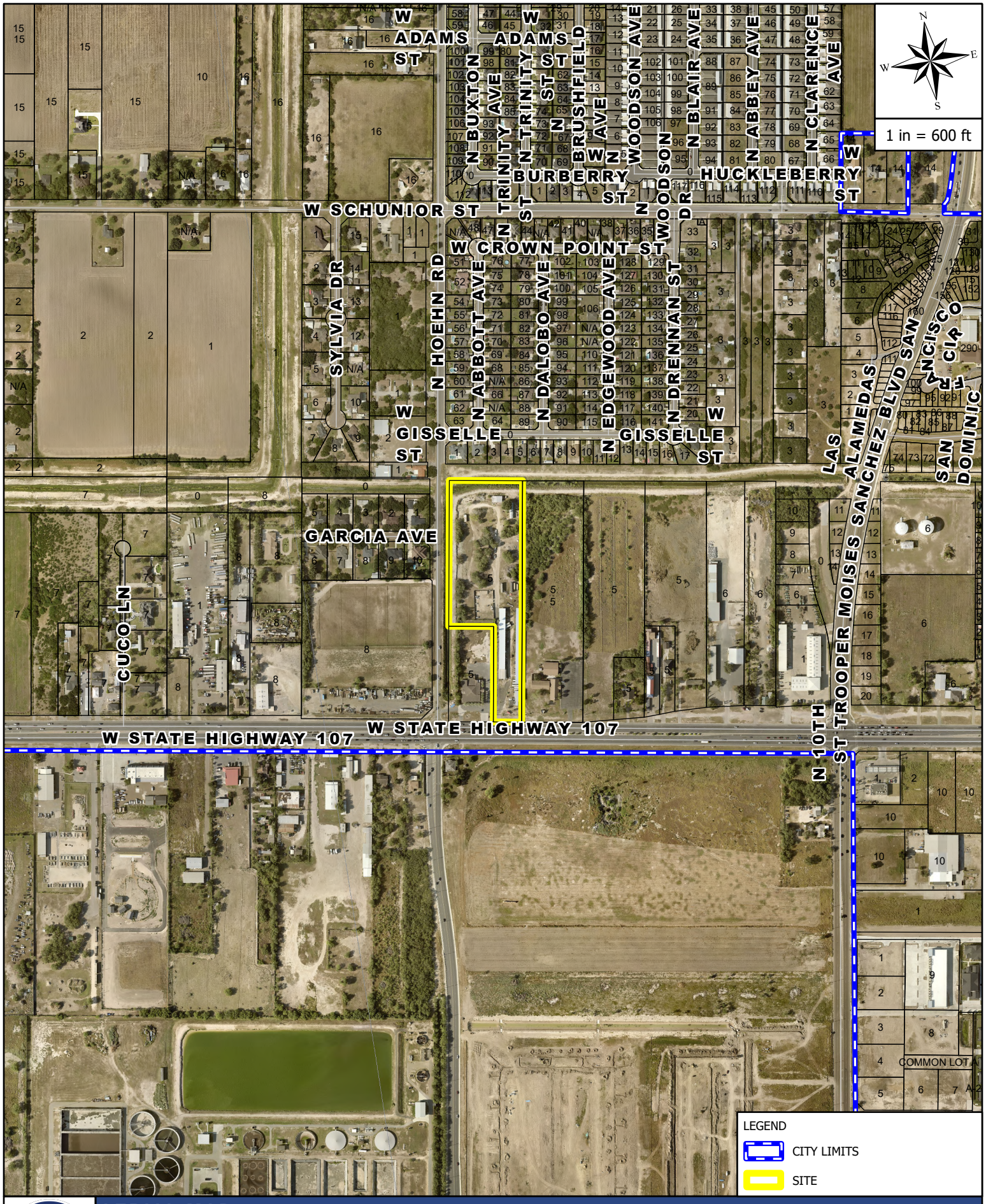
E. Sanitary Sewers.

1. *Public Sanitary Systems***.** All uses shall be required to be served by public sanitary sewer systems, except for permitted uses in the AO District, which are permitted to use on-site systems. The presence of adequate public sanitary sewer capacity shall be certified by the City Engineer and/or Utility Director. Construction shall be approved by the City Engineer, or a designee, unless on-site systems are permitted by this Section for specific conditions.
2. *Requirements for Sanitary Sewer*.
    a. Lots of record on the effective date of this Code shall be allowed to use on-site systems, provided that the lot is not within 400 feet of a reasonably accessible sewer system. Lots of record that are located within 400 feet of a reasonably accessible sewer system shall connect to the system at the earliest of:
        i. The time a building permit is applied for;
        ii. A change in the use of a structure or land use;
        iii. A septic tank on the lot fails; or
        iv. An addition is made to existing structure on the lot.



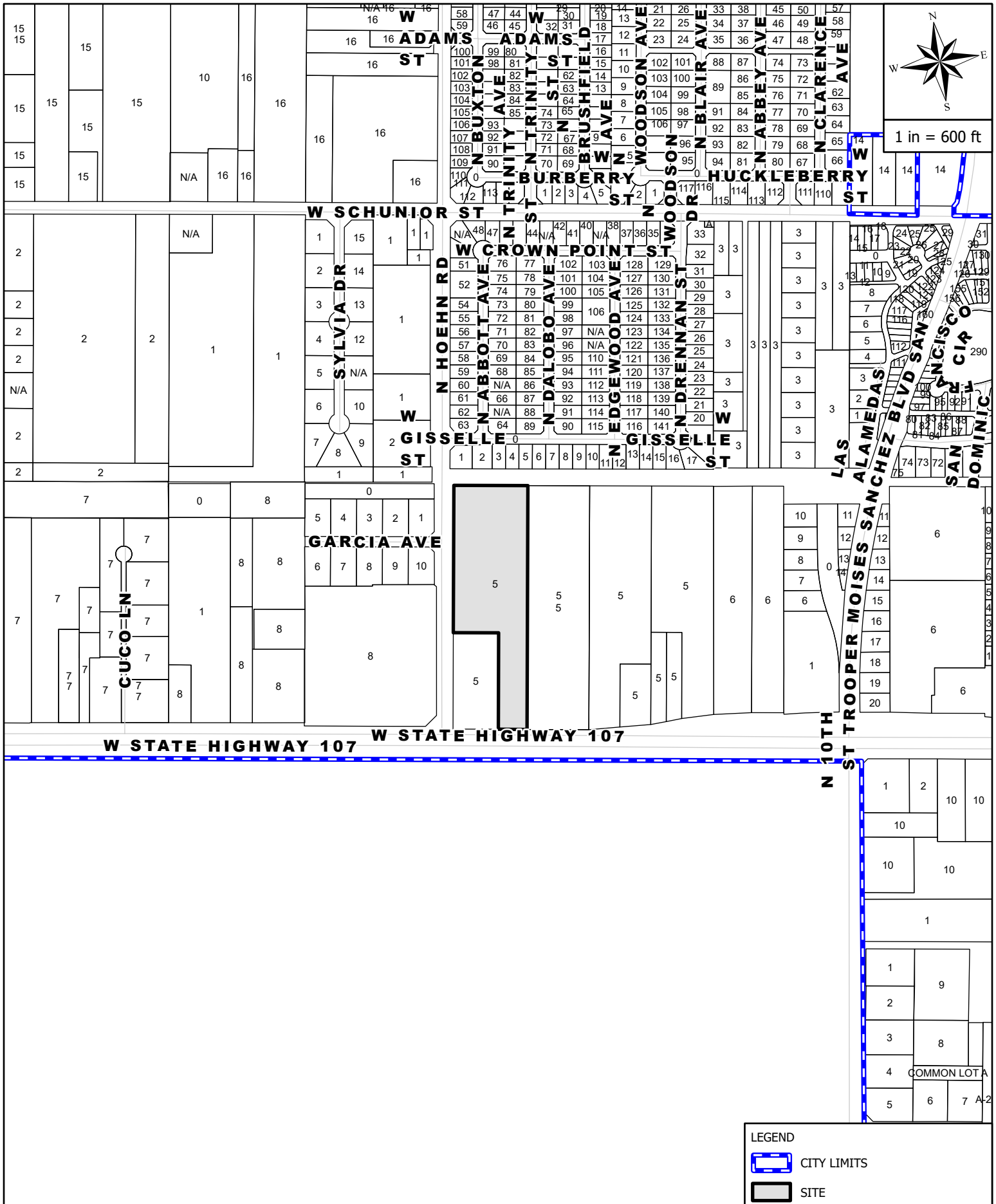
EDINBURG NEW DEVELOPMENT MAP

4909 W STATE HIGHWAY 107



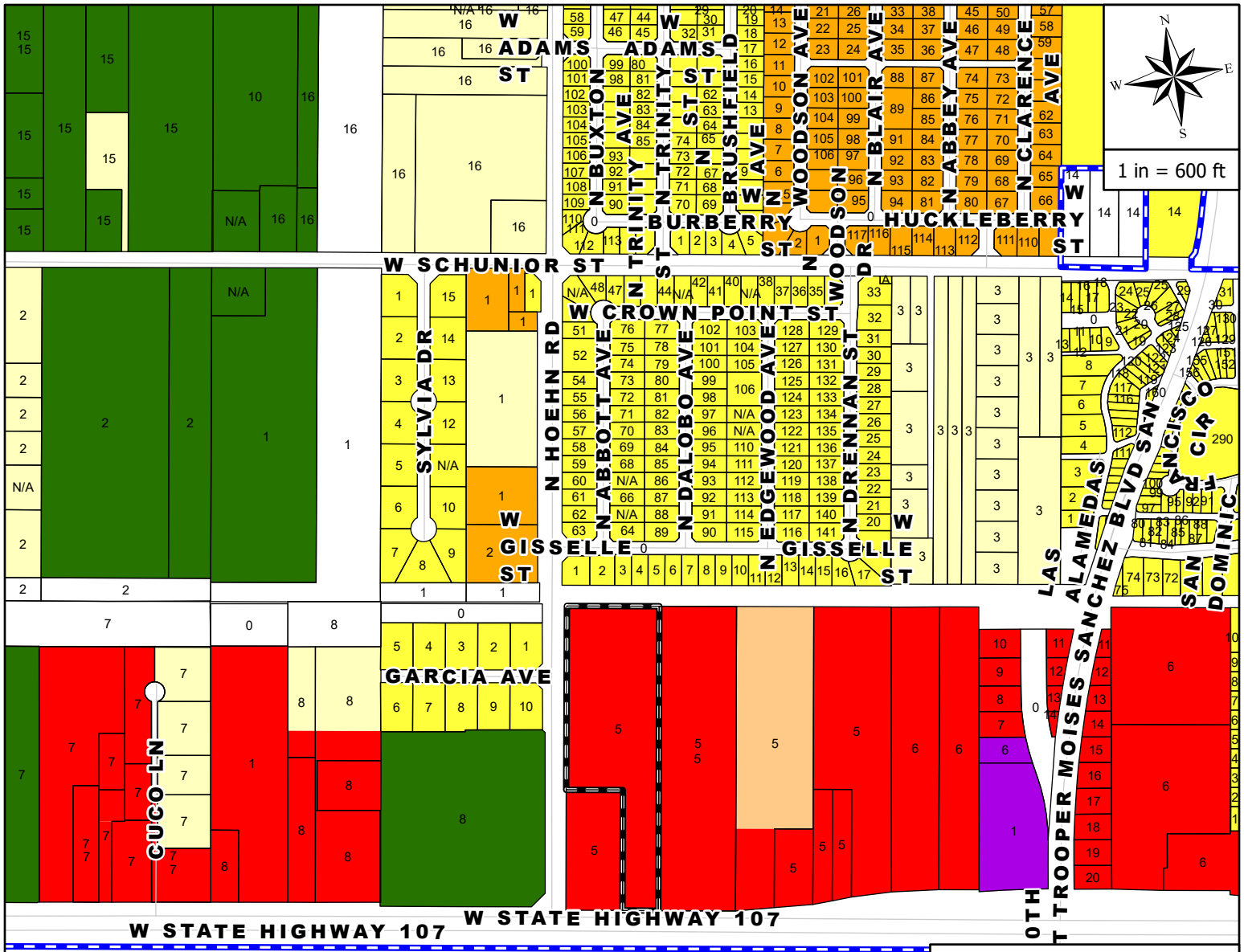
AERIAL MAP

4909 W STATE HIGHWAY 107



MAILOUT AND SITE MAP

4909 W STATE HIGHWAY 107

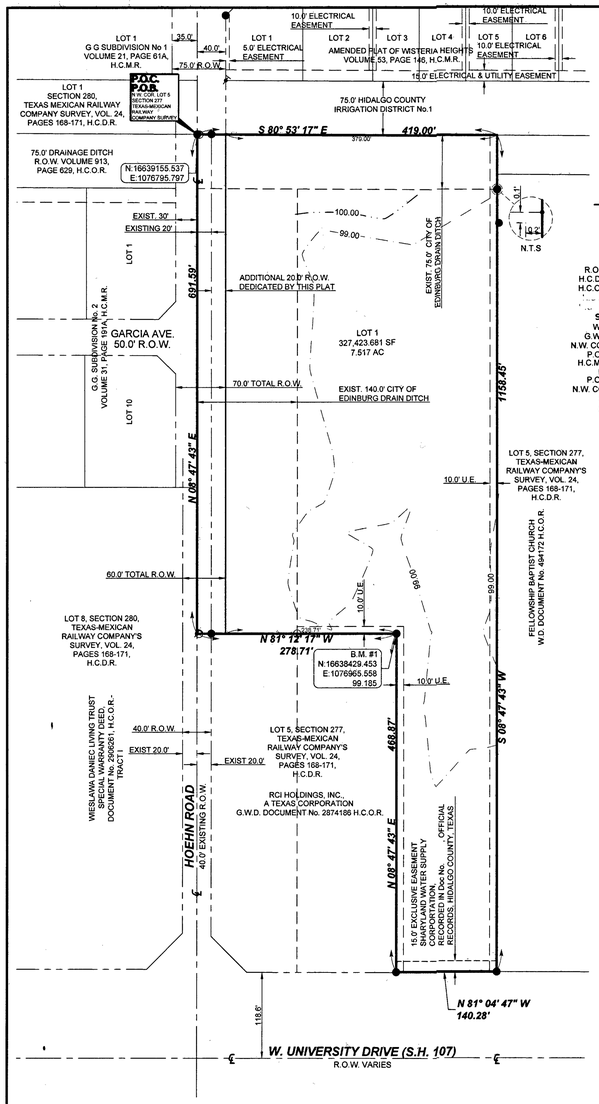


LEGEND

- CITY LIMITS
- AGRICULTURE AND OPEN SPACE
- RESIDENTIAL, SUBURBAN
- RESIDENTIAL, PRIMARY
- RESIDENTIAL, MULTIFAMILY
- RESIDENTIAL, URBAN AND TOWNHOME
- RESIDENTIAL, MANUFACTURED HOME
- URBAN UNIVERSITY
- DOWNTOWN
- COMMERCIAL, NEIGHBORHOOD
- COMMERCIAL, GENERAL
- INDUSTRIAL, LIGHT
- INDUSTRIAL, GENERAL
- SITE

ZONING MAP

4909 W STATE HIGHWAY 107



SCALE: 1" = 100'

COORDINATES AND BEARINGS AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 ELEVATIONS ARE BASED ON GEOID 2012B

LEGEND

- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ● FOUND No.4 REBAR
- ▲ FOUND PK NAIL
- ⊗ SET NAIL
- ℄ - CENTERLINE
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.F. - SQUARE FEET
- W.D. - WARRANTY DEED
- G.W.D. - GENERAL WARRANTY DEED
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- BM - BENCHMARK
- P.O.C. - POINT OF COMMENCEMENT
- N.W. COR. - NORTH WEST CORNER
- SF.- SQUARE FEET
- AC.- ACRE

SUBDIVISION MAP OF
SPACIEUX STORAGES SUBDIVISION

BEING 8.152 ACRES OUT OF
LOT 5, SECTION 277,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 24, PAGES 168-171, H.C.D.R.
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

   AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480338 0015 E; REVISED DATE: JUNE 6, 2000. REVISED TO REFLECT LOMR DATED: DECEMBER 16, 2003.
2. THIS PROPERTY IS ZONED AS COMMERCIAL, GENERAL (CG).
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS :
   FRONT: 25.00 FEET
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
4. MINIMUM FINISHED FLOOR ELEVATION TO BE 24" ABOVE TOP OF CURB OR CENTERLINE OF STREET.
5. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 86,085 C.F. (1.976 AC.-FT.) TO BE PROVIDED ON SITE
7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUMES SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDIBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE-FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.
11. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
12. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIRMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
13. A 5' SIDEWALK WITH A.D.A COMPLIANCE RAMPS IS REQUIRED ALONG S.H. 107 AND HOEHN ROAD DURING BUILDING PERMIT STAGE.
14. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
15. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
16. OWNER/ DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAYS. ANY ACCESS POINTS TO S.H. 107 AND HOEHN ROAD FROM THIS PROPERTY MUST COMPLY WITH TH LATEST CERSION OF TXDOT ACCESS MANAGEMENT MANUAL.
17. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S) AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
18. ALL EASEMENTS DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
19. BENCHMARK: PROPOSED BENCHMARK IS A NO. 4 REBAR FOUND NORTHING: 16638429.453, EASTING: 1076965.558 ELEVATION:99.185'
20. MAINTENANCE OF ALL NON-PUBLIC IMPROVEMENTS AND PROPOSED DETENTION AREAS WILL BE THE RESPONSIBILITY OF LOT OWNER(S).
21. GUARD RAILS TO BE INSTALLED ALONG HOEHN ROAD AT TIME OF BUILDING PERMIT.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON
THIS THE 30 DAY OF February 20 25

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

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

PRESIDENT

SECRETARY

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.152 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 8.152 ACRES OUT OF A CERTAIN TRACT CONVEYED TO SPACIEUX PROPERTIES, LLC. A LIMITED LIABILITY COMPANY, BY VIRTUE OF A CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTUMENT AS TO A RECORDED ORIGINAL INSTRUMENT RECORDED IN DOCUMENT NUMBER 3326134, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.152 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 5, SECTION 277, AND CENTERLINE OF HOEHN ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 80° 53' 17" E ALONG THE NORTH LINE OF SAID LOT 5, SECTION 277, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF HOEHN ROAD, CONTINUING A TOTAL DISTANCE OF 419.00 FEET, TO A POINT IN THE EXISTING DRAINAGE DITCH, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 47' 43" W, ALONG THE WEST LINE OF SAID FELLOWSHIP BAPTIST CHURCH, AT A DISTANCE OF 75.00 FEET PASS A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 71° 25' 42" W, A DISTANCE OF 0.27 FEET, CONTINUING A TOTAL DISTANCE OF 1,158.45 FEET TO A NO. 4 REBAR FOUND ON THE NORTH EXISTING RIGHT-OF-WAY OF S.H. 107, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 04' 47" W, ALONG THE NORTH RIGHT-OF-WAY OF S.H. 107, A DISTANCE OF 140.28 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO RCI HOLDINGS, INC. RECORDED IN A GENERAL WARRANTY DEED UNDER DOCUMENT NUMBER 2874186, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 08° 47' 43" E, ALONG THE EAST LINE OF SAID RCI HOLDINGS, INC TRACT, A DISTANCE OF 486.87 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 81° 12' 17" W, ALONG THE NORTH LINE OF SAID RCI HOLDINGS, INC., TRACT, AT A DISTANCE OF 138.71 FEET PASS A NO. 4 REBAR SET ON THE EAST LINE OF A 140.00 FOOT RIGHT-OF-WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AT A DISTANCE OF 258.71 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF HOEHN ROAD, CONTINUING A TOTAL DISTANCE OF 278.71 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
6. THENCE, N 08° 47' 43" E ALONG THE WEST LINE OF SAID LOT 5, SECTION 277, A DISTANCE OF 691.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.152 ACRES OF WHICH 0.318 OF ONE ACRE LIES IN HOEHN ROAD RIGHT-OF-WAY, LEAVING A NET OF 7.834 ACRES OF LAND, MORE OR LESS.

I, JAIME ACEVEDO, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS SPACEIEUX STORAGES 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 _____

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND AND WATER SUPPLY COPORATION

01 - 09 - 2026
DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SPACIEUX STORAGES SUBDIVISION, AN ADDITION TO 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 AND CONSIDERATIONS THEREIN EXPRESSED.

SPACIEUX PROPERTIES, LLC, A LIMITED LIABILITY COMPANY

BEATRIZ GONZALEZ, MANAGER
6004 CASCADA DR
EDINBURG, TEXAS 78541

1/13/2026
DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEATRIZ GONZALEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE 13th DAY OF January , 2026.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/20/2026
Notary ID 132190248

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 13th DAY OF February 2025

MARIO A. REYNA, PROFESSIONAL ENGINEER #117368
STATE OF TEXAS
DATE PREPARED: 07-05-2023
ENGINEERING JOB No. 23073.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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, OVERLAPPINGS 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 30th DAY OF January 2026

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

DATE SURVEYED: 02/21/2022
SURVEY JOB # 22373.08
T-1151, PG. 36-38

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

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

L O C A T I O N M A P

SCALE: 1" = 1000'

DRAWN BY:	EM	DATE: 07/05/2023.
REVISED BY:	JF	DATE: 02/11/2025.
SURVEYED, CHECKED		DATE: 1/16/26
FINAL CHECK		DATE:

TEXAS REGIST. F-1435
TBPLS No. 10096900

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BEATRIZ GONZALEZ	6004 CASCADA DR	EDINBURG, TX 78541	-	-
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Y:\Land Development\Commercial\Edinburg\23073 - Spacieux Properties LLC - Hoehn (N-107)\Autocad files\23073.00.dwg, 2/11/2025 3:51:06 PM, DWG To PDF.pc3

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 04/23/2026

— SUBDIVISION VARIANCE —

Morning Star Gardens Subdivision

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.203 Street Cross Sections, Table 5.203-1, Right-of-Way Widths, and Sidewalks for Morning Star Gardens Subdivision, being a 4.002 tract of land, part or portion out of Lot 20, Kelly-Pharr Subdivision, Located at 3420 South Business Highway 281 (Closner Blvd), As Requested By Melden & Hunt, Inc. on Behalf of Shalom Media USA, Inc.

2. **Description/Scope:** The property is located on the east side of S. Business Highway 281 (Closner Blvd) and is approximately 332 feet north of E. Wisconsin Rd and is within the City of Edinburg, City Limits. The 4.002-acre tract of land is currently going through the subdivision process. The proposed development consists of 1 Commercial lot and 18 Residential, Urban and Townhome lots. Melden and Hunt, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Article 5 Section 5.203, Streets Cross Sections, Table 5.203-1, Right-of-way Widths
   This requested variance is to Article 5, Section 5.203, Table 5.203-1 as it applies to the Right-of-way. The City of Edinburg Unified Development Code states that Right-of-ways shall conform to those set out in Table 5.203-1. The developer is proposing a right-of-way width of 45 feet, the UDC requires a right-of-way of 50 feet.

   Variance Request: Article 5 Section 5.206, Figure 5.203-1
   This requested variance is to Article 5, Figure 5.203-1 as it applies to Right-of-way Cross-section. The developer is proposing to eliminate the sidewalk on the south side of street due to there not being any homes on that side of the street.

   Staff's Recommendation: Staff recommends denial of the variance request, the City of Edinburg has the street classified as a Minor street and the minimum Right-of-way width for minor streets is 50 feet. The UDC also states that sidewalks shall be provided in the area between the parkway and the edge of the right-of-way. 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

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.200, Subdivision Design Standards

Sec. 5.203, Streets Cross Sections

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

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

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

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

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

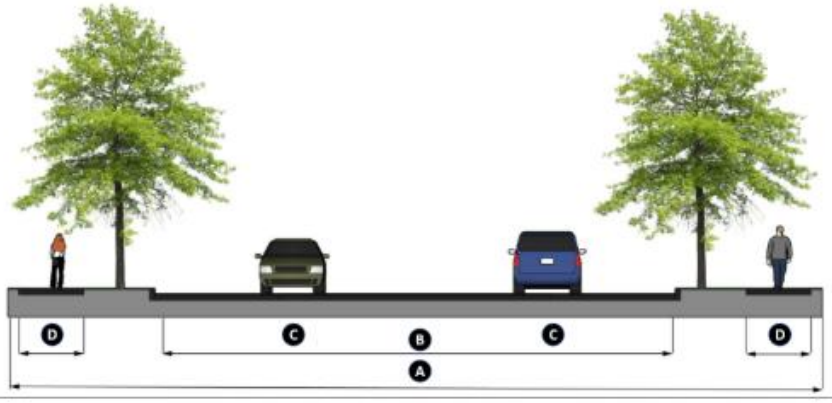
TABLE NOTES:

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

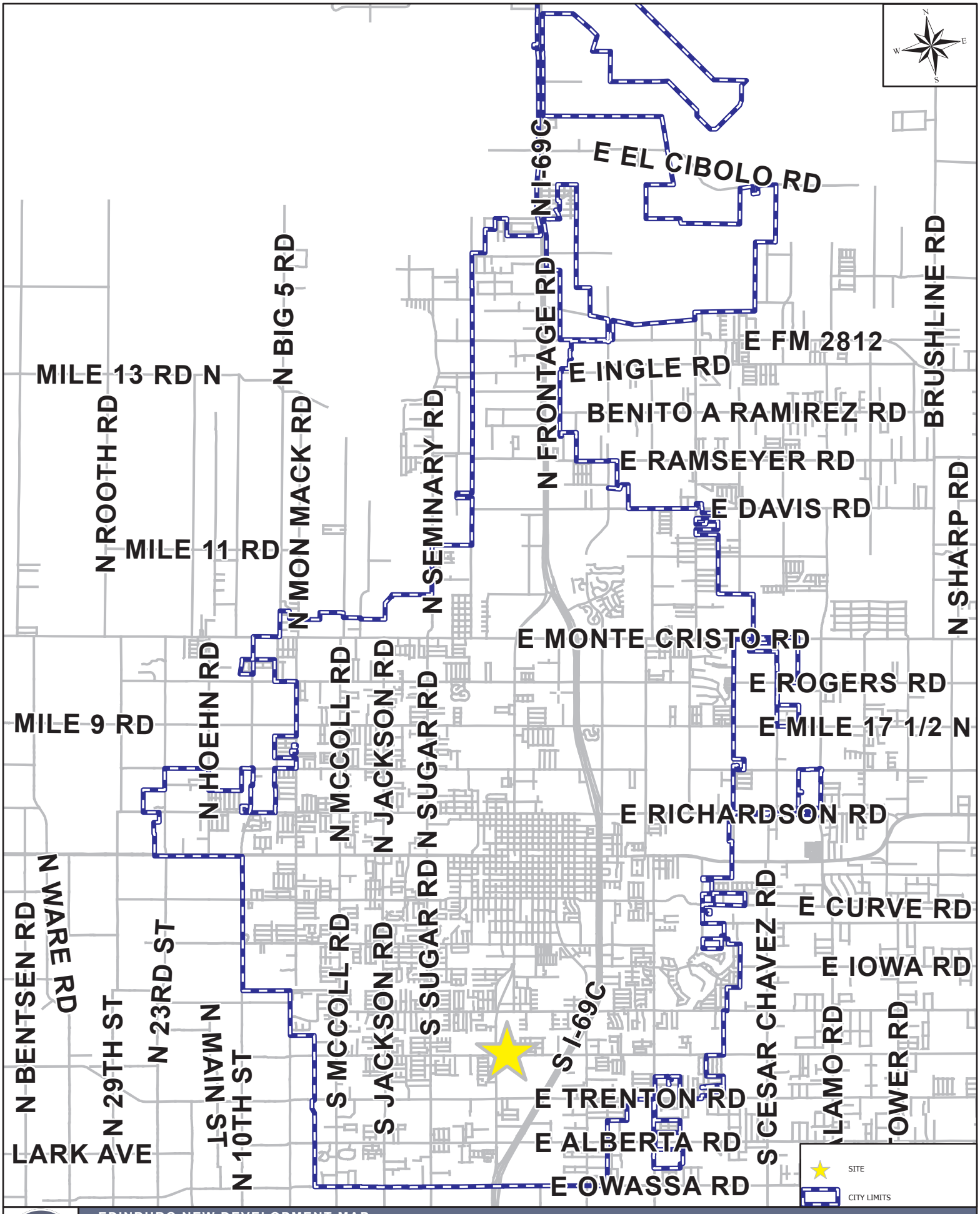
[2]From back-of-curb to back-of-curb.

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

Figure 5.203-1
Sample Right-of-Way Cross-Section

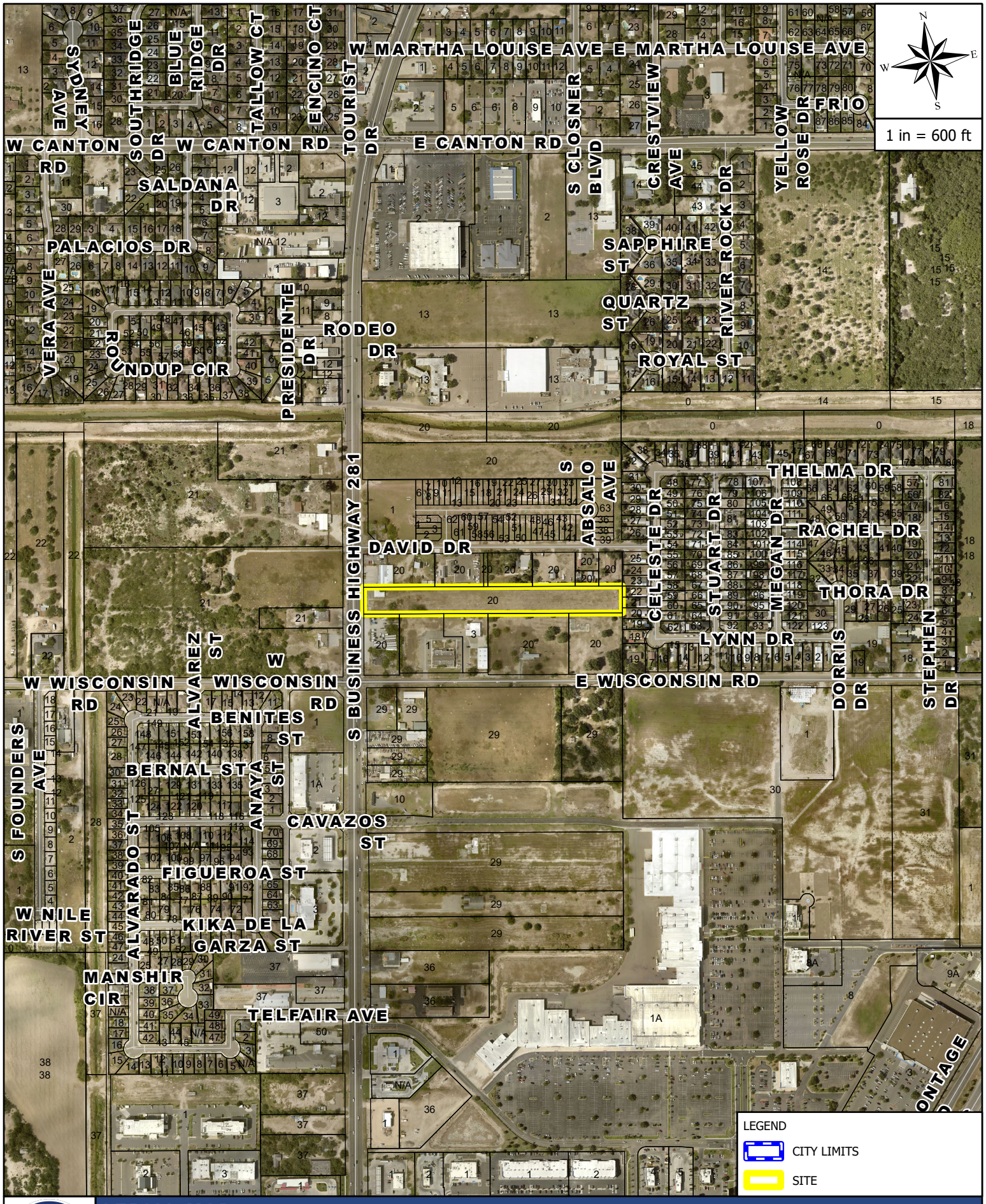


Effective on: 8/9/2022



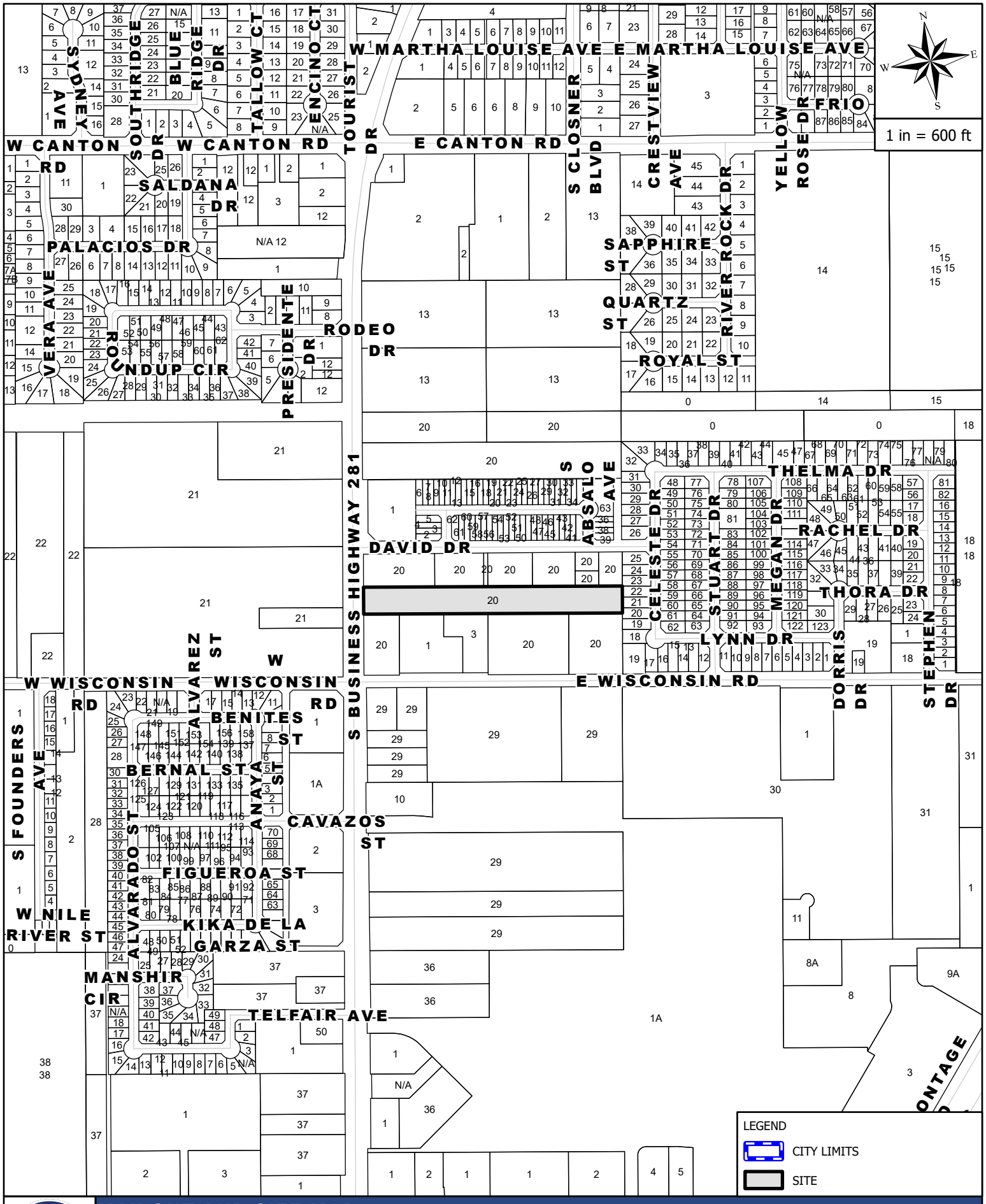
EDINBURG NEW DEVELOPMENT MAP

3420 S BUSINESS HIGHWAY 281



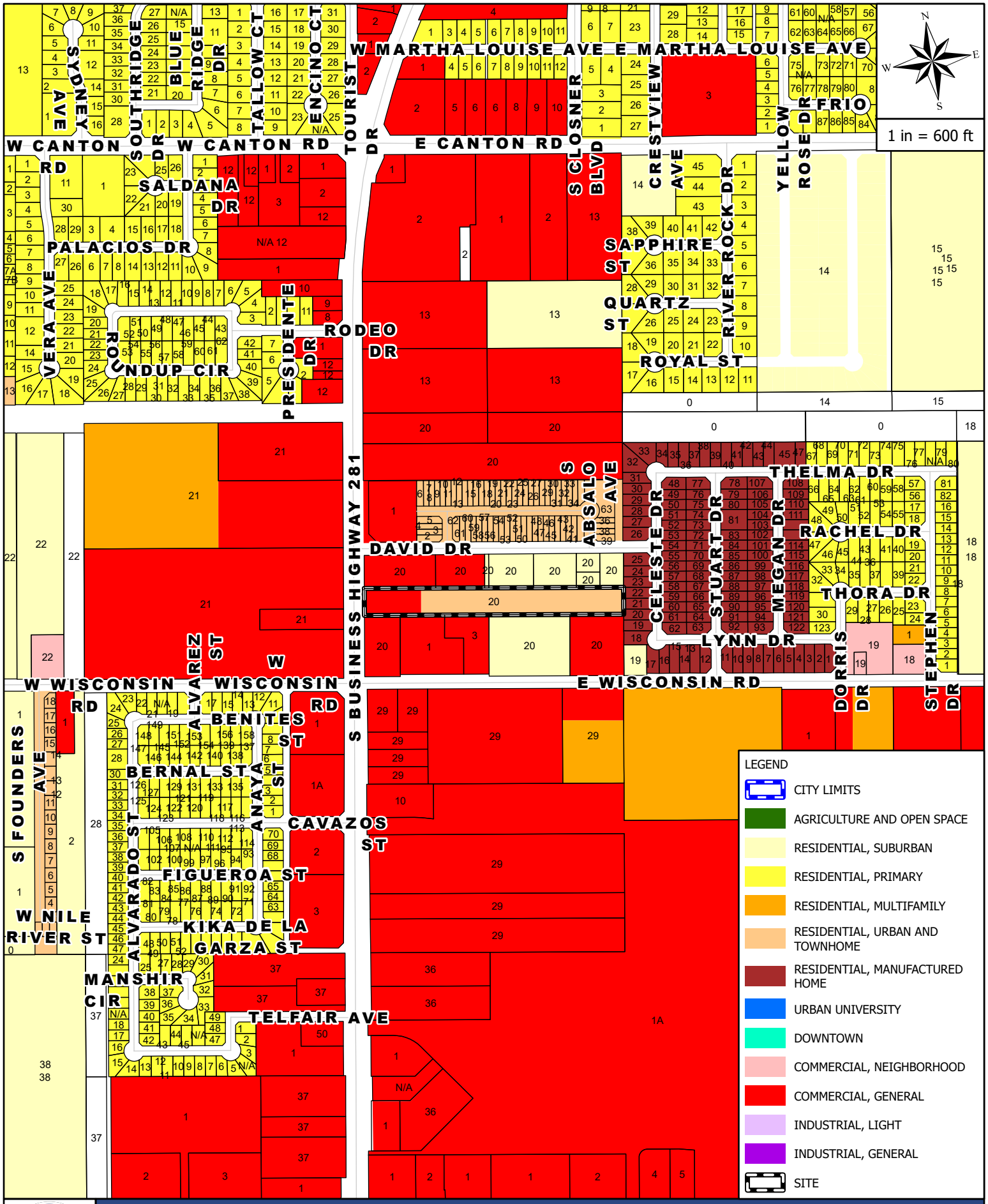
AERIAL MAP

3420 S BUSINESS HIGHWAY 281



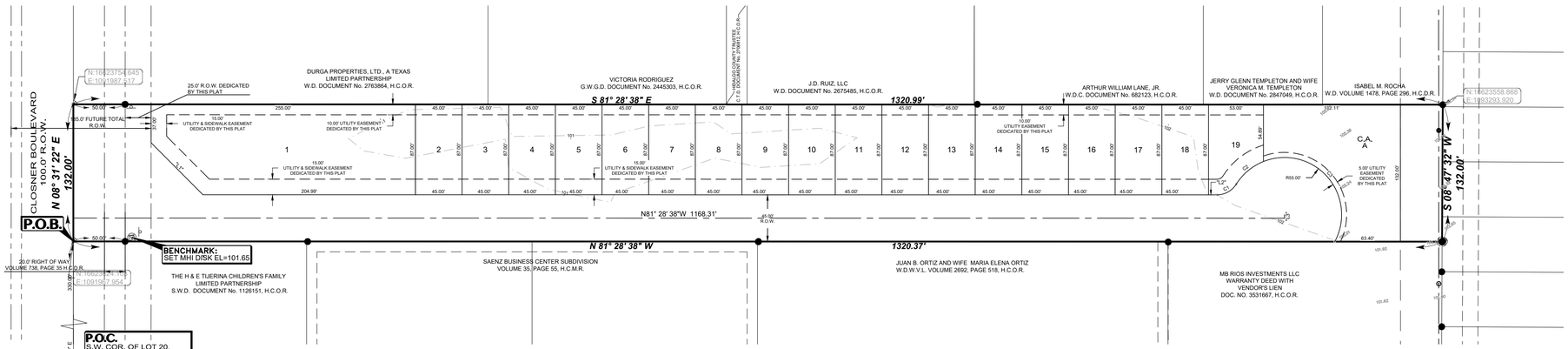
MAILOUT AND SITE MAP

3420 S BUSINESS HIGHWAY 281



ZONING MAP

3420 S BUSINESS HIGHWAY 281



LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- 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
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
S.W. COR. - SOUTHWEST CORNER
W.D. - WARRANTY DEED

Lot Area Table		
Lot #	SQ. FT.	Area
1	20934.57	0.481
2	3915.00	0.090
3	3915.00	0.090
4	3915.00	0.090
5	3915.00	0.090
6	3915.00	0.090
7	3914.97	0.090
8	3915.03	0.090
9	3915.00	0.090
10	3914.99	0.090
11	3915.01	0.090
12	3915.00	0.090
13	3915.00	0.090
14	3915.00	0.090
15	3915.00	0.090
16	3915.00	0.090
17	3914.99	0.090
18	3914.98	0.090
19	3936.34	0.090
C.A. A	12072.99	0.277

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	22.20'	22.00'	057° 49' 40"	N69° 36' 33"E'	21.27'	12.15
C2	34.70'	55.00'	036° 09' 04"	S58° 46' 15"W	34.13'	17.95
C3	134.28'	55.00'	139° 53' 17"	N33° 12' 35"W	103.33'	150.65

Line Table		
Line #	Direction	Length
"L1"	N 36° 28' 43" W	70.72'
"L2"	S 81° 28' 38" E	8.14'
"L3"	S 08° 31' 22" W	3.50'

MAP OF
MORNING STAR GARDENS SUBDIVISION

(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 4.002 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 20, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 4.002 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 20, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 4.002 ACRES WERE CONVEYED TO J. MUNIZ CONSTRUCTION, LLC., BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 2802832, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.002 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 20[NORTHING: 16623296.58, EASTING: 1091919.22];

THENCE, N 08° 31' 22" E ALONG THE WEST LINE OF SAID LOT 20 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CLOSNER BOULEVARD, A DISTANCE OF 330.00 TO A NAIL SET [NORTHING: 16623624.10, EASTING: 1091967.95]ON THE WEST LINE OF SAID LOT 20, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 31' 22" E ALONG THE WEST LINE OF SAID LOT 20 AND WITHIN THE RIGHT-OF-WAY OF CLOSNER BOULEVARD, A DISTANCE OF 132.00 FEET TO A NAIL SET [NORTHING: 16623754.645, EASTING: 1091987.517] ON THE WEST LINE OF SAID LOT 20, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 28' 38" E AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF CLOSNER BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1,320.99 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16623558.868, EASTING: 1093293.920] ON THE WEST LINE OF WISCONSIN MOBILE HOME COMMUNITY SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 75, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 47' 32" W ALONG THE WEST LINE OF SAID WISCONSIN MOBILE HOME COMMUNITY SUBDIVISION PHASE I, A DISTANCE OF 132.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 28' 38" W AT A DISTANCE OF 1,270.37 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF CLOSNER BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1,320.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.002 ACRES OF WHICH 0.152 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CLOSNER BOULEVARD, LEAVING A NET OF 3.850 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

ON THIS THE _____ DAY OF _____ 20 ___.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

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.

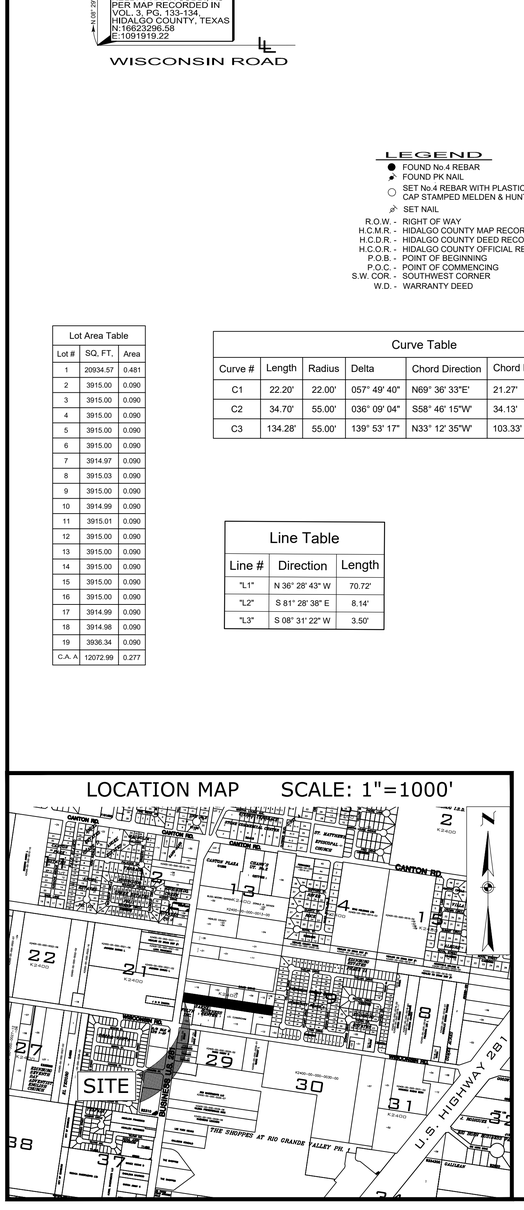
_____ _____
MAYOR, CITY OF EDINBURG DATE

_____ _____
CITY SECRETARY DATE

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X". (SHADED)
   ZONE "X" (SHADED) IS "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 PLAIN COMMUNITY- PANEL No. 480338 0030 E , MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR MAY 14, 2001
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL & COMMERCIAL
   RM - RESIDENTIAL, MULTIFAMILY& URBAN DISTRICT & COMMERCIAL, GENERAL DISTRICT.
3. LOT 1 TO BE A COMMERCIAL LOT
4. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2012B) SQUARE CUT TOP OF INLET ELEV. 94.83 N: 16631232.7400' E:1101551.6650'
5. MINIMUM SETBACKS SHALL BE AS FOLLOWS :
   RU-RESIDENTIAL, URBAN AND TOWNHOME
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   CG-COMMERCIAL GENERAL
   FRONT: 25 FEET OR EASEMENT, WHICHEVER IS GRATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 8.00 FEET OR EASEMENT, WHICHEVER IS GREATER
6. FINISH FLOOR ELEVATION SHALL BE MINIMUM OF 24" ABOVE THE ELEVATIONS OF THE LOWEST TOP OF CURB ELEVATIONS ADJACENT TO PROPERTY (COMMERCIAL).
7. FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" ABOVE THE ELEVATION OF THE LOWEST TOP OF CURB OR 12" FROM CENTER OF THE ROAD WHICH EVER IS GREATER (RESIDENTIAL).
8. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT:
   30,481 CUBIC FEET (0.700 Ac. Ft.) TO BE PROVIDED ON PROPOSED DETENTION POND.
10. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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.
14. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
15. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIRMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
16. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG DAVID RD & CLOSNER BOULEVARD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.
17. ALL LOT CORNERS SET 1/2" IRON RODS OR AS NOTED.
18. OUTPARCEL "A" SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR MORNING STAR GARDENS SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
19. DRAINAGE EASEMENTS AT OUTPARCEL "A" SHALL BE USED ONLY FOR DETENTION POND MAINTENANCE, NO TEMPORARY OR PERMANENT OR FENCING OF ANY KIND WILL BE ALLOWED.
20. 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.
21. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOT AT A MINIMUM SLOP OF 1%.
22. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
23. 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.
24. PARKLAND FEES $600.00 PER RESIDENCE, $300.00 (50%) PAID BY DEVELOPER PER DWELLING UNIT AND THE REMAINDER $300.00 WILL BE PAID BY THE BUILDER AT BUILDING PERMIT STAGE.



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900
TBPE No. F-1435

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SIBI AUGUSTINE TOBY MANIMALETH	211 E. WISCONSIN RD	EDINBURG, TX 78539	C/O 956-381-0981	C/O 956-381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: A.D. DATE 04-05-2025
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MORNING STAR GARDENS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SHALOM MEDIA USA INC
211 E WISCONSIN RD
EDINBURG, TEXAS 78839

_____ _____
TOBY RAJU MANIMALETH, PRESIDENT DATE

_____ _____
SIBI AUGUSTINE, SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TOBY RAJU MANIMALETH, AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SIBI AUGUSTINE, AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

FOR PRELIMINARY REVIEW ONLY

MARIO A. REYNA P.E. #117368 DATE:
DATE PREPARED: 04-05-2025
ENGINEERING JOB No. 25053.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MORNING STAR GARDENS SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08/09/2018 , AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FOR PRELIMINARY REVIEW ONLY

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE:
DATE SURVEYED: 08-09-2018
T-1065, PAGE. 39-40
SURVEYING JOB No. 18150.08

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

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS MORNING STAR GARDENS 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 _____, 2025.

_____
CHAIRPERSON
PLANNING AND ZONING COMMISSION

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

N:\Land Development\Subdivisions\2025\3 B\Edits Morning Star Gardens Subdivision\AcroDwg\25053 3 B EDITS MORNING STAR GARDENS SUBDIVISION 05-01-2025.dwg, 11/4/2025 8:54:05 AM, DWG To PDF.pc3

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 04/23/2026

— SUBDIVISION VARIANCE —

REPLAT OF LOT 1, TRU SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, for The Replat of Lot 1, Tru Subdivision, Being a 6.593-Acre tract of land, all of lot 1, according to the plat thereof recorded in instrument number 2906740, Hidalgo County Map Records, Located at 409 W. Trenton Road, as Requested by Melden & Hunt, Inc.

2. **Description/Scope:** The property is located on the north side of W. Trenton Road approximately 772 feet west of S. Business Highway 281 and is within the City of Edinburg, city limits. The proposed development consists of 2 commercial lots and 19 single-family residential townhome lots. Rezoning request for the single-family use has not been obtained and is required to proceed in the subdivision process. Melden & Hunt, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: Article 5, Section 5.206, Lots
   This requested variance is to Article 5, Section 5.206, Lots, B. Required Lot Frontage as it applies to the requirement for lot frontage. UDC states every lot shall have frontage along the right-of-way lines of a street. The developer is requesting to access the lots through a recorded 40 ft. common access & utility easement and not a Right-of-Way.

   Staff's Recommendation: Staff recommends denial of the variance request. Staff recommends the applicant comply with the requirements of the City of Edinburg Unified Development Code.

Prepared By:
Anaisa Licerio
Planner II

Approved By:
Jaime Acevedo
Planning and Zoning Director

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.200, Subdivision Design Standards

Sec. 5.206, Lots

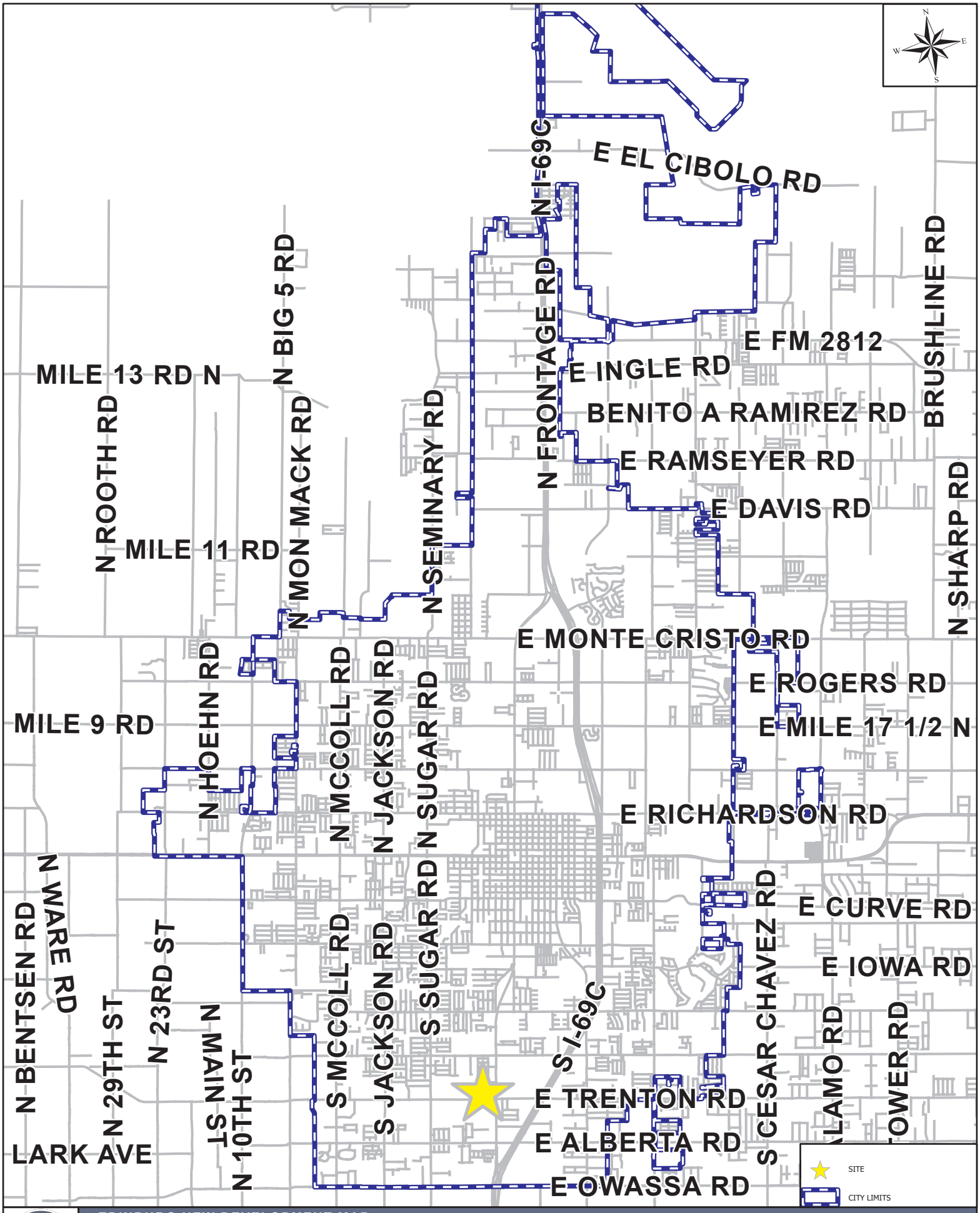
Subdivision plats and development plats shall provide for well-proportioned and oriented lots that relate to adjacent streets and open spaces as provided in this Section.

A. Lot pattern.

1. The arrangement of lots shall preserve and be sensitive to the natural features of the property, including its topographic features or other unique conditions.
2. An awkward and irrational pattern of lots and individual lot shapes shall be avoided. No remnants or landlocked spaces without access to the vehicular/pedestrian circulation system shall be proposed.
3. Lots within a grid or comparable arrangement of streets shall be as close to rectangular as practicable, with the narrow side fronting the minor street, as feasible.
4. Where topography, natural resources, or property shape make normal lot configurations difficult, common drives, panhandle lots, or shared easements may be provided.

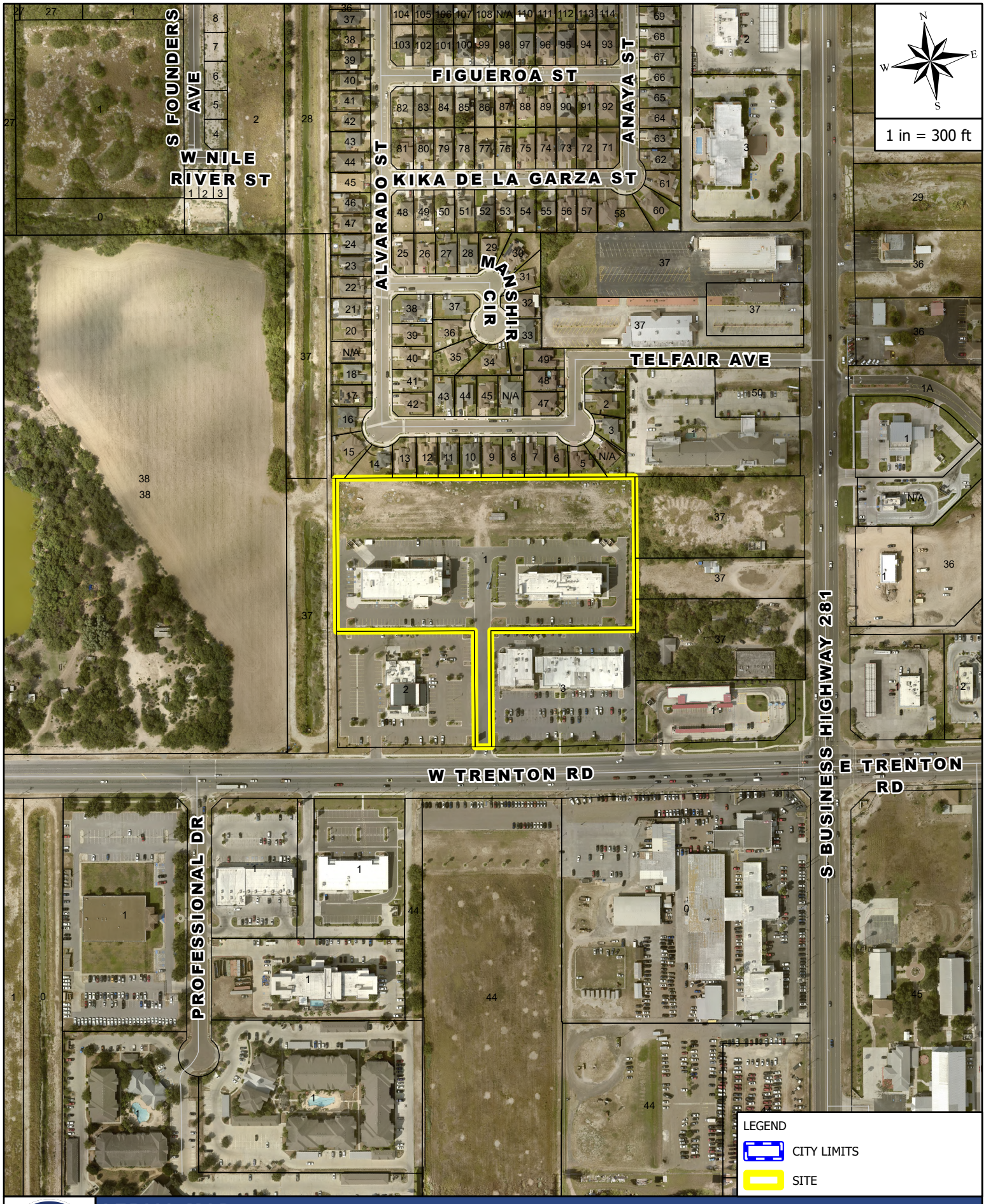
B. Required Lot Frontage.

1. Every lot shall have frontage along the right-of-way lines of a street.
2. Residential lots (except multifamily) within a new subdivision shall not front on streets with functional classifications of collector or higher. However, they may face such streets if:
   a. They are accessed by alleys and off-street parking is accessed via side streets; or
   b. They are accessed by a common access easement, which may run parallel to the arterial or collector, provided that the required street bufferyard (see Section 4.204, *Bufferyards*) is located between the access easement and the right-of-way of the arterial or collector instead of on the residential lots themselves. No walls shall be required in said street bufferyard.
3. The minimum lot frontage shall be the same as the required minimum lot width, unless the street is a curvilinear street or cul-de-sac and the irregular lots assist in achieving other design objectives. However, no frontage shall be less than that



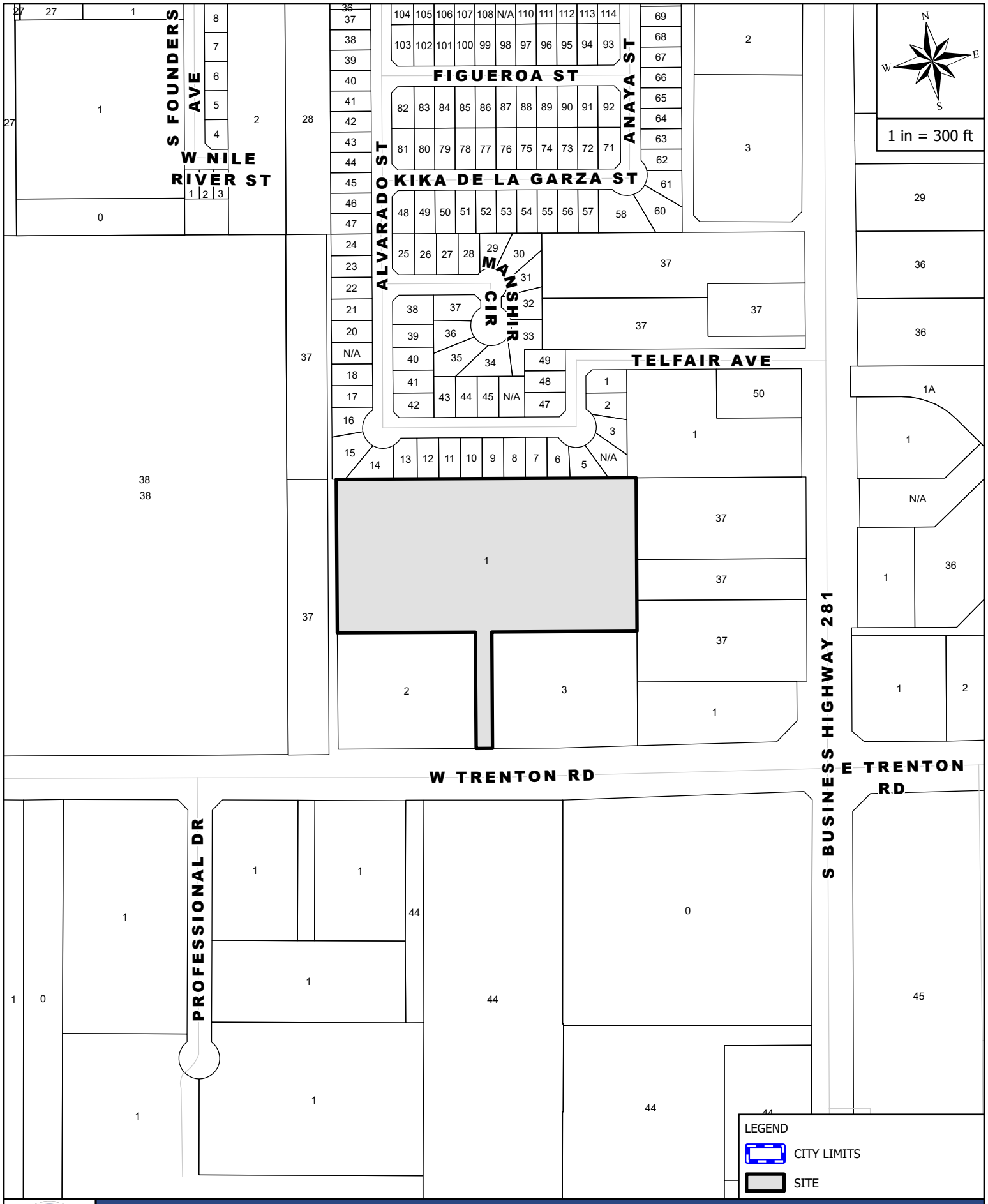
EDINBURG NEW DEVELOPMENT MAP

409 W TRENTON RD



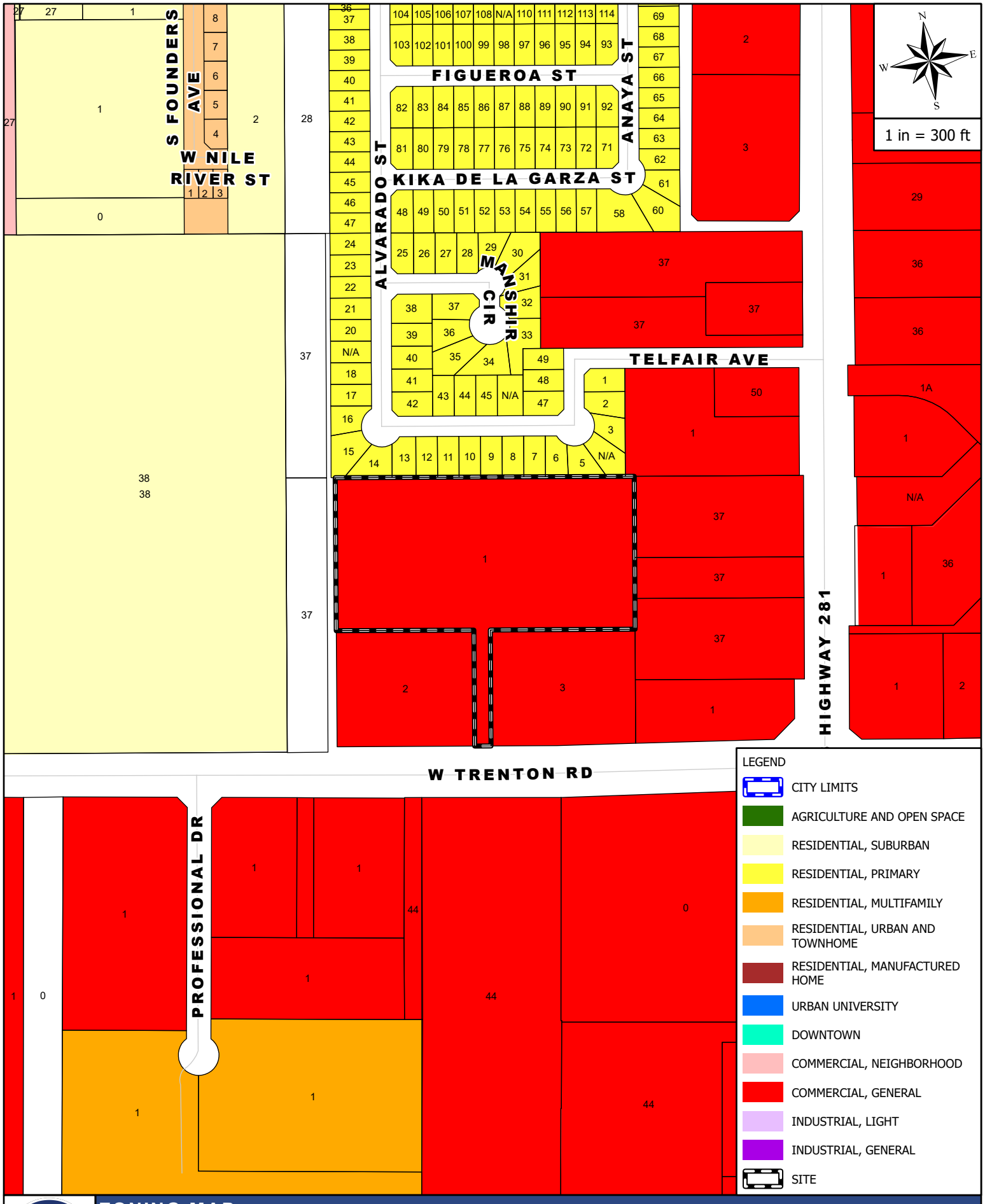
AERIAL MAP

409 W TRENTON RD



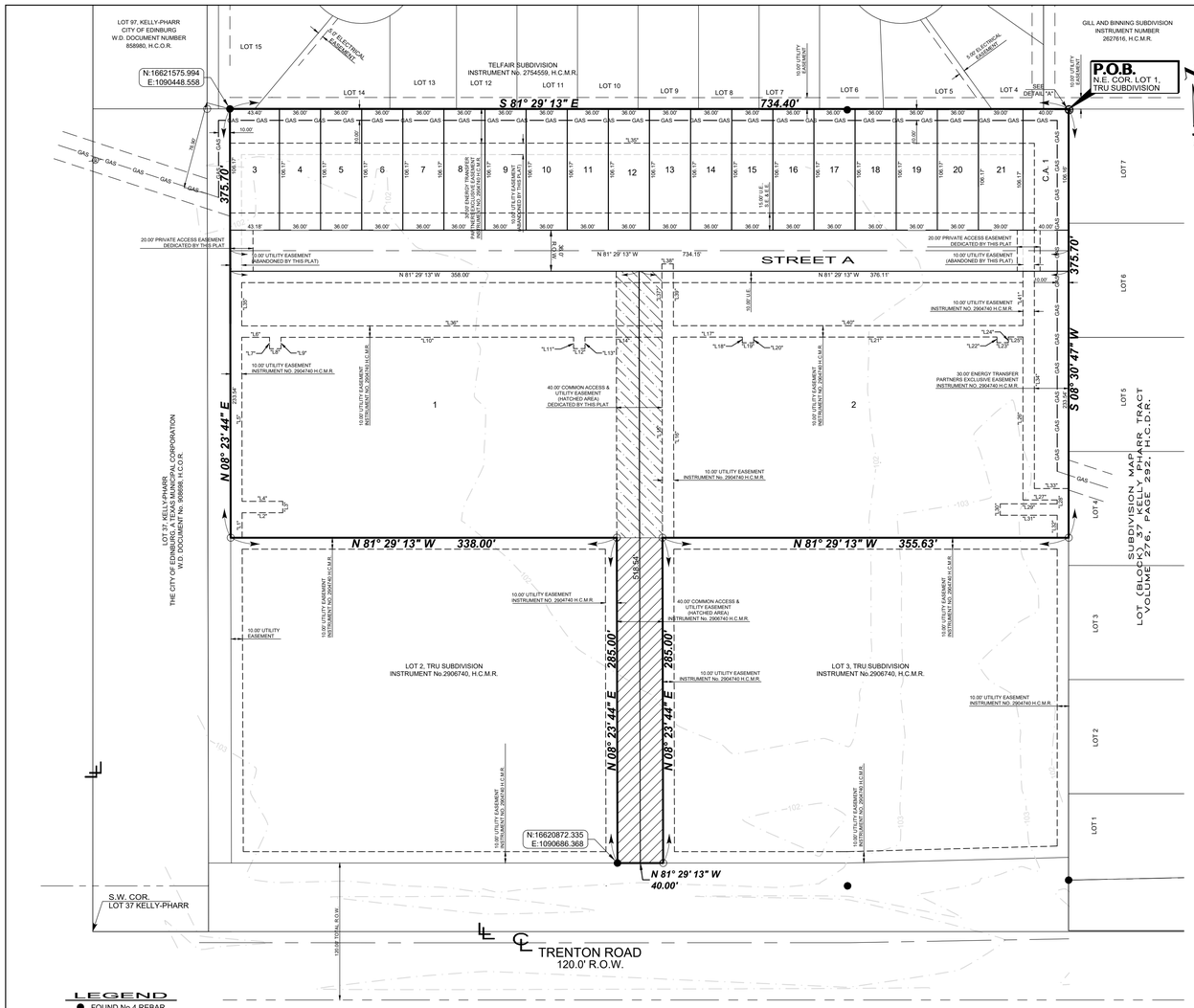
MAILOUT AND SITE MAP

409 W TRENTON RD



ZONING MAP

409 W TRENTON RD

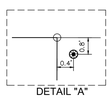


LEGEND

- FOUND No.4 REBAR
- FOUND 4" STEEL POST
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

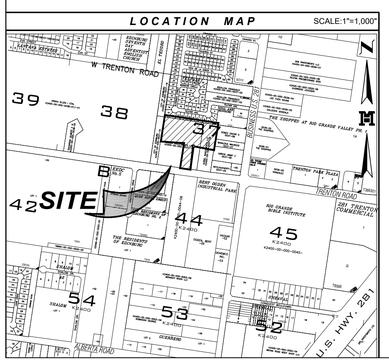
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
N.T.S. - NOT TO SCALE
U.E. - UTILITY EASEMENT
S.E. - SIDEWALK EASEMENT
E.E. - ELECTRICAL EASEMENT

- CENTER LINE
- LOT LINE
- GAS LINE
- EXISTING ACCESS AREA
- PROPOSED ACCESS AREA



DETAIL "A"
N.T.S.

LOCATION MAP SCALE:1"=1,000'



Easement Lines		
Line #	Length	Direction
"L1"	21.87'	N08° 23' 44"E
"L2"	35.61'	S81° 36' 16"E
"L3"	10.00'	N08° 23' 44"E
"L4"	35.61'	N81° 36' 16"W
"L5"	143.69'	N08° 23' 44"E
"L6"	24.28'	S81° 31' 12"E
"L7"	10.00'	S08° 25' 57"W
"L8"	10.00'	S81° 31' 12"E
"L9"	10.00'	N08° 25' 57"E
"L10"	256.30'	S81° 31' 12"E
"L11"	10.00'	S08° 30' 33"W
"L12"	10.00'	S81° 31' 12"E
"L13"	10.00'	N08° 30' 33"E
"L14"	67.41'	S81° 31' 12"E
"L15"	185.80'	S08° 23' 44"W
"L16"	175.79'	N08° 23' 44"E
"L17"	60.28'	S81° 31' 12"E
"L18"	5.00'	S08° 30' 33"W
"L19"	10.00'	S81° 31' 12"E
"L20"	5.00'	N08° 30' 33"E
"L21"	212.92'	S81° 31' 12"E
"L22"	5.00'	S08° 30' 33"W

Easement Lines		
Line #	Length	Direction
"L23"	10.00'	S81° 31' 12"E
"L24"	5.00'	N08° 30' 33"E
"L25"	12.79'	S81° 31' 12"E
"L26"	142.83'	S08° 30' 47"W
"L27"	30.00'	S81° 29' 13"E
"L28"	3.35'	S08° 30' 47"W
"L29"	49.85'	N81° 29' 13"W
"L30"	10.00'	S08° 30' 47"W
"L31"	49.85'	S81° 29' 13"E
"L32"	19.78'	S08° 30' 47"W
"L33"	30.00'	N81° 29' 13"W
"L34"	190.41'	S08° 30' 47"W
"L35"	37.97'	S08° 23' 44"W
"L36"	368.00'	S81° 31' 12"E
"L37"	54.11'	N08° 23' 44"E
"L38"	10.00'	S81° 36' 16"E
"L39"	54.13'	S08° 23' 44"W
"L40"	306.01'	S81° 31' 12"E
"L41"	47.57'	N08° 30' 47"E

GENERAL NOTES:

1. 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 ARES LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL NO. 480338 0030 E, MAP REVISED JUNE 6, 2000 FUTHER REVISED MAY 14, 2001 LOMR.
2. MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB.
3. SETBACKS AND BUFFER YARDS, SHALL COMPLY WITH THE CITY OF EDINBURG UNIFIED CODE REQUIREMENTS FOR COMMERCIAL, GENERAL (CG) DISTRICT OR GREATER FOR EASEMENT WHICHEVER IS GREATER.
4. BENCH MARK: IS LOCATED ON A SQUARE CUT ON A CURB INLET ALONG TRENTON ROAD 31 FEET EAST OF THE NORTHEAST CORNER OF THIS LOT. NORTHING: 16620823.196, EASTING: 1090266.583, ELEV.=104.01
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 74.069.00 C.F (1.700 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
6. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
7. MAINTENANCE OF ALL NON PUBLIC IMPROVEMENTS ARE RESPONSIBILITY OF THE BUSINESS ASSOCIATION OR INDIVIDUAL OWNER.
8. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
9. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY OWNER.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
11. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE.

REPLAT OF

LOT 1 TRU SUBDIVISION

6.593 ACRES BEING ALL OF LOT 1,
TRU SUBDIVISION
INSTRUMENT 2906740, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

METES AND BOUNDS:

A TRACT OF LAND CONTAINING 6.593 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 1, TRU SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2906740, HIDALGO COUNTY MAP RECORDS, SAID 6.593 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 30' 47" W ALONG AN EAST LINE OF SAID LOT 1, A DISTANCE OF 375.70 FEET TO A NO. 4 REBAR SET ON THE NORTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 29' 13" W ALONG A LINE OF SAID LOT 1, A DISTANCE OF 355.63 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 23' 44" W ALONG AN EAST LINE OF SAID LOT 1, A DISTANCE OF 285.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 29' 13" W ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16620872.335, EASTING: 1090686.368] ON THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 23' 44" E ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 285.00 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 81° 29' 13" W ALONG A LINE OF SAID LOT 1, A DISTANCE OF 338.00 FEET TO A NO. 4 REBAR SET ON THE NORTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 23' 44" E ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 375.70 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16621575.994, EASTING: 1090448.558] ON THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 81° 29' 13" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 734.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.593 ACRES OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ. FT,	Area
1	89305.62	2.050
2	93478.62	2.146
3	4596.09	0.106
4	3822.01	0.088
5	3822.01	0.088
6	3822.01	0.088
7	3822.01	0.088
8	3822.01	0.088
9	3822.01	0.088
10	3822.01	0.088
11	3822.01	0.088
12	3822.01	0.088
13	3822.01	0.088
14	3822.01	0.088
15	3822.01	0.088
16	3822.01	0.088
17	3822.01	0.088
18	3822.01	0.088
19	3822.01	0.088
20	3822.01	0.088
21	4140.51	0.095
C.A. 1	4246.68	0.097

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

THE _____ DAY OF _____, 20 ____.

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

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS REPLAT OF LOT 1 TRU SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG, TEXAS, AND THOSE WHOSE MAY NOW OR HERAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST.

RESACA INVESTMENTS, LTD
VINOD K. KASAN, PRESIDENT
312 W. NOLANA LOOP,
PHARR, TX, 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 __.

NOTARY PUBLIC, COUNTY,
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VINOD K. KASAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 __.

NOTARY PUBLIC, COUNTY,
MY COMMISSION EXPIRES:

I, _____, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS MINOR PLAT REPLAT EDINBURG PLAZA 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, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER 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.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, RPE # 117368 DATE:
DATE SURVEYED: 12-14-16
JOB No. 25111.00

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: 12/14/2016
SURVEY JOB # 16142.08

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

BY:_____ DEPUTY

TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY: J.L.G. DATE: 07/08/25.
SURVEYED, CHECKED_____DATE: _____.
FINAL CHECK _____ DATE: _____.

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: DAWSON VILLAGE SUBDIVISION

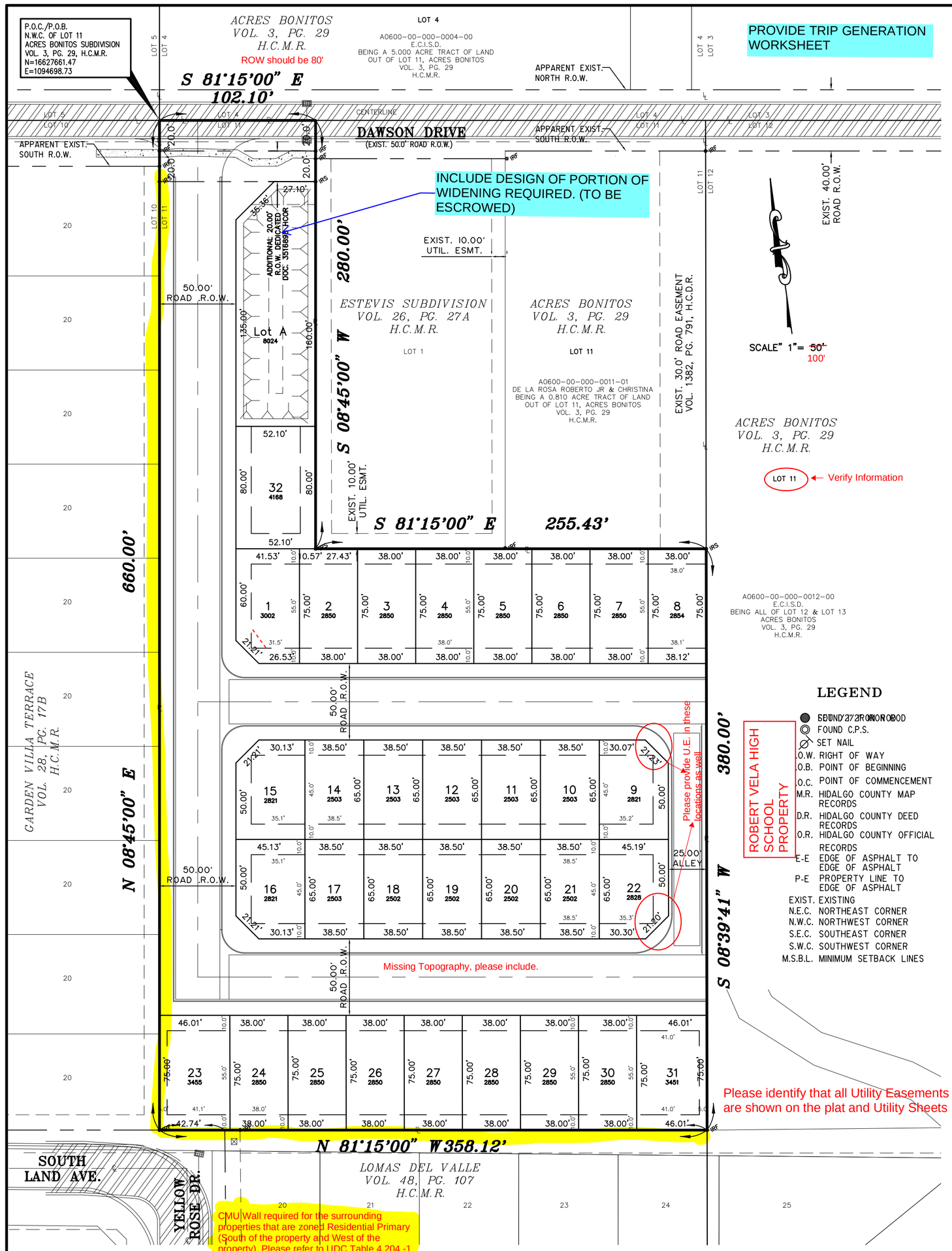
Date Prepared: April 15, 2026
Planning and Zoning Meeting: April 23, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of Dawson Village Subdivision, being a 3.778 acres tract of land out of Lots 11, Acres Bonitos Subdivision as per map recorded in Volume 3 Page 29, Map Records, located at 300 Dawson Dr, as Requested by SDI Engineering, LLC.
Location:	The property is located on the south of Dawson Drive and approximately 992 feet East of Closner Boulevard, 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 Attached will abide by UDC, Article 3, Table 3.102-3
Analysis:	The Preliminary Plat development consists of 32 Single Family Residential Attached lots averaging from 2,502 to 8,023.55 square feet.
Utilities:	Water Distribution System will be provided by the City of Edinburg, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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



APPROVED BY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS S STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS N THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISIO ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

	NAME	ADDRESS
OWNER:	DAWSON ENDEAVORS, LLC	2105 S. JACKSON RD., EDINBUR
ENGINEER:	ISAEL POSADAS, P.E.	2105 S. JACKSON RD., EDINBUR
SURVEYOR:	R.E. GARCIA & ASSOCIATES	116 N. 12TH AVE., EDINBURG, T

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.

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.

Property currently zoned R-1. Property is required to be rezoned prior to Preliminary plat approval from the Planning and Zoning Commission Board.

Will the Units be attached or detached?

Please refer to Table 3.102-3 if units will be detached. Refer to Table 3.102-3 if units will be attached.

Please verify if Lot 1 will stay as is, or if will primarily be lot 32?

Please remove plat note #14

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.

18-IN

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

Please indicate the managing member

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. 89435

STATE OF TEXAS
ISAEL POSADAS
89435
LICENSED
PROFESSIONAL ENGINEER

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
R. E. GARCIA
4204
REGISTERED
PROFESSIONAL LAND SURVEYOR

Missing Planning and Zoning Certification block. Please refer UDC Sec. 5.301 D. 2.

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

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR,
HIDALGO COUNTY CLERKS

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE. _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

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.

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 #577444, 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.

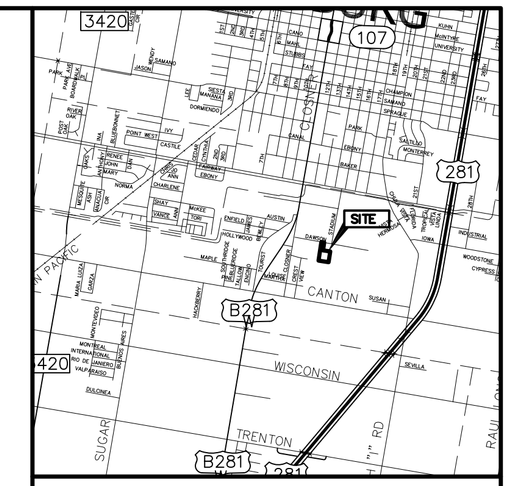
THENCE S 81 15' 00" E ALONG THE SOUTH LINE OF SAID ESTEVIS SUBDIVISION BEING PARALLEL TO THE NORTH LINE OF SAID LOT 11, PASS AT 125.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID ESTEVIS SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY 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 28, 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'
1,000'

PREPARED BY:

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

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

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.

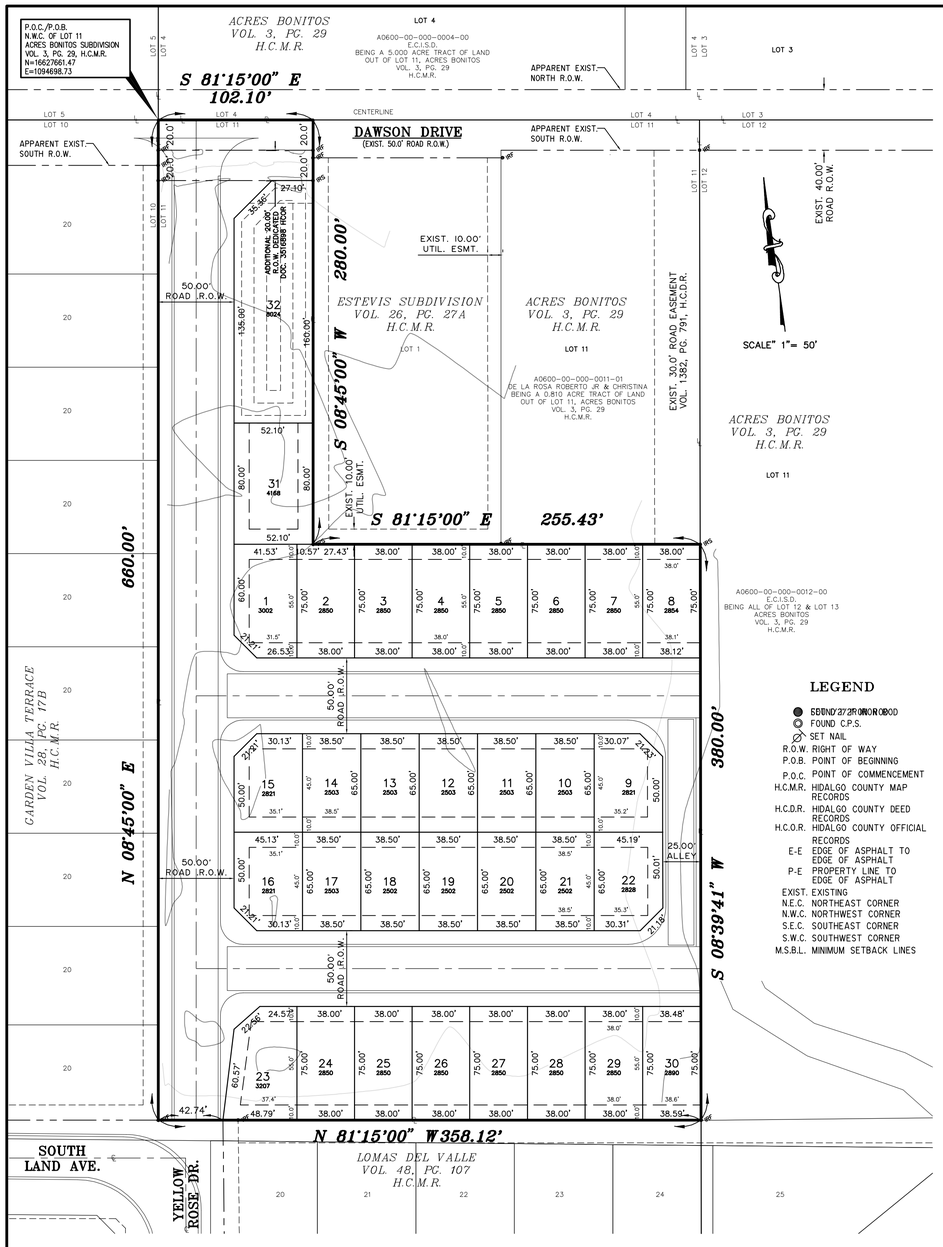
Drainage Detention or Common Lot "A" (fix verbiage) shall be used for the purposes of drainage detention for_____ Subdivision only and cannot be exchanged or conveyed ownership; must be furnished and maintained by the subdivision developer until a Home Owner's Association is established

All construction shall comply with stormwater pollution prevention plan (SW3P) requirements. Erosion and Sedimentation controls constructed in accordance with the stormwater ordinance 98.30 of the city of Edinburg are required for all construction on each lot including single family and duplex/multifamily construction.

-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP

If rezoned to Townhome detached, lot area and width do not comply with Table 3.012-1 in the UDC.

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



LEGEND

- EDGING 27.27 OR ORIOR OBOD
- 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. DATE
GENERAL MANAGER

NAME		ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	SDI PROPERTIES, LLC	2327 W. RHIN DR., EDINBURG, TEXAS 78539	(956) 287-1818	N/A
ENGINEER:	ISAEL POSADAS, P.E.	2105 S. JACKSON RD., EDINBURG, TEXAS 78539	(956) 287-1818	N/A
SURVEYOR:	R.E. GARCIA & ASSOCIATES	116 N. 12TH AVE., EDINBURG, TEXAS 78541	(956) 381-1061	N/A

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: ½" 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 _____ CUBIC-FEET OR _____ 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

I (WE) _____ THE UNDERSIGNED, OWNER(S) 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.

_____
OWNER: NAME
ADDRESS
EDINBURG, TEXAS 78541

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 _____, 2024.

_____
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. 89435

STATE OF TEXAS
ISAEL POSADAS
89435
LICENSED
PROFESSIONAL ENGINEER

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 _____, 2024.

_____ _____
_____, R.P.L.S. No. _____ DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____ 2024.

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

THE COUNTY OF HIDALGO TEXAS

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

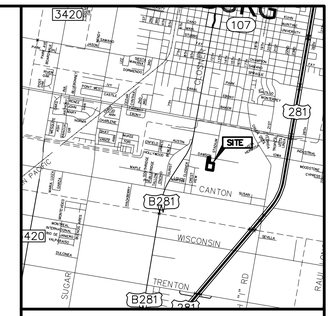
ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE. _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

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.



LOCATION MAP
SCALE: 1"= 4000'

PREPARED BY:

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

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

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 #577444, 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.

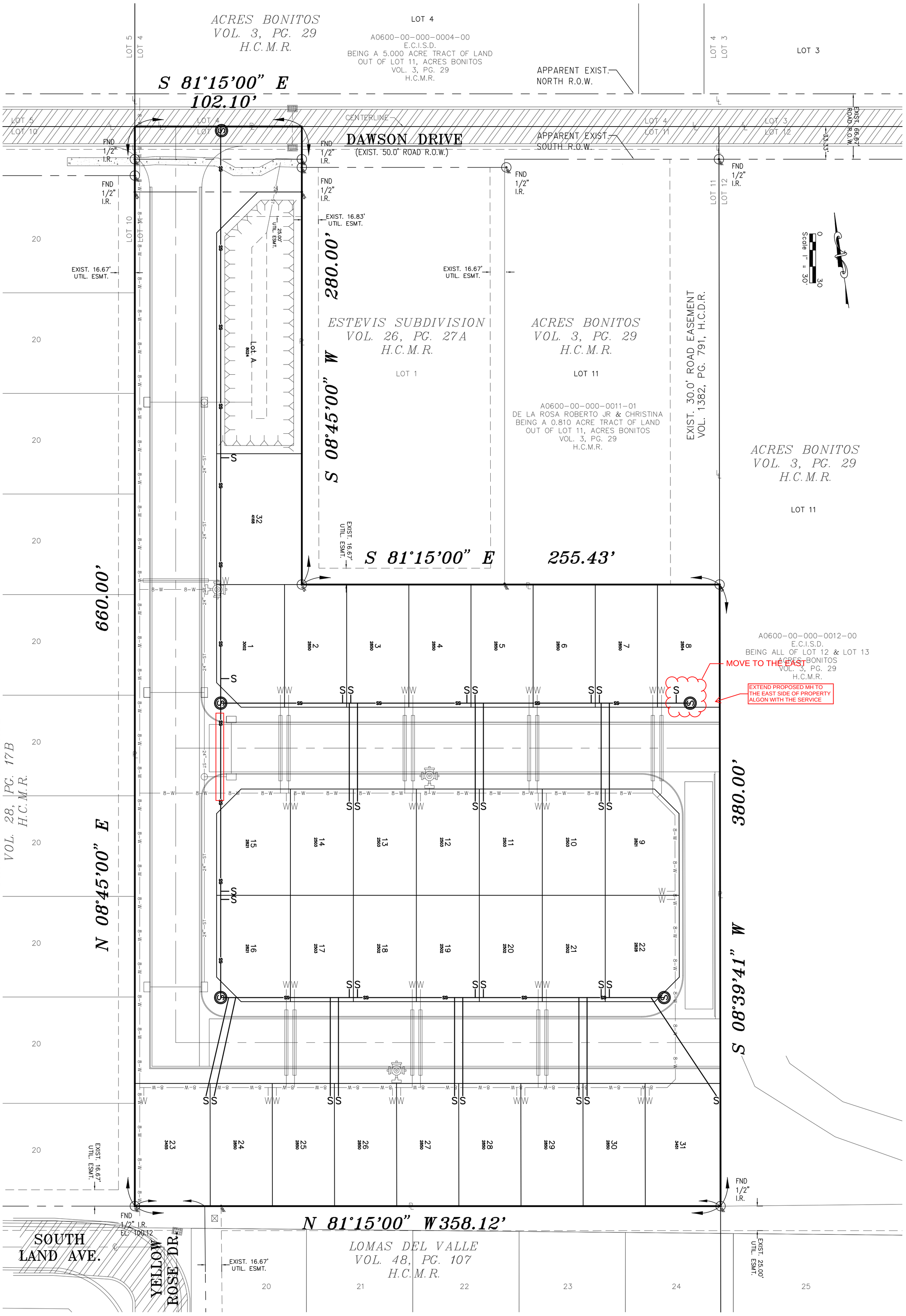
THENCE N 81 15' 00" W 358.12 FEET ALONG THE SOUTH LINE OF SAID LOT 11 ALSO BEING SAID NORTH LINE OF LOMAS DEL VALLE SUBDIVISION TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' BEING THE SOUTHWEST CORNER OF SAID LOT 11 ALSO BEING THE SOUTHEAST CORNER OF GARDEN VILLA TERRACE SUBDIVISION AS RECORDED IN VOLUME 28, 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.

Parcel Area Table			Parcel Area Table		
Parcel #	AREA	ACRE	Parcel #	AREA	ACRE
1	3002.27	0.07	17	2502.50	0.06
2	2850.00	0.07	18	2502.50	0.06
3	2850.00	0.07	19	2502.50	0.06
4	2850.00	0.07	20	2502.50	0.06
5	2850.00	0.07	21	2502.50	0.06
6	2850.00	0.07	22	2828.48	0.06
7	2850.00	0.07	23	3206.91	0.07
8	2854.36	0.07	24	2850.00	0.07
9	2820.90	0.06	25	2850.00	0.07
10	2502.50	0.06	26	2850.00	0.07
11	2502.50	0.06	27	2850.00	0.07
12	2502.50	0.06	28	2850.00	0.07
13	2502.50	0.06	29	2850.00	0.07
14	2502.50	0.06	30	2890.15	0.07
15	2820.95	0.06	31	4168.02	0.10
16	2820.95	0.06	32	8023.55	0.18

Z:\SDI_Files\SDI_Projects\0-Private_Developments\24-005_Dawson Townhouse\001-04-20-23 Posadas Dawson Apartments\20251222 - Dawson Village\Dawson Sub - 50ft 32Lot-4.dwg - Dec 23, 2025 - 2:21PM



SHEET NO.: 3	DATE: -	TBPE REG. NO. F-13016	SCALE: FULL: 1" = 30' HALF: N.T.S.

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

TITLE:
DAWSON VILLAGE SUBDIVISION
SEWER LAYOUT

FILE NAME:	
DATE:	12/22/2025
SURVEYED BY:	
DESIGNED BY:	JAG
DRAWN BY:	JAG
REVISED BY:	IP
CHECKED BY:	IP

Z:\SDI_Files\SDI_Projects\0-Private_Developments\24-005_Dawson Townhouse\001-04-20-23 Posadas Dawson Apartments\20251222 - Dawson Village\Dawson Sub - 50ft 32Lot-4.dwg - Dec 23, 2025 - 2:18PM

ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 4

A0600-00-000-0004-00
E.C.I.S.D.
BEING A 5.000 ACRE TRACT OF LAND
OUT OF LOT 11, ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 3

APPARENT EXIST. NORTH R.O.W.

S 81°15'00" E
102.10'

LOT 5 / LOT 10 — LOT 4 / LOT 9 — CENTERLINE — LOT 4 / LOT 11 — LOT 3 / LOT 12

DAWSON DRIVE
(EXIST. 50.0' ROAD R.O.W.)

APPARENT EXIST. SOUTH R.O.W.

EXIST. 66.67' ROAD R.O.W.

33.33'

FND 1/2" I.R.

EXIST. 16.83' UTIL. ESMT.

EXIST. 16.67' UTIL. ESMT.

25.00' UTIL. ESMT.

280.00'

S 08°45'00" W

ESTEVIS SUBDIVISION
VOL. 26, PG. 27A
H.C.M.R.

LOT 1

ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 11

A0600-00-000-0011-01
DE LA ROSA ROBERTO JR & CHRISTINA
BEING A 0.810 ACRE TRACT OF LAND
OUT OF LOT 11, ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

EXIST. 30.0' ROAD EASEMENT
VOL. 1382, PG. 791, H.C.D.R.

LOT 10 — LOT 11 — LOT 12

Lot A
8024

32
4168

S 81°15'00" E

255.43'

660.00'

N 08°45'00" E

GARDEN VILLA TERRACE
VOL. 28, PG. 17B
H.C.M.R.

20

1 3002 | 2 2850 | 3 2850 | 4 2850 | 5 2850 | 6 2850 | 7 2850 | 8 2854

9 2821 | 10 2503 | 11 2503 | 12 2503 | 13 2503 | 14 2503 | 15 2821

16 2821 | 17 2503 | 18 2502 | 19 2502 | 20 2502 | 21 2502 | 22 2828

23 3455 | 24 2850 | 25 2850 | 26 2850 | 27 2850 | 28 2850 | 29 2850 | 30 2850 | 31 3451

24" ST.

8-W — SS — WW — S

EXIST. 16.67' UTIL. ESMT.

FND 1/2" I.R.

EL: 100.12

SOUTH LAND AVE.

YELLOW ROSE DR.

N 81°15'00" W 258.12'

LOMAS DE...
VOL. 48, ...
H.C.M.

21

0 30
Scale 1" = 30'

PLEASE PROVIDE DETAILS FOR STORM PLAN. INCLUDE ELEVATIONS, SLOPES, LENGHTS, MATERIALS, AND LABELS.

ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 11

A0600-00-000-0012-00
E.C.I.S.D.
BEING ALL OF LOT 12 & LOT 13
ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

EXTEND C&G

380.00'

S 08°39'41" W

PROVIDE DIM (MIN 30 RADIUS)

SHOW UTILITY EASEMENTS

EXTEND C&G

FND 1/2" I.R.

General Utility Storm Comments:

1.Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2.The lowest top of curb elevation of the subdivision is to be at the top of detention pond elevation. 3.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
4.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.
5.Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
7. Pilot channel must be shown and labeled on cross-sections.
9. A Safety Buffer around detention pond shall be 6' for private detention ponds.
10.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
11.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
13. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
14.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
15. Label all street widths.
16. Show all valley gutters. Valley gutters are to be 6' wide.
17. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
18. Provide approved drainage report prior to recording of the plat.
19. Show street profiles with any required vertical curves.
20. Label all street radius and must comply with COE radius requirements.
21. All street slopes must have a min. slope of 0.25%.
22. Include trash racks into outlet structure design.
23.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.

SHEET NO.: 1

DATE: -

TBPE REG. NO. F-13016

SCALE: HALF: N.T.S. FULL: 1" = 30'

SDI ENGINEERING

CIVIL • UTILITY SYSTEMS • PROJECT MAN

2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 PH.
TBPE REG. NO. F-13016

FILE NAME:

DATE: 12/22/2025

SURVEYED BY:

Z:\SDI_Files\SDI_Projects\0-Private_Developments\24-005_Dawson Townhouse\001-04-20-23 Posadas Dawson Apartments\20251222 - Dawson Village\Dawson Sub - 50ft 32Lot-4.dwg - Dec 23, 2025 - 2:19PM

ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 4

A0600-00-000-0004-00
E.C.I.S.D.
BEING A 5.000 ACRE TRACT OF LAND
OUT OF LOT 11, ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 3

APPARENT EXIST. NORTH R.O.W.

S 81°15'00" E
102.10'

LOT 5 / LOT 10 — LOT 4 / LOT 12 — CENTERLINE — LOT 4 / LOT 11 — LOT 3 / LOT 12

DAWSON DRIVE
(EXIST. 50.0' ROAD R.O.W.)

APPARENT EXIST. SOUTH R.O.W.

EXIST. 66.67' ROAD R.O.W.

33.33'

FND 1/2" I.R.

INSTALL SIZE ON SIZE TAPPING SLEEVE

LOT 10 — LOT 11 — LOT 12

EXIST. 16.83' UTIL. ESMT.

EXIST. 25.00' UTIL. ESMT.

EXIST. 16.67' UTIL. ESMT.

280.00'

S 08°45'00" W

ESTEVIS SUBDIVISION
VOL. 26, PG. 27A
H.C.M.R.

LOT 1

Lot A
8024

ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 11

A0600-00-000-0011-01
DE LA ROSA ROBERTO JR & CHRISTINA
BEING A 0.810 ACRE TRACT OF LAND
OUT OF LOT 11, ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

EXIST. 30.0' ROAD EASEMENT
VOL. 1382, PG. 791, H.C.D.R.

ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

LOT 11

Scale 1" = 30'
0
30

32
4168

S 81°15'00" E

255.43'

660.00'

N 08°45'00" E

GARDEN VILLA TERRACE
VOL. 28, PG. 17B
H.C.M.R.

A0600-00-000-0012-00
E.C.I.S.D.
BEING ALL OF LOT 12 & LOT 13
ACRES BONITOS
VOL. 3, PG. 29
H.C.M.R.

S 08°45'00" W 380.00'

INSTALL HYDRANT AT LOT LINE (BETWEEN 12 AND 13)

PLACE A 15.0' U.E. FOR ALL LOTS WHERE UTILITIES ARE LOCATED

PLACE VALVES FOR CONTROL

INSTALL CASING AT STREETS CROSSINGS

CONNECT TO EXISTING WL

USE 4" CONNECTION

NO WATER LINE THRU LOTS IS ALLOWED

PLACE VALVES FOR CONTROL

FND 1/2" I.R.

N 81°15'00" W 358.12'

FND 1/2" I.R. EL.= 100.12

SOUTH LAND AVE.

YELLOW ROSE DR.

EXIST. 16.67' UTIL. ESMT.

EXIST. 25.00' UTIL. ESMT.

20 — 25

PLAT 2025-0354 - 300 Dawson
The preliminary utility fees are as follows:

1. Water Tap Fees - $20,800
2. Sewer Fees - $2,880
3. Water Rights - $11,334
4. Transfer Fees - N/A

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

SHEET NO.: 2
DATE: -
TBPE REG. NO. F-13016

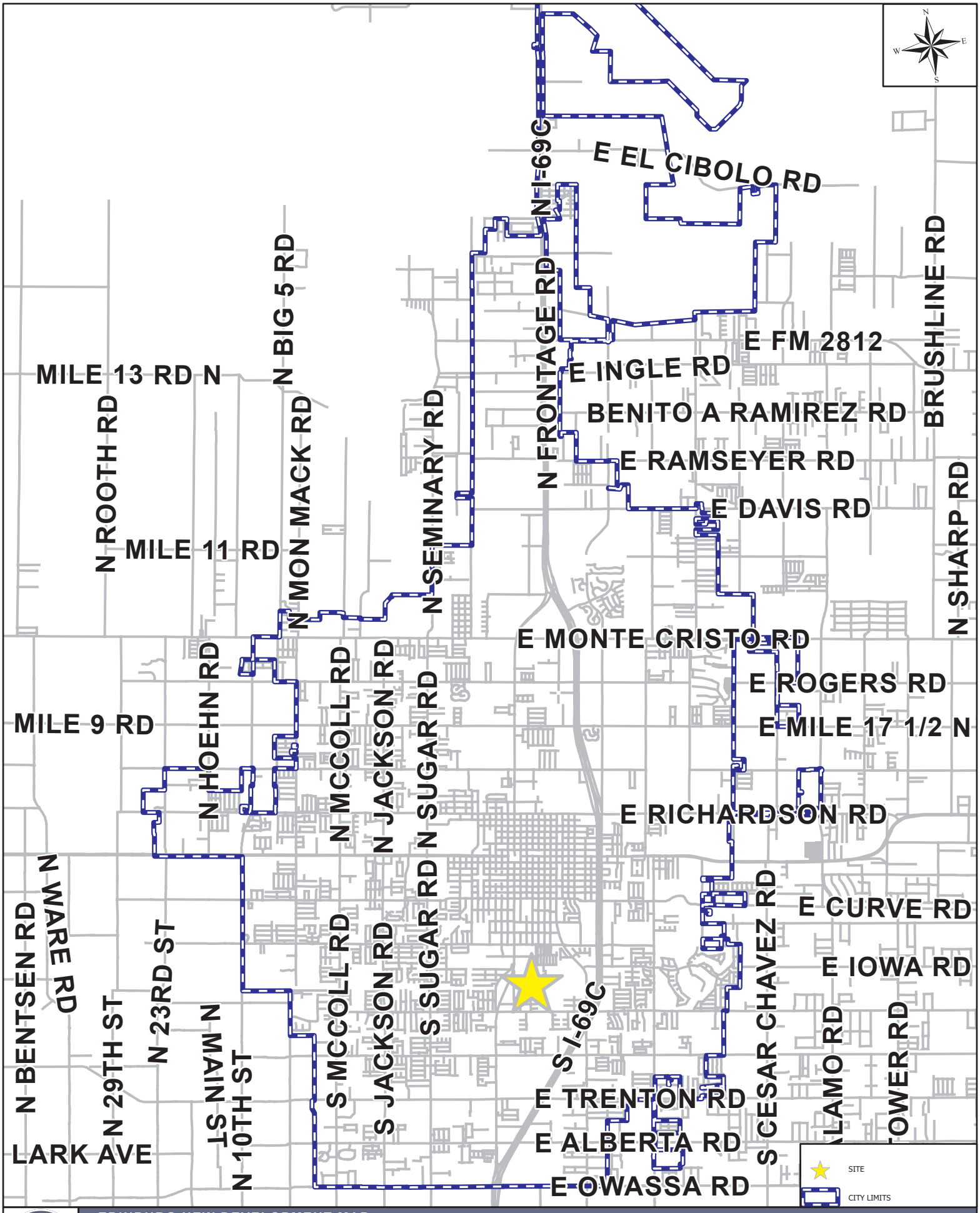
SCALE: FULL: 1" = 30' HALF: N.T.S.

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

TITLE:
DAWSON VILLAGE
SUBDIVISION

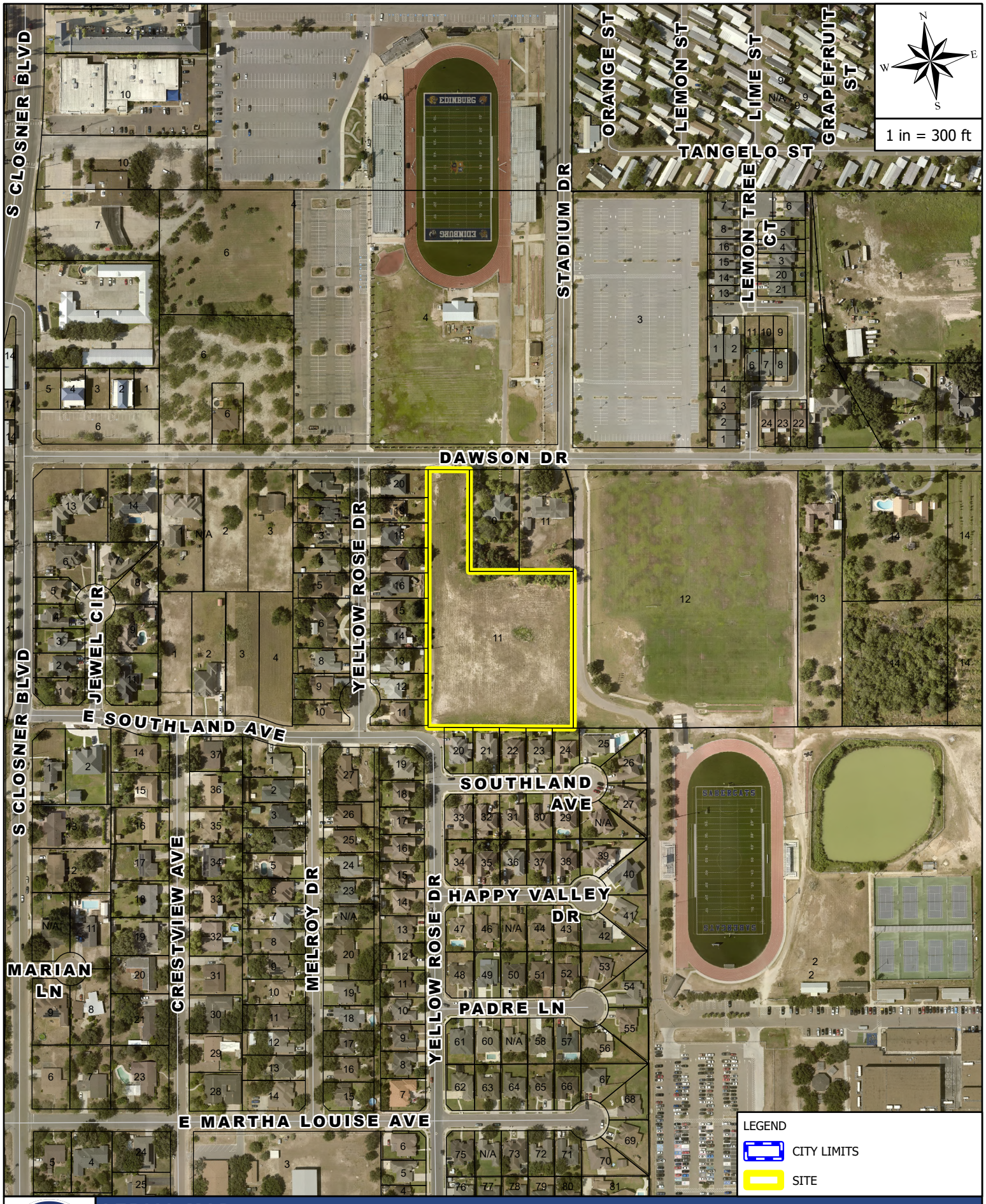
WATER LAYOUT

FILE NAME:
DATE: 12/22/2025
SURVEYED BY:
DESIGNED BY: JAG
DRAWN BY: JAG
REVISED BY: IP
CHECKED BY: IP



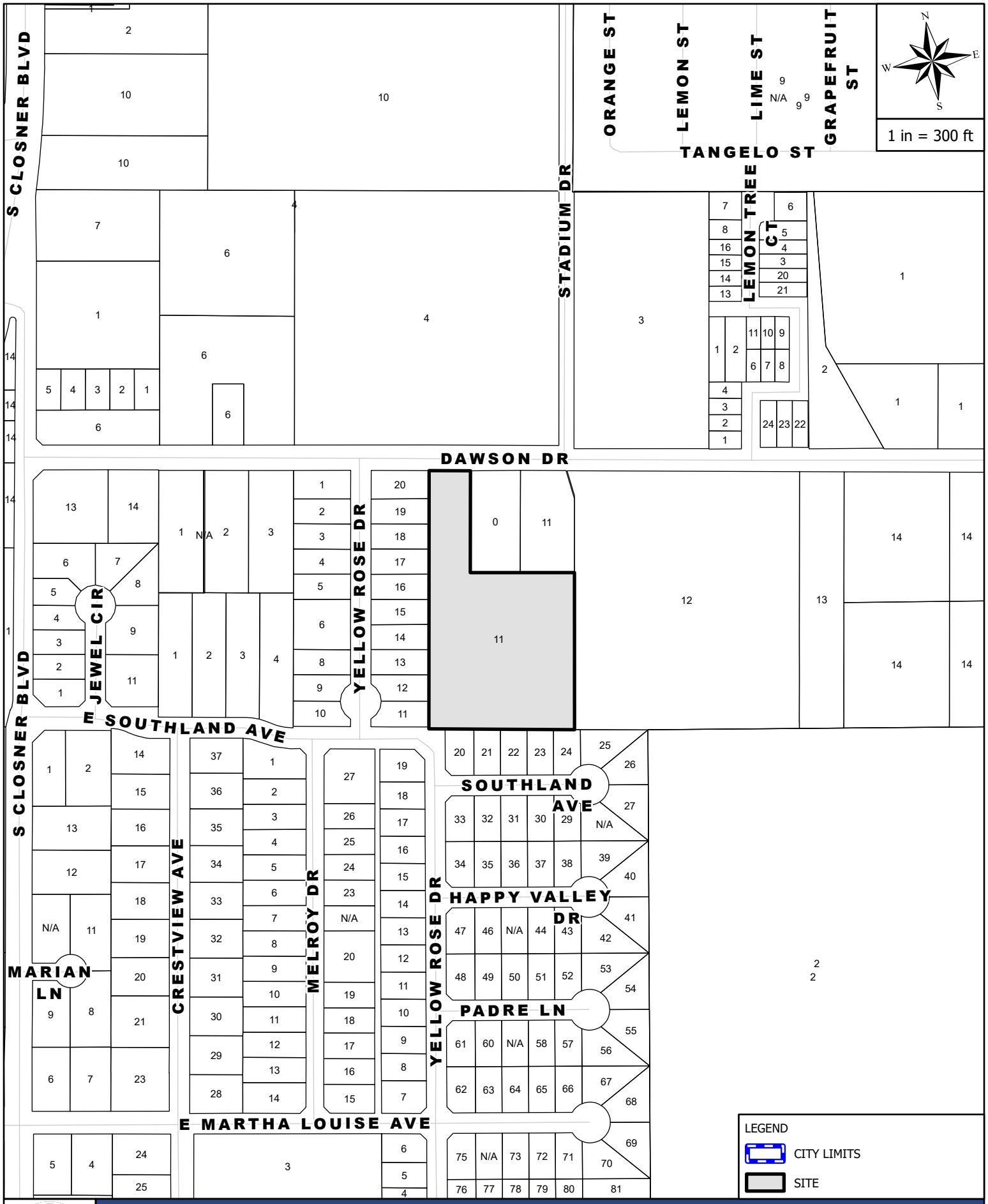
EDINBURG NEW DEVELOPMENT MAP

300 DAWSON DR



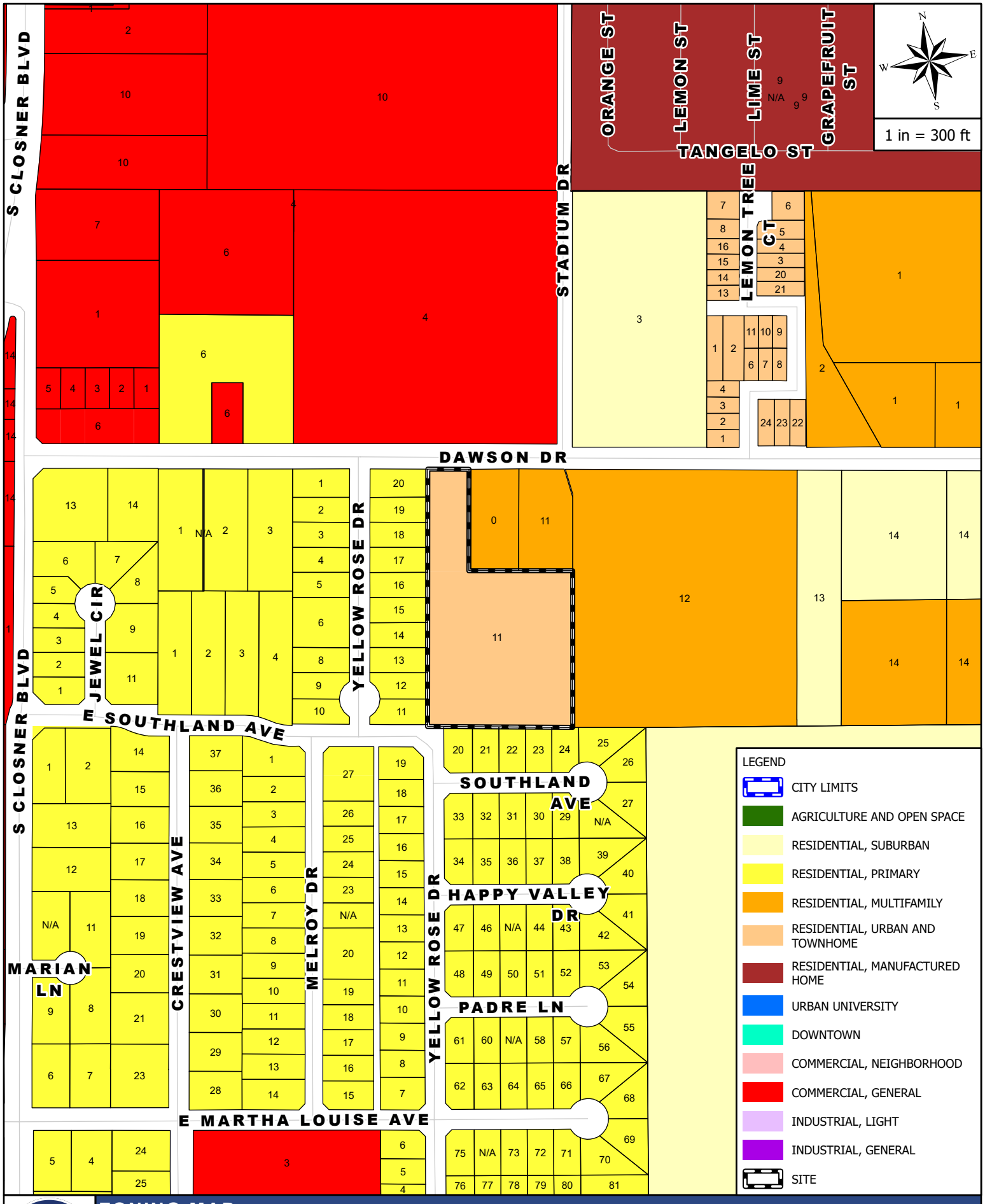
AERIAL MAP

300 DAWSON DR



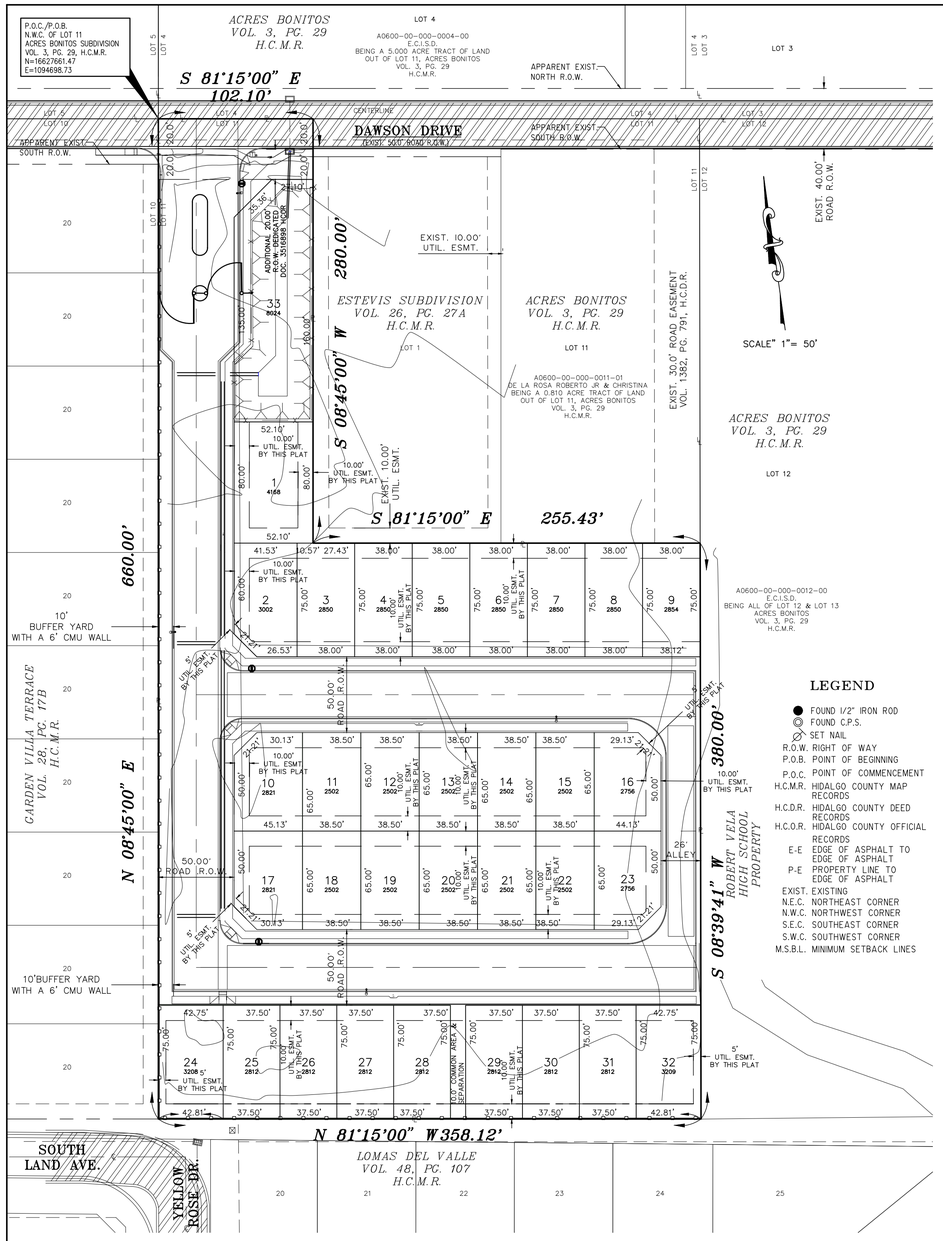
MAILOUT AND SITE MAP

300 DAWSON DR



ZONING MAP

300 DAWSON DR



APPROVED BY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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) 381-1061

GENERAL SUBDIVISION PLAT NOTES

1. PROPOSED SETBACKS AS PER TOWNHOUSE:
FRONT: 10.00'
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 STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTIFAMILY CONSTRUCTION.

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
ISAEL POSADAS, P.E.
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. 89435

STATE OF TEXAS
ISAEL POSADAS
89435
LICENSED
PROFESSIONAL ENGINEER

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
REGISTERED
RAUL E. GARCIA
4204
PROFESSIONAL
LAND SURVEYOR

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

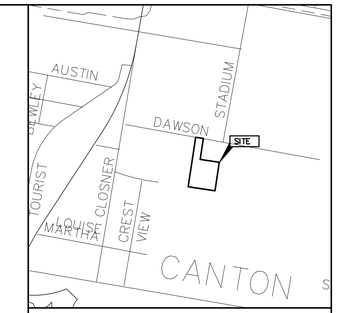
THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE. _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



LOCATION MAP
SCALE: 1"= 1,000'

PREPARED BY:

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

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

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.

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 28, 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.

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS DAWSON VILLAGE 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__.

PLANNING & ZONING COMMISSION CHAIRPERSON DATE:

Parcel Area Table		
Lot #	Area	Acre
2	3002.27	0.07
3	2850.00	0.07
4	2850.00	0.07
5	2850.00	0.07
6	2850.00	0.07
7	2850.00	0.07
8	2850.00	0.07
9	2854.36	0.07
10	2820.81	0.06
11	2502.41	0.06
12	2502.41	0.06

Parcel Area Table		
Lot #	Area	Acre
13	2502.41	0.06
14	2502.41	0.06
15	2755.66	0.06
16	2820.81	0.06
17	2502.41	0.06
18	2502.41	0.06
19	2502.41	0.06
20	2502.34	0.06
21	2502.49	0.06
22	2502.49	0.06
23	2755.66	0.06

Parcel Area Table		
Lot #	Area	Acre
24	3208.50	0.07
25	2812.50	0.06
26	2812.50	0.06
27	2812.50	0.06
28	2812.50	0.06
30	2812.34	0.06
31	2812.50	0.06
32	3208.63	0.07
33	8023.55	0.18

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: KALADIN ESTATES SUBDIVISION

Date Prepared: April 15, 2026
Planning and Zoning Meeting: April 23, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of Kaladin Estates Subdivision, being a 10.11 acre tract of land out of Lot 8, Section Number 243 Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, located at 2399 E. Rogers Road, as Requested by Rioplex Engineering, LLC.
Location:	The property is located north of E. Rogers Road and West of N. M. Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Primary (RP) District
Setbacks:	UDC Setbacks for Residential, Primary (RP) District, will abide by UDC, Article 3, Table 3.102-1
Analysis:	The Preliminary Plat development consists of 50 Single Family Residential lots averaging from 5,000.00 to 8,164.87 square feet.
Utilities:	Water Distribution System will be provided by the North Alamo Water Supply Company, 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.

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	5150.00	0.118	21	5000.00	0.115	41	5150.00	0.118
2	5150.00	0.118	22	5000.00	0.115	42	5730.00	0.132
3	5043.31	0.116	23	5000.00	0.115	43	5528.39	0.127
4	4283.69	0.098	24	5000.00	0.115	44	5528.30	0.127
5	9045.83	0.208	25	5000.00	0.115	45	5528.30	0.127
6	4285.05	0.098	26	5000.00	0.115	46	5384.67	0.124
7	5041.63	0.116	27	5604.20	0.129	47	5316.58	0.122
8	5000.00	0.115	28	6011.68	0.138	48	7363.06	0.169
9	5075.00	0.117	29	6945.23	0.159	49	8164.87	0.187
10	5075.00	0.117	30	8099.08	0.186	50	7003.22	0.161
11	5060.06	0.116	31	7930.53	0.182	51	5645.77	0.130
12	4593.51	0.105	32	6261.11	0.144	52	14725.00	0.338
13	6457.77	0.148	33	5538.98	0.127	53	3146.67	0.072
14	5105.59	0.117	34	5075.00	0.117			
15	6577.89	0.151	35	5026.56	0.115			
16	6233.38	0.143	36	5150.00	0.118			
17	6609.71	0.152	37	5150.00	0.118			
18	6161.25	0.141	38	5150.00	0.118			
19	5100.00	0.117	39	5150.00	0.118			
20	5000.00	0.115	40	5150.00	0.118			

Common Area and Outparcel "A" are not identified as a lots please remove Lot Area table
Please identify them on the plat as common area

Lots 4, 6, & 12 do not comply with lot area under Residential Primary zone refer to UDC Table 3.102-1

A CMU is required along the Residential, Suburban zone. Reference UCD Table 4.204-2 and Table 4.204-1 Table Note

Please include POC and POB and the northing and easting coordinates

Please reference the UDC Section 5.202 J. 1. & 3. Street angle Prohibited.

Will this be common drainage? what will this common area be used for?

Please identify U.E. in these locations as well

Please identify centerline

15.0' UTILITI EASEMENT SHALL BE REQUIRED FOR SAN. SEWER IN FRONT OF LOTS

Missing Topography, please include

Currently zoned Agriculture and Open Space. Property requires rezoning prior to Preliminary Plat Approval by the Planning and Zoning Commission

NOTE REQUIRED STATING NO ACCESS FOR COMMERICAL LOT TO RESIDENTIAL ROAD

VERIFY LOT CORNER CLIP(30'/35')

Please identify U.E. in these location

Please identify U.E. in these location

DDC states minimum radii of 55 ft refer to UDC section 5.202 H. 3.

Please identify Centerline

please correct spelling

PROVIDE ROW IMPROVEMENTS (RD WIDEING, SIDEWALK, ETC)

SUBDIVISION MAP OF
KALADIN ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 10.11 ACRE TRACT OF LAND, OUT OF LOT 8, SECTION NUMBER 243 TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

Please verify metes and bounds spelling and spacing and include the POC and POB northing and easting coordinates

A 10.11 ACRE TRACT, MORE OR LESS, COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: THE NORTHEAST QUARTER OF LOT 8, SECTION NUMBER 243, OUT OF THE TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALCO COUNTY, TEXAS.

SAVE AND EXCEPT: THAT PORTION OUT OF LOT 8, OF 90.16 ACRES OU T OF LOTS 1, 2 AND 8, SECTION 243, TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, AWARDED TO HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER 1.

TRACT 2: THAT SOUTHEASTERLY PORTION OF LOT 8, SECTION 243, TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALCO COUNTY, TEXAS, ACCORDIN G TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PACE 29, MAP RECORDS OF HIDALCO COUNTY, TEXAS.

SAID 10.11 ACRE TRACT BEINC DESCRIBED AND CONVEYED TO EDU ARDO ALFARO BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3039811, DEED RECORDS OF HIDALCO COUNTY, TEXAS AND AS DESCRIBED AND CONVEYED TO EDUARDO ALFARO BY VIRTUE OF DEED OF CIET RECORDED IN DOCUMENT NUMBER 2879200, DEED RECORDS OF HIDALCO COUNTY, TEXAS, SAID 10.11 ACRE TRACT BEINTG MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, SECTION 243, THENCE NORTH 81 DEGREES 06 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT N: 16644199.9037, E; 1104266.0359] AT THE SOUTHEAST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BECINNIN G;

THENCE NORTH 81 DEGREES 06 MINUTES 24 SECONDS WEST (RECORD NORTH 80 DECREES 55 MINUTES 00 SECONDS WEST) ALONC THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 620.85 FEET TO A MAC-- NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 08 DECREE S 53 MINU TES 36 SECONDS EAST (RECORD NORTH 09 DCGREES 05 MINUTES 00 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE WEST LINE OF SAID TRACT 2 ALONG THE EAST LINE OF THE WILLIAMS E. ROVER S TRACT DESCRIBED IN VOLUME 572, PM 27 DEED RECORD OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 20.00 FEET PASS A BENT 1/2" IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD, CON TINUIN G INTO A TOTAL DISTANCE OF 358.90 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID TRACT 2 FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 47 DECREES 55 MINU TES 01 SECONDS EAST (RECORD NORTH 48 DECREES 06 MINUTES 25 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE NOR TH WEST LINE OF SAID TRACT 2, ALONC THE SOU THEAS T RICHT OF WAY OF AN EXISTINC DRAIN DITCH TRACT DESCRIBED IN VOLUME 494, PACE 541, DEED RECORDS OF HIDALCO COUNTY, TEXAS, A DISTANCE OF 387.57 FEET TO A CALCULATED POINT AT THE MOST NOR THERLY NOR THWEST CORNER OF SAID TRACT 2 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREE 06 MINUTES 24 SECONDS WEST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 7.13 FEET TO A TO A CALCULATED POINT AT AN E X TERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 46 DECREE 56 MINUTES 24 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 288.85 FEET TO A CALCULATED POINT AT THE MOST NOR THERLY NOR TH WEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREE 56 MINUTES 26 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 205. 95 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED 'E:.L.S. RPLS §6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOU TH 08 DEGREES 53 MINUTES 35 SECONDS WEST (RECORD SOU TH 09 DEGREES 05 MINUTES 00 SECONDS WEST) ALONC THE WEST RICHT OF WAY LINE OF M ROAD AND THE EAST LINE OF SAID TRACT 2, AT A DISTANCE OF 230. 47 FEET PASS THE NORTHEAST CORNER OF SAID TRACT 2, AT A DISTANCE OF 870. 47 FEET PASS THE NORTH RICHT OF WAY LINE OF SAID ROCERS ROAD, CON TINUINC TO A TOTAL DISTANCE OF 890. 47 FEET TO THE POINT OF BECINNINC, CONTAININC 1 0.11 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. 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.
4. BENCHMARK: SET MAG NAIL AT EDGE OF PAVEMENT RODGERS ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16644245.1200, E=1104037.4140, ELEV.=86.99.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 45.984 C.F. - 1.056 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
6. ZONING CLASSIFICAITON AUTO-URBAN RESIDENTIAL.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. A FIVE (4) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
9. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE WEST SIDE OF "M" ROAD DURING CONSTRUCTION.
10. ALL LOT CORNERS ARE SET ½ INCH IRON RODS, UNLESS OTHERWISE NOTED.
11. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
13. NO ACCESS SHALL BE PERMITTED ONTO LOTS 6 THROUGH 13 FROM ROGERS ROAD AND LOTS 1-4, 31-34 & 52 FROM "M" ROAD.

PANEL NUMBER DOESN'T MATCH DRAINAGE REPORT

Setbacks correlate with Residential, Primary missing Street Side yard setback 10ft

Please remove Rear yard, UDC table Note only states street yard setback for Cul-de-sacs

COMMENTS ON DRAINAGE REPORT

Remove plat #6.

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.

Drainage Detention or Common Lot "A" (fix verbiage) shall be used for the purposes of drainage detention for Subdivision only and cannot be exchanged or conveyed ownership; must be furnished and maintained by the subdivision developer until a Home Owner's Association is established
50% of parkland fee ($300.00) per lot will be due at the time of building permit stage. (Inside city limits only)

All construction shall comply with stormwater pollution prevention plan (SW3P) requirements. Erosion and Sedimentation controls constructed in accordance with the stormwater ordinance 98.30 of the city of Edinburg are required for all construction on each lot including single family and duplex/multifamily construction.

-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP

Add Note for Commercial Lot 5:
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.

PROVIDE TRIP GENERATION WORKSHEET

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.

RIGHT OF WAY EASEMENT Verify with North Alamo Water Supply Corporation

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 ALFARO 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:

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

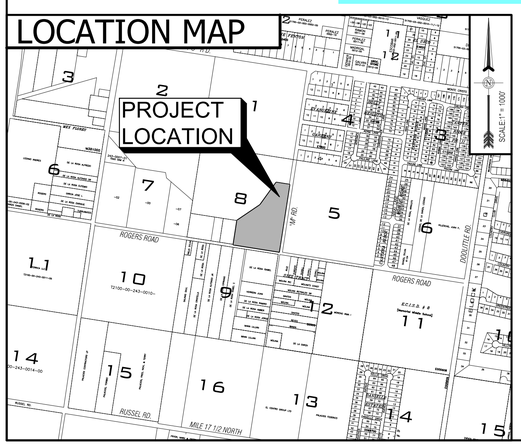
ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 1 OF 2

LOCATION MAP



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	21.03'	25.00'	048° 11' 23"	S15° 12' 06"E	20.41'	11.18
C2	7.43'	50.00'	008° 30' 35"	N35° 02' 30"W	7.42'	3.72
C3	58.61'	50.00'	067° 09' 00"	N2° 47' 42"E	55.31'	33.20
C4	19.64'	50.00'	022° 30' 00"	N47° 37' 38"E	19.51'	9.95
C5	58.65'	50.00'	067° 12' 35"	S87° 31' 05"E	55.30'	33.23
C6	18.32'	50.00'	020° 59' 46"	S43° 24' 55"E	18.22'	9.27
C7	21.03'	25.00'	048° 11' 23"	N57° 00' 43"W	20.41'	11.18
C8	21.03'	25.00'	048° 11' 23"	S74° 47' 54"W	20.41'	11.18
C9	9.87'	50.00'	011° 18' 57"	N56° 21' 41"E	9.86'	4.95
C10	50.00'	50.00'	057° 17' 45"	S89° 19' 58"E	47.94'	27.32
C11	50.00'	50.00'	057° 17' 45"	S32° 02' 13"E	47.94'	27.32
C12	50.00'	50.00'	057° 17' 45"	S25° 15' 32"W	47.94'	27.32
C13	2.77'	50.00'	003° 10' 34"	S55° 29' 41"W	2.77'	1.39
C14	21.03'	25.00'	048° 11' 23"	N32° 59' 17"E	20.41'	11.18
C15	17.93'	125.00'	008° 13' 10"	S13° 00' 10"W	17.92'	8.98
C16	46.92'	125.00'	021° 30' 15"	S27° 51' 53"W	46.64'	23.74
C17	20.29'	125.00'	009° 18' 05"	S43° 16' 01"W	20.27'	10.17
C18	4.92'	25.00'	011° 17' 09"	N42° 16' 26"E	4.92'	2.47
C19	9.36'	25.00'	021° 27' 22"	N25° 54' 10"E	9.31'	4.74
C20	40.72'	55.00'	042° 25' 03"	S36° 23' 01"W	39.79'	21.34
C21	50.08'	55.00'	052° 10' 13"	S83° 40' 40"W	48.37'	26.93
C22	50.08'	55.00'	052° 10' 13"	N44° 09' 07"W	48.37'	26.93
C23	50.08'	55.00'	052° 10' 13"	N8° 01' 06"E	48.37'	26.93
C24	18.65'	55.00'	019° 25' 37"	N43° 49' 02"E	18.56'	9.41
C25	19.48'	25.00'	044° 38' 15"	S31° 12' 43"W	18.99'	10.26
C26	10.87'	75.00'	008° 18' 05"	S13° 02' 38"W	10.86'	5.44
C27	40.22'	75.00'	030° 43' 20"	S32° 33' 21"W	39.74'	20.60
C28	17.22'	7.00'	140° 58' 35"	N61° 35' 42"W	13.20'	19.75

Lot Line Table		
Line #	Length	Direction
L1	21.21'	S53° 53' 35"W
L2	35.36'	N36° 06' 25"W
L3	35.36'	S53° 53' 35"W
L4	35.36'	N36° 06' 24"W
L5	21.21'	S53° 53' 36"W
L6	19.95'	S81° 06' 25"E
L7	21.21'	S36° 06' 24"E
L8	35.36'	S53° 53' 36"W
L9	19.10'	N81° 06' 25"W
L10	11.95'	N08° 53' 35"E
L11	21.21'	N36° 06' 25"W
L12	35.36'	S53° 53' 35"W
L13	21.21'	N36° 06' 24"W
L14	21.21'	S53° 53' 35"W

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	EDUARDO ALFARO	2321 EAST ROGERS ROAD	EDINBURG, TX 78542	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

RIOPLEX ENGINEERING
FIRM No. 26964
1200 Auburn Ave., Suite 280
McAllen, Tx. 78504
Office # (956) 631-8327
rioplexengineering.com

SUBDIVISION MAP OF
KALADIN ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 10.11 ACRE TRACT OF LAND,
OUT OF LOT 8, SECTION NUMBER 243 TEXAS-MEXICAN RAILWAY COMPANY'S
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

APPROVED BY DRAINAGE DISTRICT:

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

Please remove block unless variance is requested. Reference UDC Section 5.301 D. 6.

_____ _____
MAYOR CITY OF EDINBURG DATE

_____ _____
CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE KALADIN 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.

Will subdivision be private or public?
If subdivision will be private please include HOA documents.

_____ _____
EDUARDO ALFARO DATE:
2321 EAST ROGERS ROAD
EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO ALFARO 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, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

_____
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 12/29/2025
ENGINEERING JOB # R25-019

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 07/16/2025
SURVEY JOB # K25012

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

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.com

SUBDIVISION MAP OF

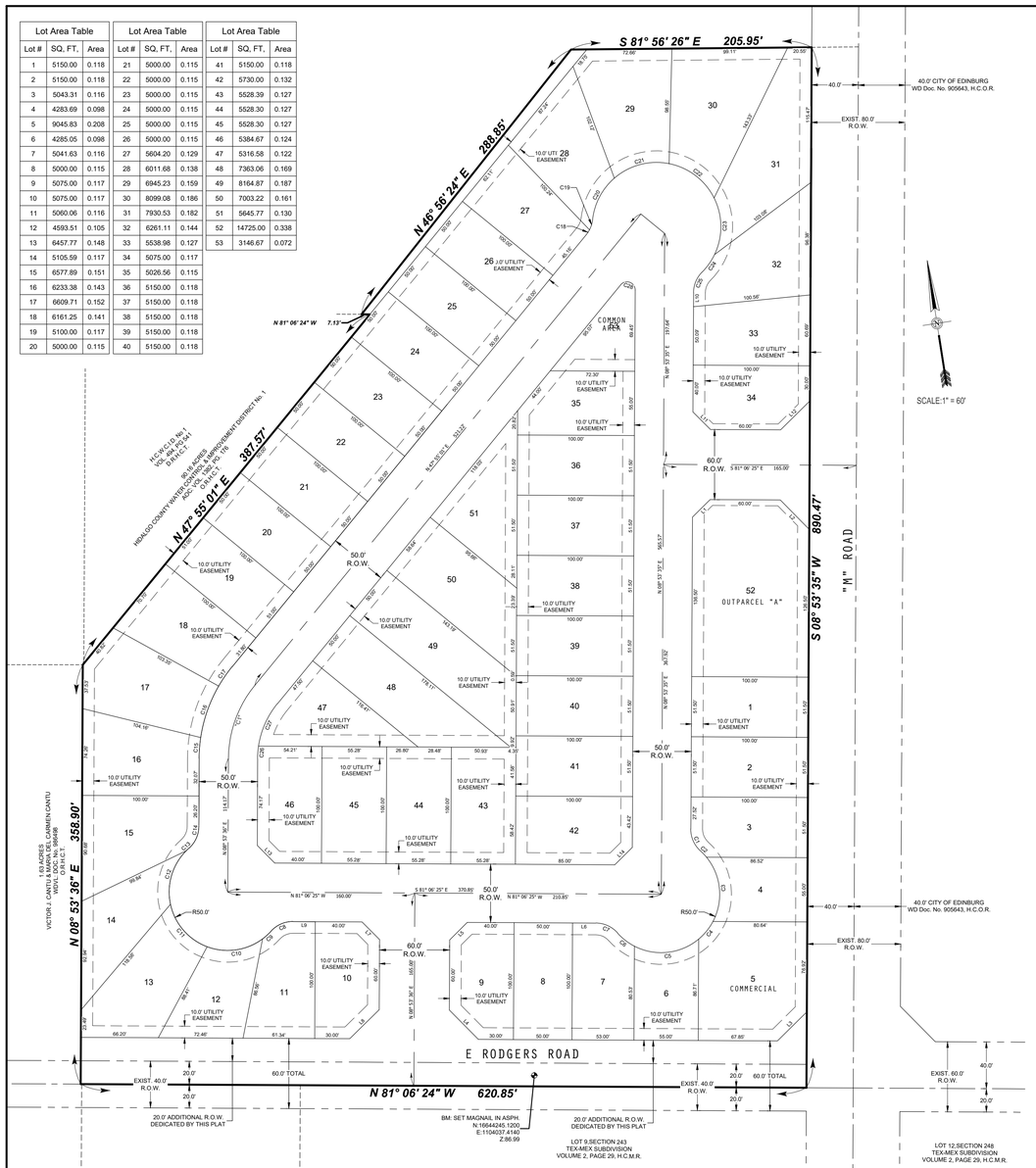
KALADIN ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 10.11 ACRE TRACT OF LAND,
OUT OF LOT 8, SECTION NUMBER 243 TEXAS-MEXICAN RAILWAY COMPANY'S
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

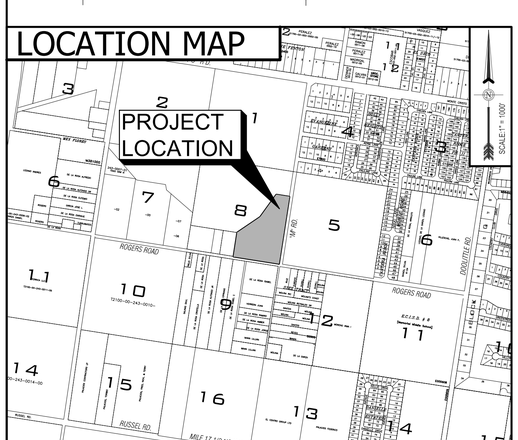
Lot Area Table		
Lot #	SQ. FT.	Area
1	5150.00	0.118
2	5150.00	0.118
3	5043.31	0.116
4	4283.69	0.098
5	9045.83	0.208
6	4285.05	0.098
7	5041.63	0.116
8	5000.00	0.115
9	5075.00	0.117
10	5075.00	0.117
11	5060.06	0.116
12	4593.51	0.105
13	6457.77	0.148
14	5105.59	0.117
15	6577.89	0.151
16	6233.38	0.143
17	6609.71	0.152
18	6161.25	0.141
19	5100.00	0.117
20	5000.00	0.115

Lot Area Table		
Lot #	SQ. FT.	Area
21	5000.00	0.115
22	5000.00	0.115
23	5000.00	0.115
24	5000.00	0.115
25	5000.00	0.115
26	5000.00	0.115
27	5604.20	0.129
28	6011.68	0.138
29	6945.23	0.159
30	8099.08	0.186
31	7930.53	0.182
32	6261.11	0.144
33	5538.98	0.127
34	5075.00	0.117
35	5026.56	0.115
36	5150.00	0.118
37	5150.00	0.118
38	5150.00	0.118
39	5150.00	0.118
40	5150.00	0.118

Lot Area Table		
Lot #	SQ. FT.	Area
41	5150.00	0.118
42	5730.00	0.132
43	5528.39	0.127
44	5528.30	0.127
45	5528.30	0.127
46	5384.67	0.124
47	5316.58	0.122
48	7363.06	0.169
49	8164.87	0.187
50	7003.22	0.161
51	5645.77	0.130
52	14725.00	0.338
53	3146.67	0.072



LOCATION MAP



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	21.03'	25.00'	048° 11' 23"	S15° 12' 06"E	20.41'	11.18
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C10	50.00'	50.00'	057° 17' 45"	S89° 19' 58"E	47.94'	27.32
C11	50.00'	50.00'	057° 17' 45"	S32° 02' 13"E	47.94'	27.32
C12	50.00'	50.00'	057° 17' 45"	S25° 15' 32"W	47.94'	27.32
C13	2.77'	50.00'	003° 10' 34"	S55° 29' 41"W	2.77'	1.39
C14	21.03'	25.00'	048° 11' 23"	N32° 59' 17"E	20.41'	11.18
C15	17.93'	125.00'	008° 13' 10"	S13° 00' 10"W	17.92'	8.98
C16	46.92'	125.00'	021° 30' 15"	S27° 51' 53"W	46.64'	23.74
C17	20.29'	125.00'	009° 18' 05"	S43° 16' 01"W	20.27'	10.17
C18	4.92'	25.00'	011° 17' 09"	N42° 16' 26"E	4.92'	2.47
C19	9.36'	25.00'	021° 27' 22"	N25° 54' 10"E	9.31'	4.74
C20	40.72'	55.00'	042° 25' 03"	S36° 23' 01"W	39.79'	21.34
C21	50.08'	55.00'	052° 10' 13"	S83° 40' 40"W	48.37'	26.93
C22	50.08'	55.00'	052° 10' 13"	N44° 09' 07"W	48.37'	26.93
C23	50.08'	55.00'	052° 10' 13"	N8° 01' 06"E	48.37'	26.93
C24	18.65'	55.00'	019° 25' 37"	N43° 49' 02"E	18.56'	9.41
C25	19.48'	25.00'	044° 38' 15"	S31° 12' 43"W	18.99'	10.26
C26	10.87'	75.00'	008° 18' 05"	S13° 02' 38"W	10.86'	5.44
C27	40.22'	75.00'	030° 43' 20"	S32° 33' 21"W	39.74'	20.60
C28	17.22'	7.00'	140° 58' 35"	N61° 35' 42"W	13.20'	19.75

Lot Line Table		
Line #	Length	Direction
L1	21.21'	S53° 53' 35"W
L2	35.36'	N36° 06' 25"W
L3	35.36'	S53° 53' 35"W
L4	35.36'	N36° 06' 24"W
L5	21.21'	S53° 53' 36"W
L6	19.95'	S81° 06' 25"E
L7	21.21'	S36° 06' 24"E
L8	35.36'	S53° 53' 36"W
L9	19.10'	N81° 06' 25"W
L10	11.95'	N08° 53' 35"E
L11	21.21'	N36° 06' 25"W
L12	35.36'	S53° 53' 35"W
L13	21.21'	N36° 06' 24"W
L14	21.21'	S53° 53' 35"W

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	EDUARDO ALFARO	2321 EAST ROGERS ROAD	EDINBURG, TX 78542	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

METES AND BOUNDS DESCRIPTION:

A 10.11 ACRE TRACT, MORE OR LESS, COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: THE NORTHEAST QUARTER OF LOT 8, SECTION NUMBER 243, OUT OF THE TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALCO COUNTY, TEXAS.

SAVE AND EXCEPT: THAT PORTION OUT OF LOT 8, OF 90.16 ACRES OU T OF LOTS 1, 2 AND 8, SECTION 243, TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, AWARDED TO HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER 1.

TRACT 2: THAT SOUTHEASTERLY PORTION OF LOT 8, SECTION 243, TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALCO COUNTY, TEXAS, ACCORDIN G TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PACE 29, MAP RECORDS OF HIDALCO COUNTY, TEXAS.

SAID 10.11 ACRE TRACT BEING DESCRIBED AND CONVEYED TO EDU ARDO ALFARO BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3039811, DEED RECORDS OF HIDALCO COUNTY, TEXAS AND AS DESCRIBED AND CONVEYED TO EDUARDO ALFARO BY VIRTUE OF DEED OF CIFT RECORDED IN DOCUMENT NUMBER 2879200, DEED RECORDS OF HIDALCO COUNTY, TEXAS, SAID 10.11 ACRE TRACT BEIN G MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, SECTION 243, THENCE NORTH 81 DEGREES 06 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT N: 16644199.9037, E; 1104266.0359] AT THE SOUTHEAST CORNER OF SAID TRACT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BECINNIN G;

THENCE NORTH 81 DEGREES 06 MINUTES 24 SECONDS WEST (RECORD NORTH 80 DECREES 55 MINUTES 00 SECONDS WEST) ALONC THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 620.85 FEET TO A MAC-- NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 08 DECREES 53 MINU TES 36 SECONDS EAST (RECORD NORTH 09 DECREES 05 MINUTES 00 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE WEST LINE OF SAID TRACT 2 ALONG THE EAST LINE OF THE WILLIAMS E. ROVER S' TRACT DESCRIBED IN VOLUME 572, PM 27 DEED RECORD OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 20.00 FEET PASS A BENT 1/2" IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD CON TINUIN G TO A TOTAL DISTANCE OF 358.90 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID TRACT 2 FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 47 DECREES 55 MINU TES 01 SECONDS EAST (RECORD NORTH 48 DECREES 06 MINUTES 25 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE NOR TH WEST LINE OF SAID TRACT 2, ALONC THE SOU THEAST RICHT OF WAY OF AN EXISTINC DRAIN DITCH TRACT DESCRIBED IN VOLUME 494, PACE 541, DEED RECORDS OF HIDALCO COUNTY, TEXAS, A DISTANCE OF 387.57 FEET TO A CALCULATED POINT AT THE MOST NOR THERLY NOR THWEST CORNER OF SAID TRACT 2 FOR AN IN TERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREE 06 MINUTES 24 SECONDS WEST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 7.13 FEET TO A TO A CALCULATED POINT AT AN E X TERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 46 DECREE 56 MINUTES 24 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 288.85 FEET TO A CALCULATED POINT AT THE MOST NOR THERLY NOR TH WEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREE 56 MINUTES 26 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 205. 95 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED 'E:.L.S. RPLS §6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOU TH 08 DEGREES 53 MINUTES 35 SECONDS WEST (RECORD SOU TH 09 DEGREES 05 MINUTES 00 SECONDS WEST) ALONC THE WEST RICHT OF WAY LINE OF M ROAD AND THE EAST LINE OF SAID TRACT 2, AT A DISTANCE OF 230. 47 FEET PASS THE NORTHEAST CORNER OF SAID TRACT 2, AT A DISTANCE OF 870. 47 FEET PASS THE NORTH RICHT OF WAY LINE OF SAID ROCERS ROAD, CON TINUINC TO A TOTAL DISTANCE OF 890. 47 FEET TO THE POINT OF BECINNINC, CONTAININC 1 0.11 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000.

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.

3. 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.

4. BENCHMARK: SET MAG NAIL AT EDGE OF PAVEMENT RODGERS ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16644245.1200, E=1104037.4140, ELEV.=86.99.

5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 45,984 C.F. - 1.056 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .

6. ZONING CLASSIFICAITON AUTO-URBAN RESIDENTIAL.

7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.

8. A FIVE (4) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.

9. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE WEST SIDE OF "M" ROAD DURING CONSTRUCTION.

10. ALL LOT CORNERS ARE SET ½ INCH IRON RODS, UNLESS OTHERWISE NOTED.

11. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

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

13. NO ACCESS SHALL BE PERMITTED ONTO LOTS 6 THROUGH 13 FROM ROGERS ROAD AND LOTS 1-4, 31-34 & 52 FROM "M" ROAD.

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 ALFARO 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:

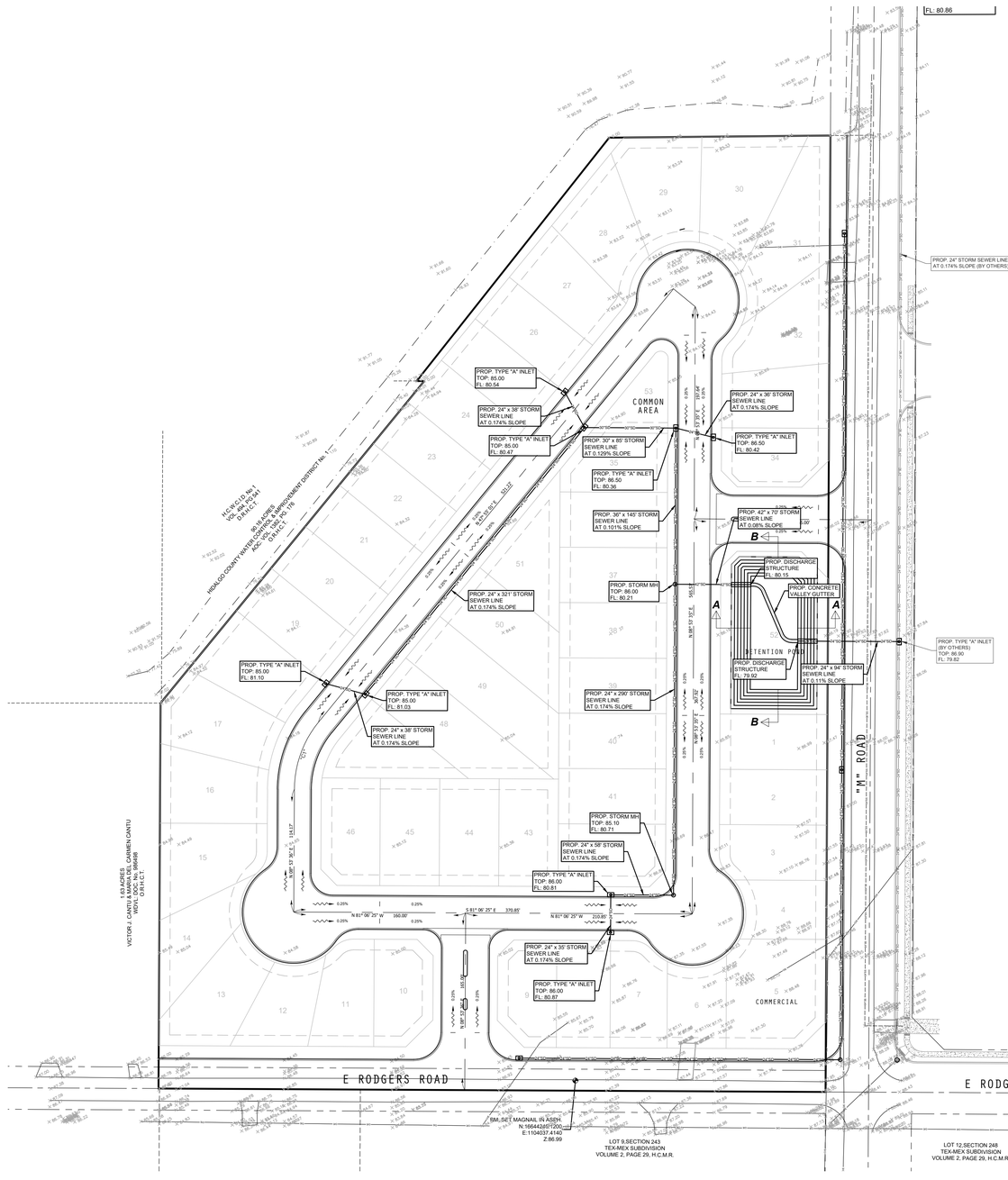
RIOPLEX ENGINEERING
FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.com

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

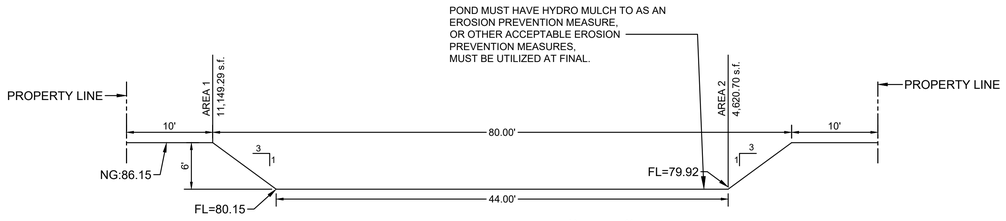
ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

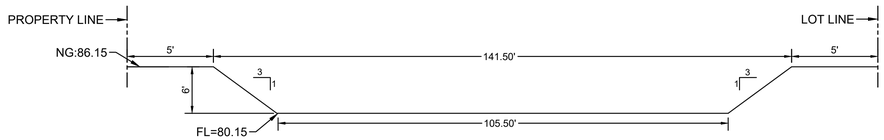


SCALE:1" = 1000'



CROSS SECTION "A-A"
N.T.S.

Area 1(A1) 11,149.29 + Area 2(A2) 4,620.70= 15,769.99/2=7,884.99 x 6'= 47,310 C.F.



CROSS SECTION "B-B"
N.T.S.

NOTE:
PROPOSED DETENTION POND TO BE STABILIZED WITH SODDING 5 WEEKS BEFORE FINAL WALK THRU.

STORM SEWER PIPE NOTE:
ACCEPTABLE PIPE MATERIALS ARE RCP & HDPP.
CONTRACTOR TO USE RCP FOR ALL ROADWAY CROSSINGS & HPP FOR THE REMAINDER OF PROPOSED STORM SEWER LINES

DETENTION REQUIRED:	45,984 CF.
DETENTION PROVIDED:	47,310 CF.

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 651-8527
McALLEN, TX, 78504 RIOPLEXENGINEERING.COM

KALADIN ESTATES SUBDIVISION

PROJECT # ISSUE DATE

DRAINAGE LAYOUT

07

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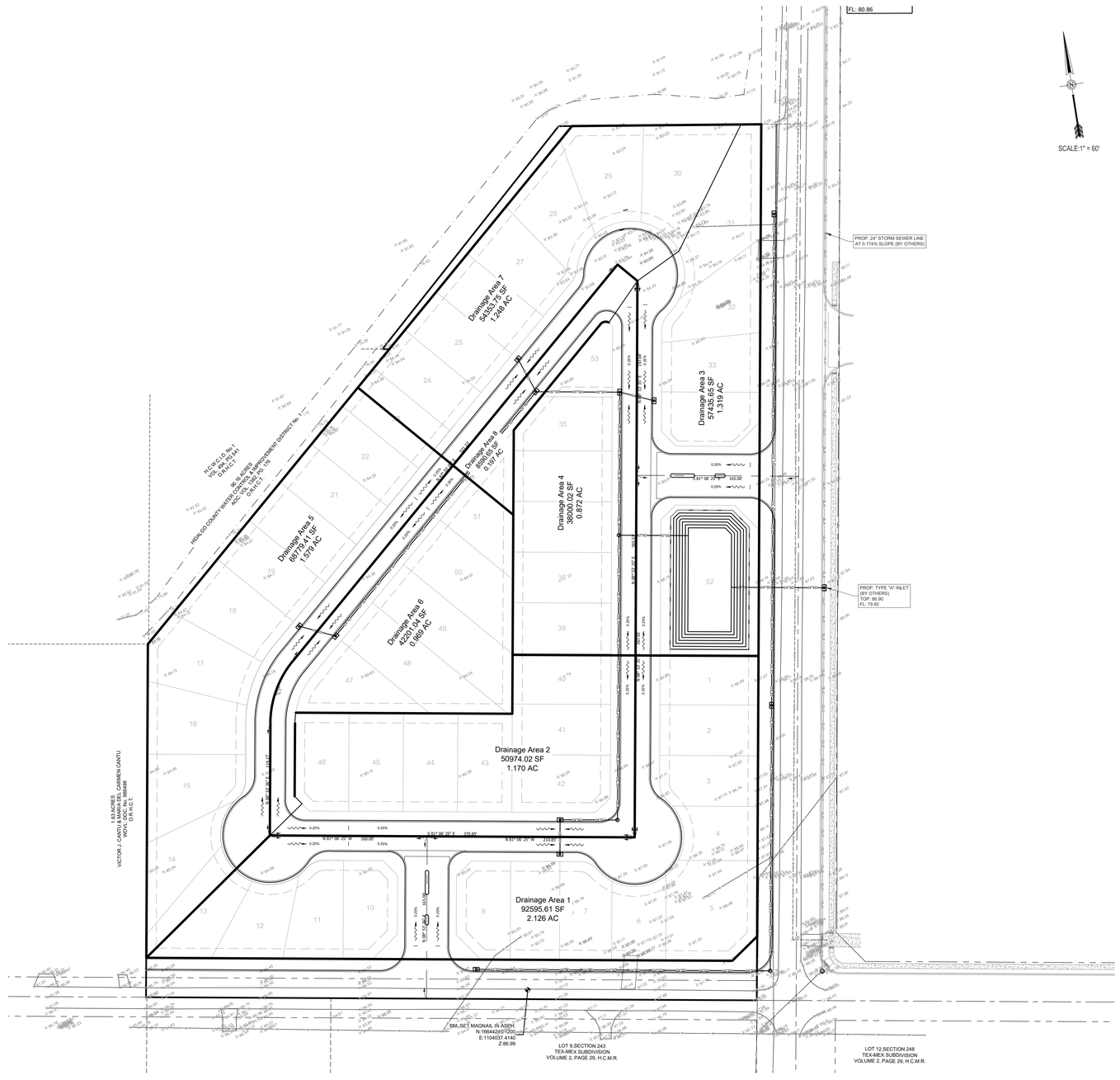

SCALE:1" = 60'

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 631-8327
McALLEN, TX. 78504 RIOPLEXENGINEERING.COM

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DRAINAGE AREAS LAYOUT

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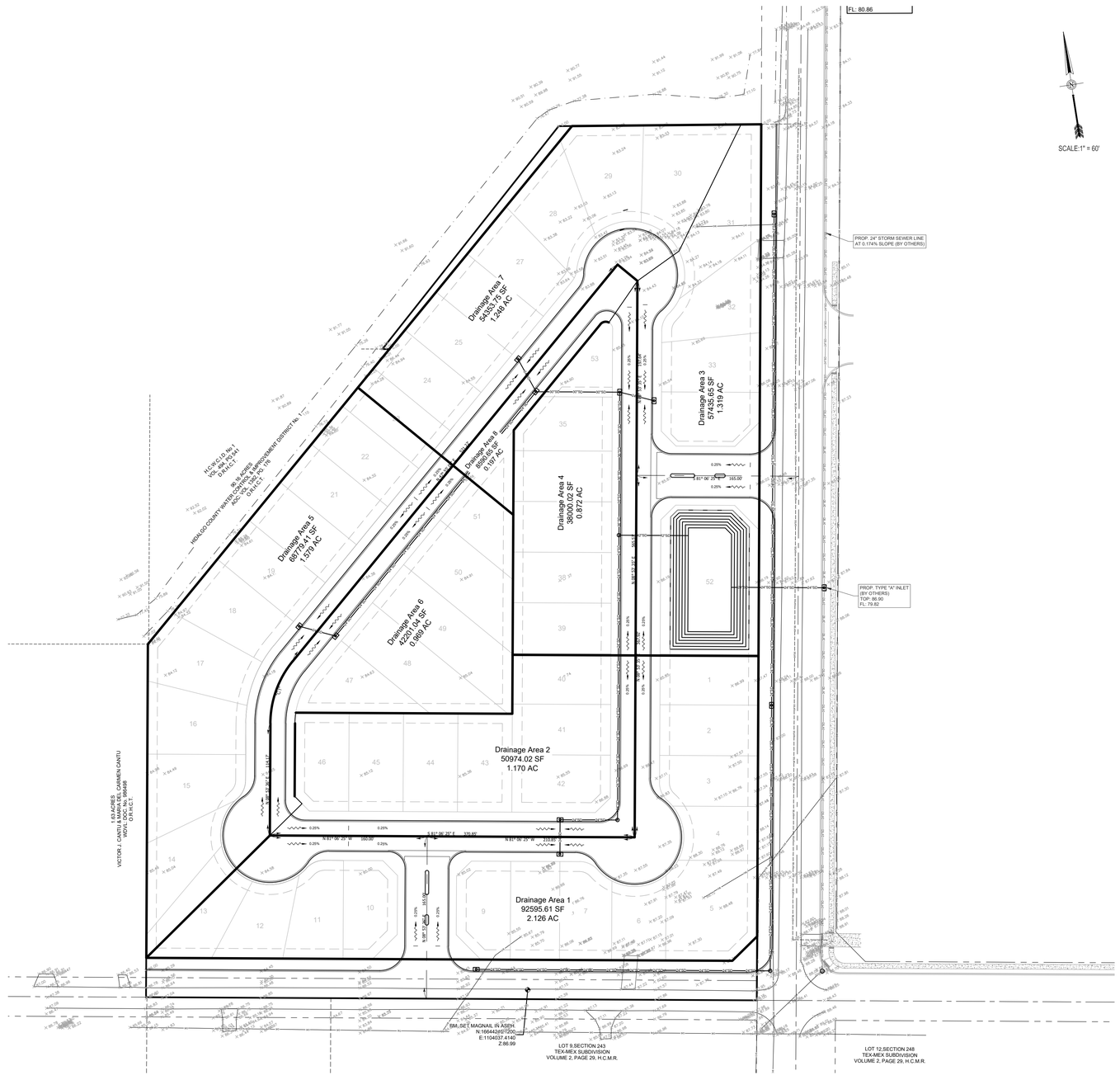

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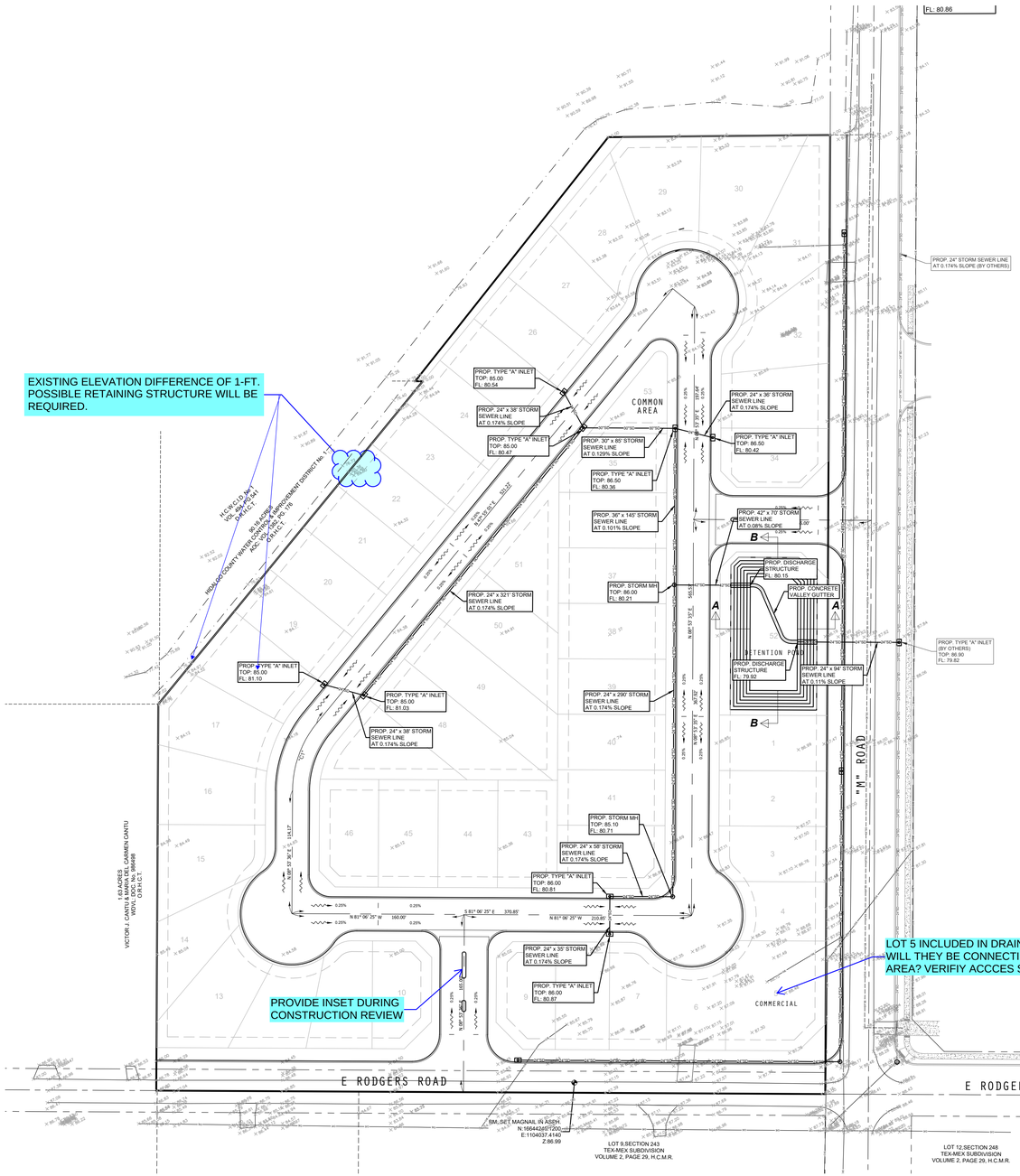

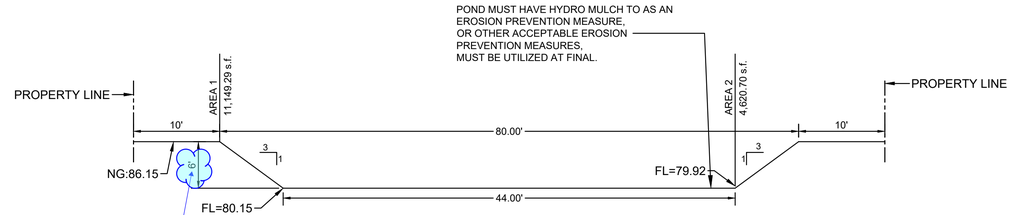

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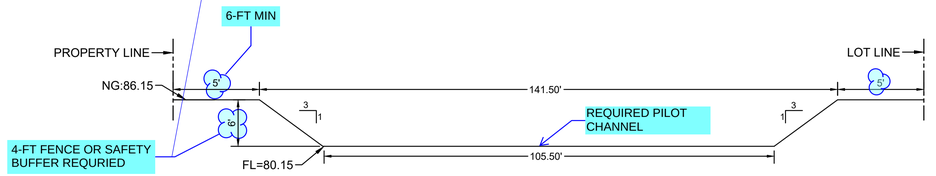

CROSS SECTION "B-B"
N.T.S.

NOTE:
PROPOSED DETENTION POND TO BE STABILIZED WITH SODDING 5 WEEKS BEFORE FINAL WALK THRU.

General Utility Storm Comments:

1.Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2.The lowest top of curb elevation of the subdivision is to be at the top of detention pond elevation.

3.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
4.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.
5.Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
7. Pilot channel must be shown and labeled on cross-sections. 89. A Safety Buffer around detention pond shall be 6' for private detention ponds.
11.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
12.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
13. Use a lighter line weight for the water and sewer layout to avoid conflicts with the storm layout.
14. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
15.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
16. Label all street widths.
17. Show all valley gutters. Valley gutters are to be 6' wide.
18. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
19. Provide approved drainage report prior to recording of the plat.
20. Show street profiles with any required vertical curves.
21. Label all street radius and must comply with COE radius requirements.
22. All street slopes must have a min. slope of 0.25%.
23. Include trash racks into outlet structure design.
24.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.

STORM SEWER PIPE NOTE:
ACCEPTABLE PIPE MATERIALS ARE RCP & HDPP.
CONTRACTOR TO USE RCP FOR ALL ROADWAY CROSSINGS & HPP FOR THE REMAINDER OF PROPOSED STORM SEWER LINES

FOLLOW REQUIREMENTS AS PER CITY ENGIEERNIG MANUAL 1.17 B.

MIN 3-FT COVER AND BACKFILL WILL REQUIRE A GEOTECHINCAL DESIGN. PRIOR APPROVAL OF CONSTRUCTION DRAWINGS

DETENTION REQUIRED:	45,984 CF.
DETENTION PROVIDED:	47,310 CF.

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 631-8327
MCALLEN, TX. 78504 RIOPLEXENGINEERING.COM

KALADIN ESTATES SUBDIVISION

PROJECT # ISSUE DATE

DRAINAGE LAYOUT

07

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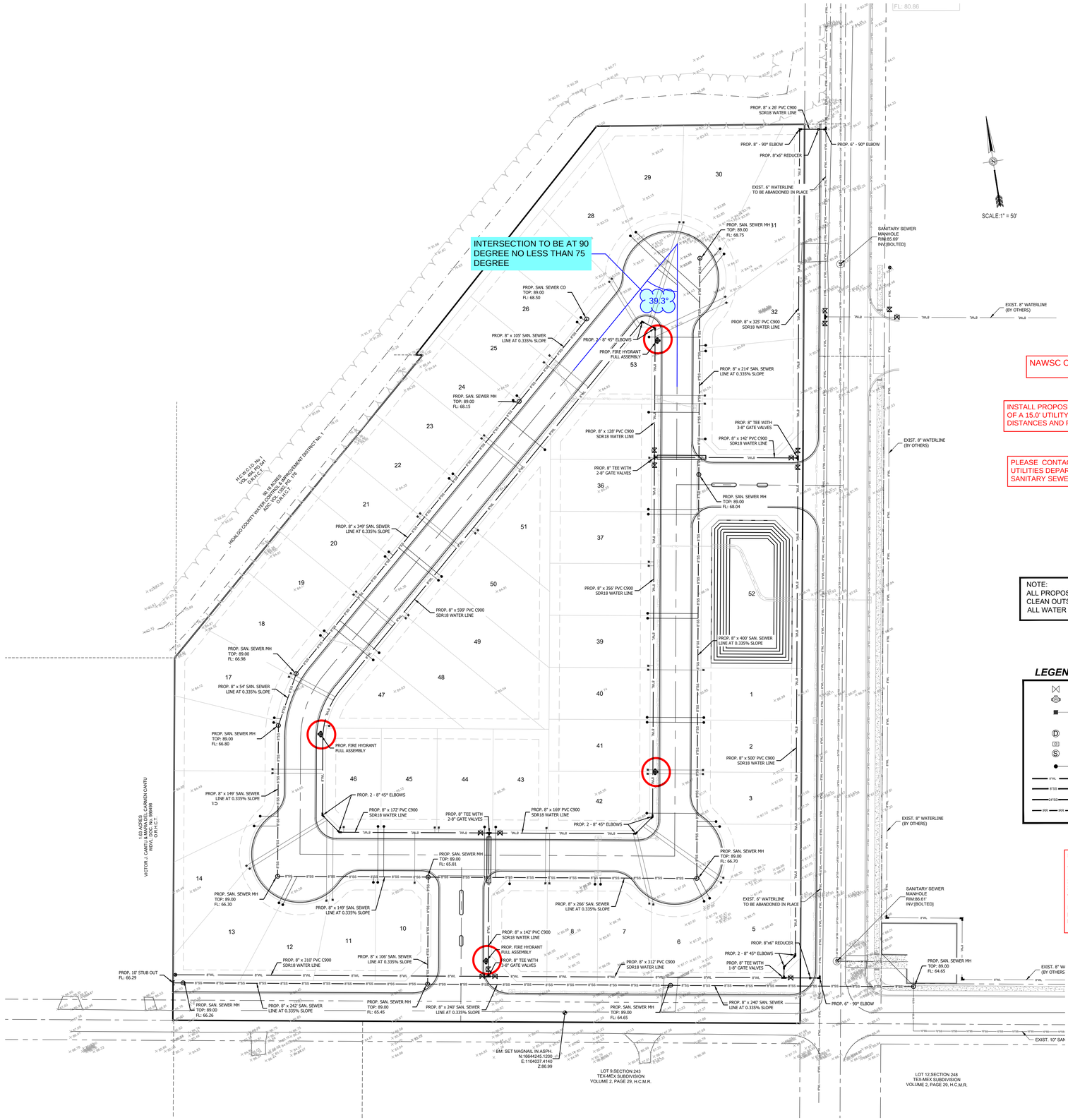

NAWSC CCN

INSTALL PROPOSED SAN. SEWER LINES INSIDE OF A 15.0' UTILITY EASEMENT, AND ADJUST DISTANCES AND FLOW LINES ACCORDINGLY

PLEASE CONTACT THE CITY OF EDINBURG UTILITIES DEPARTMENT FOR CONNECTION TO SANITARY SEWER SYSTEM

NOTE:
ALL PROPOSED SEWER SERVICES TO HAVE CLEAN OUTS AND TO BE PLACED AT EDGE OF R.O.W.
ALL WATER METERS ARE ALSO REQUIRED AT EDGE OF R.O.W.

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
- WATER LINE
- SEWER LINE
- STORM LINE
- IRRIG. LINE

PLAT 2025-0355 - 2321 E Rogers Rd

The preliminary utility fees are as follows:
1. Water Tap Fees - NAWSC
2. Sewer Fees - $3,445
3. Water Rights - N/A
4. Transfer Fees - $265

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.

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 631-8527
MCALLEN, TX. 78504 RIOPLEXENGINEERING.COM

KALADIN ESTATES SUBDIVISION

PROJECT # ISSUE DATE

UTILITY LAYOUT

04

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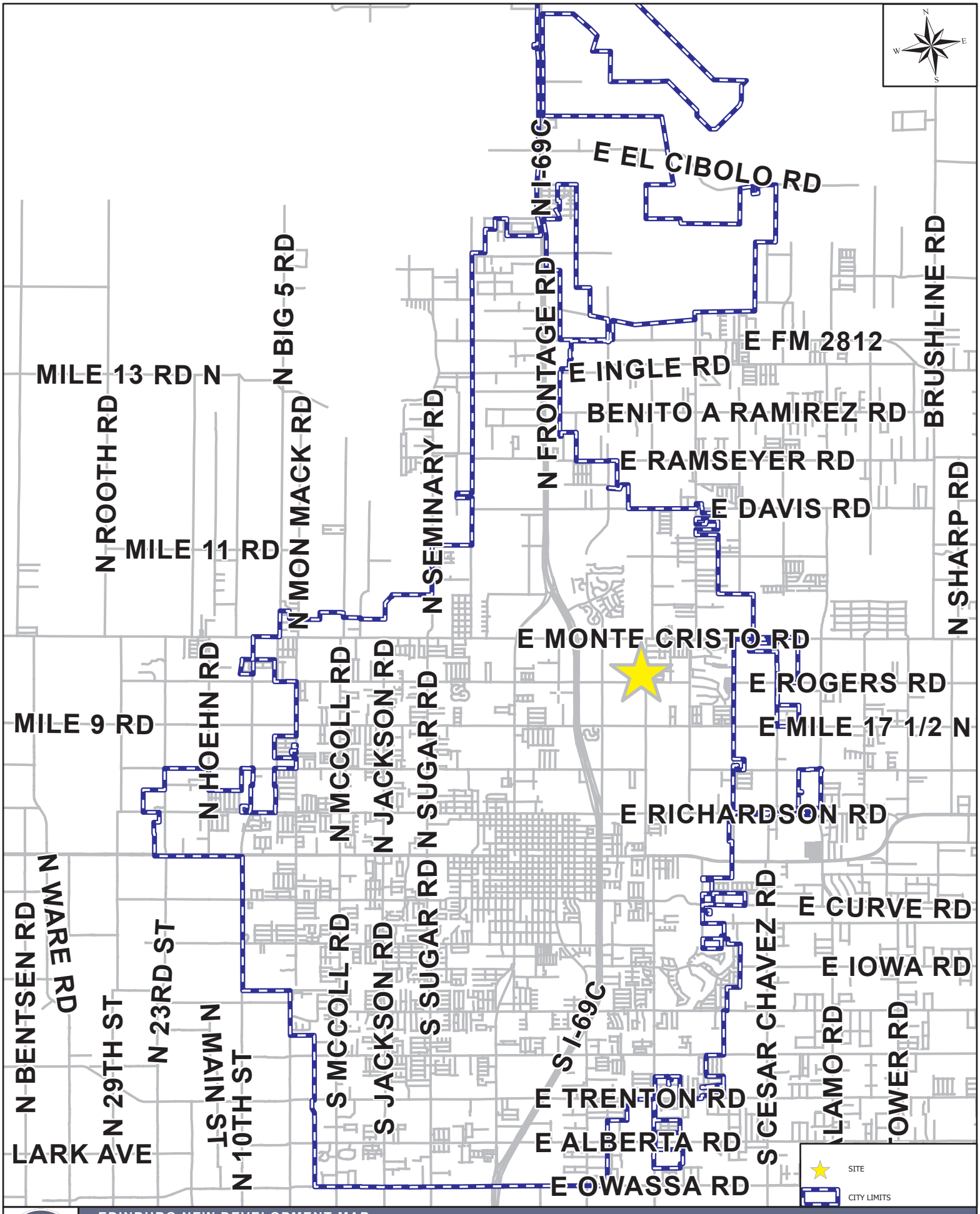
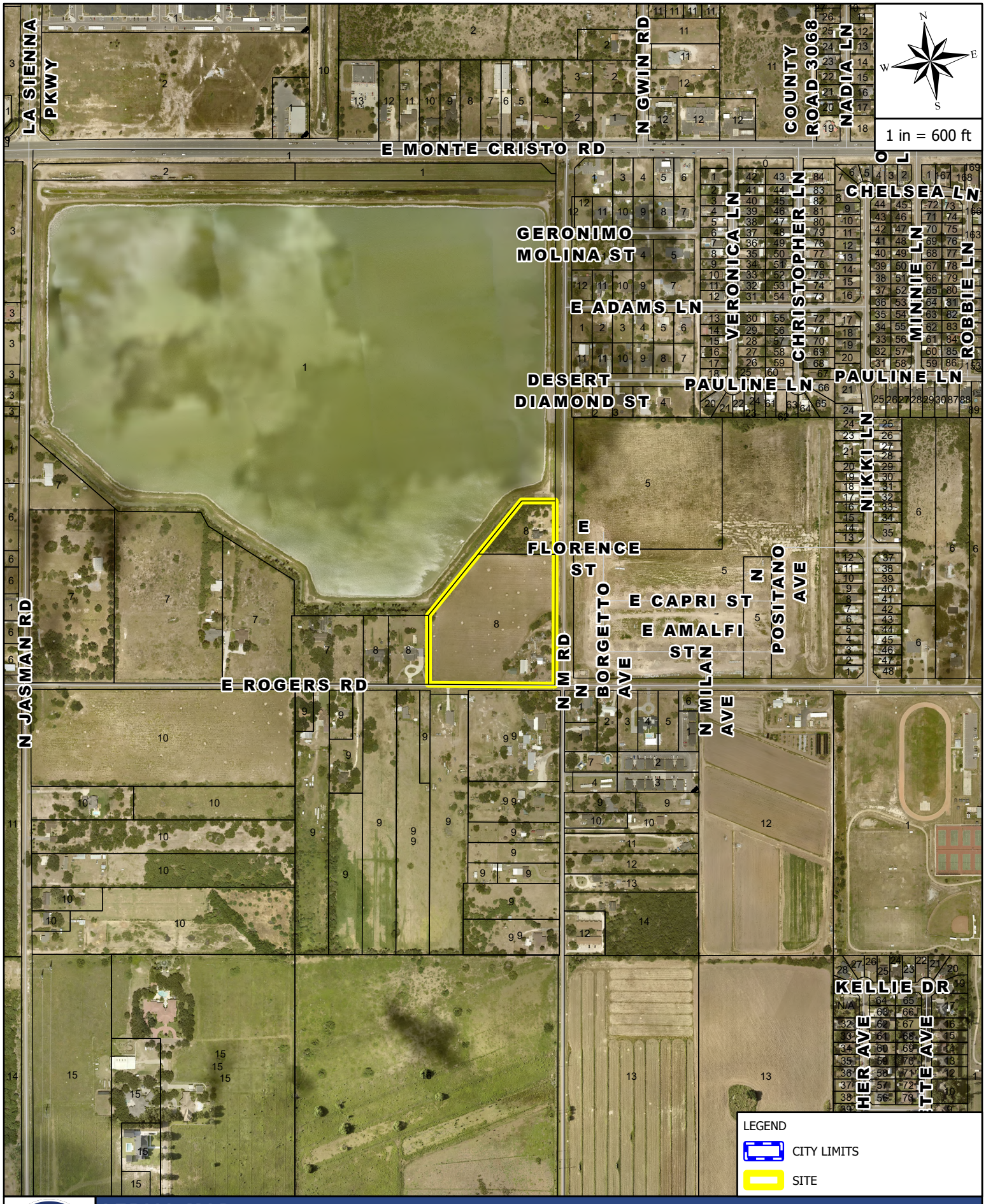


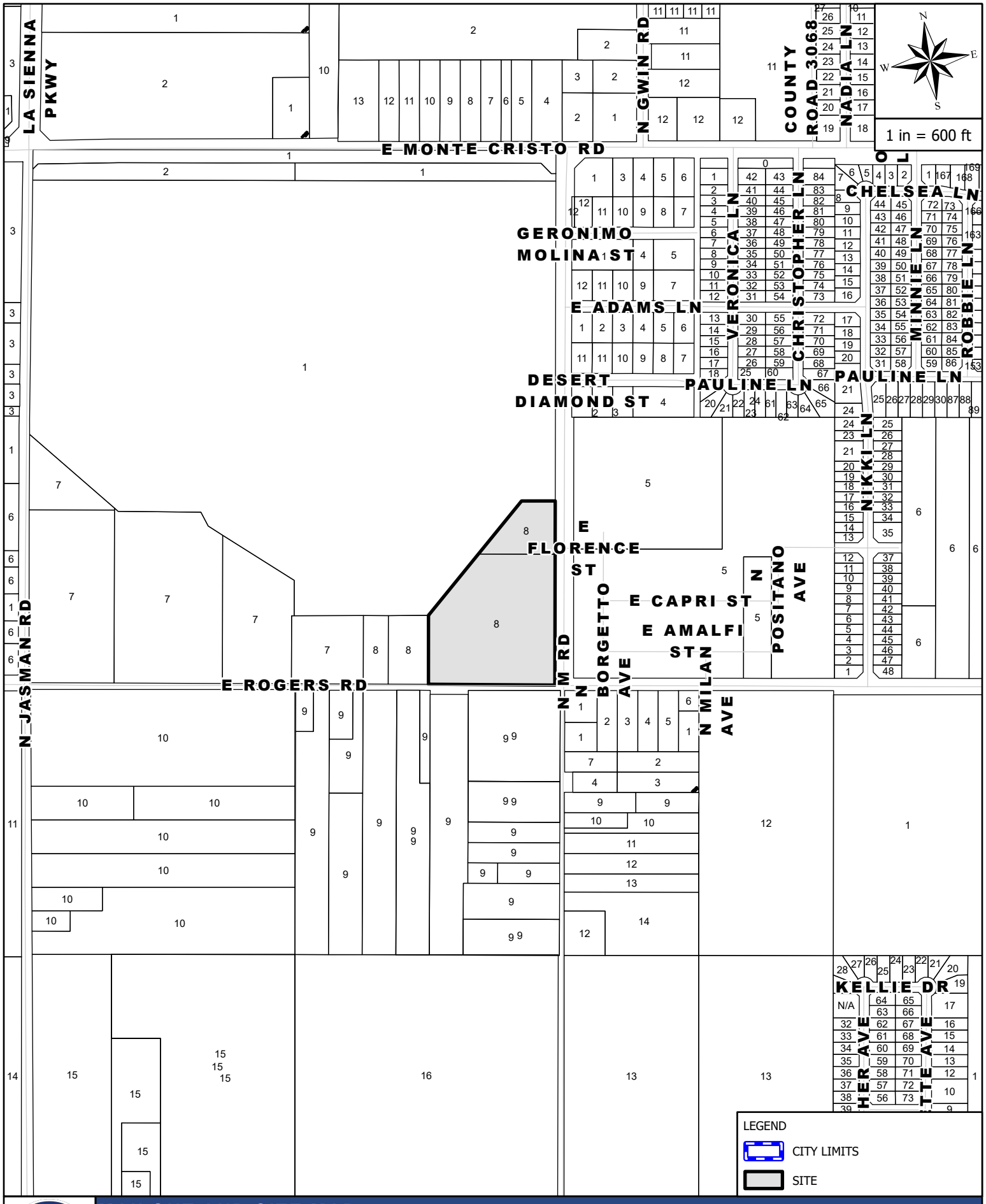
EDINBURG NEW DEVELOPMENT MAP

2399 E ROGERS ROAD



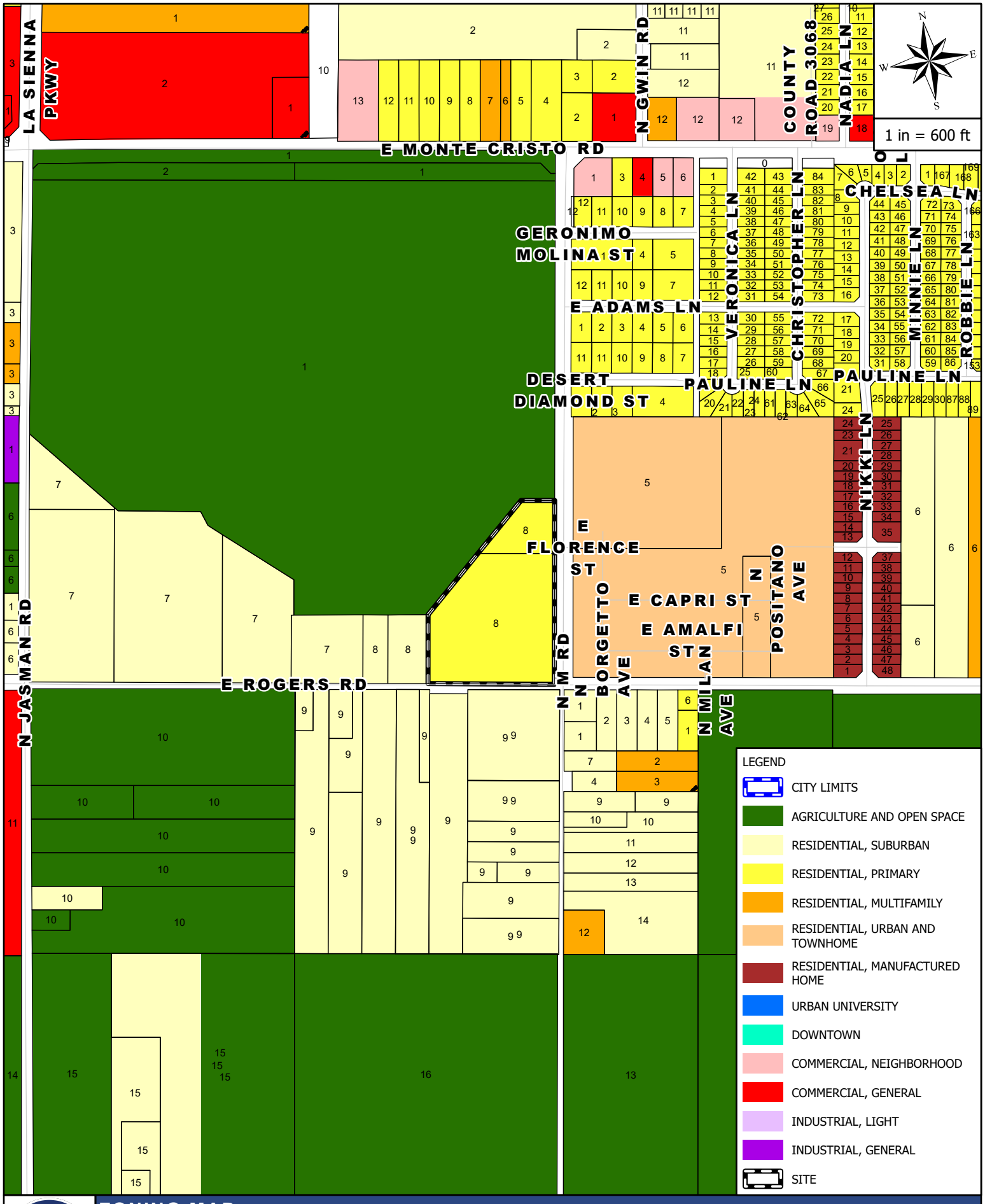
AERIAL MAP

2399 E ROGERS ROAD



MAILOUT AND SITE MAP

2399 E ROGERS ROAD



ZONING MAP

2399 E ROGERS ROAD

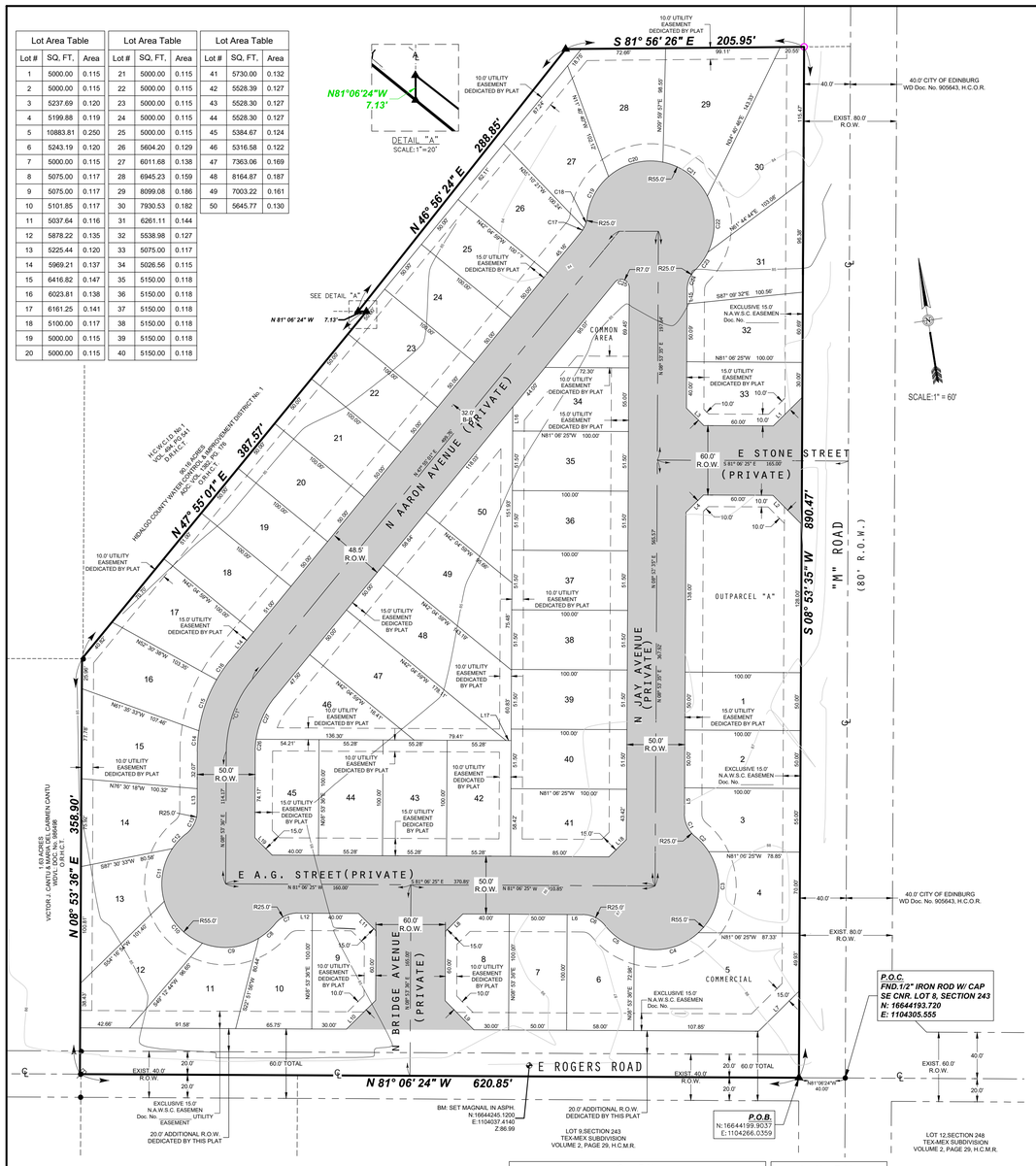
SUBDIVISION MAP OF

KALADIN ESTATES SUBDIVISION

(PRIVATE)

BEING A SUBDIVISION OF A 10.11 ACRE TRACT OF LAND,
OUT OF LOT 8, SECTION NUMBER 243 TEXAS-MEXICAN RAILWAY COMPANY'S
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	5000.00	0.115	21	5000.00	0.115	41	5730.00	0.132
2	5000.00	0.115	22	5000.00	0.115	42	5528.39	0.127
3	5237.69	0.120	23	5000.00	0.115	43	5528.30	0.127
4	5199.88	0.119	24	5000.00	0.115	44	5528.30	0.127
5	10883.81	0.250	25	5000.00	0.115	45	5384.67	0.124
6	5243.19	0.120	26	5604.20	0.129	46	5316.58	0.122
7	5000.00	0.115	27	6011.68	0.138	47	7363.06	0.169
8	5075.00	0.117	28	6945.23	0.159	48	8164.87	0.187
9	5075.00	0.117	29	8099.08	0.186	49	7003.22	0.161
10	5101.85	0.117	30	7930.53	0.182	50	5645.77	0.130
11	5037.64	0.116	31	6261.11	0.144			
12	5878.22	0.135	32	5538.98	0.127			
13	5225.44	0.120	33	5075.00	0.117			
14	5969.21	0.137	34	5026.56	0.115			
15	6416.82	0.147	35	5150.00	0.118			
16	6023.81	0.138	36	5150.00	0.118			
17	6161.25	0.141	37	5150.00	0.118			
18	5100.00	0.117	38	5150.00	0.118			
19	5000.00	0.115	39	5150.00	0.118			
20	5000.00	0.115	40	5150.00	0.118			



METES AND BOUNDS DESCRIPTION:

A 10.11 ACRE TRACT, MORE OR LESS, COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: THE NORTHEAST QUARTER OF LOT 8, SECTION NUMBER 243, OUT OF THE TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT: THAT PORTION OUT OF LOT 8, OF 90.16 ACRES OUT OF LOTS 1, 2 AND 8, SECTION 243, TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, AWARDED TO HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER 1.

TRACT 2: THAT SOUTHEASTERLY PORTION OF LOT 8, SECTION 243, TEXAS-- MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PACE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 10.11 ACRE TRACT BEGIN DESCRIBED AND CONVEYED TO EDUARDO ALFARO BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3039811, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND AS DESCRIBED AND CONVEYED TO EDUARDO ALFARO BY VIRTUE OF DEED OF GIFT RECORDED IN DOCUMENT NUMBER 2879200, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCING (N:16644193.720, E: 1104305.555), AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, SECTION 243, THENCE NORTH 81 DEGREES 06 MINUTES
24 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID TRACT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING (N: 16644199.9037, E: 1104266.0359);

THENCE NORTH 81 DEGREES 06 MINUTES 24 SECONDS WEST (RECORD NORTH 80 DECREES 55 MINUTES 00 SECONDS WEST) ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 620.85 FEET TO A MAC-- NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 08 DECREES 53 MINUTES 36 SECONDS EAST (RECORD NORTH 09 DECREES 05 MINUTES 00 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE WEST LINE OF SAID TRACT 2 ALONG THE EAST LINE OF THE WILLIAMS E. ROVER S' TRACT DESCRIBED IN VOLUME 572, PM 27 DEED RECORD OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 20.00 FEET PASS A BENT 1/2" IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD CONTINUING TO A TOTAL DISTANCE OF 358.90 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID TRACT 2 FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 47 DECREES 55 MINUTES 01 SECONDS EAST (RECORD NORTH 48 DECREES 06 MINUTES 25 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE NORTH WEST LINE OF SAID TRACT 2, ALONG THE SOUTHEAST RIGHT OF WAY OF AN EXISTING DRAIN DITCH TRACT DESCRIBED IN VOLUME 494, PACE 541, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 387.57 FEET TO A CALCULATED POINT AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT 2 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 06 MINUTES 24 SECONDS WEST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 7.13 FEET TO A TO A CALCULATED POINT AT AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 46 DECREES 56 MINUTES 24 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 288.85 FEET TO A CALCULATED POINT AT THE MOST NORTHERLY NORTH WEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 56 MINUTES 26 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 205. 95 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED 'C.L.S. RPLS #6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOU TH 08 DEGREES 53 MINUTES 35 SECONDS WEST (RECORD SOUTH 09 DEGREES 05 MINUTES 00 SECONDS WEST) ALONG THE WEST RIGHT OF WAY LINE OF M ROAD AND THE EAST LINE OF SAID TRACT 2, AT A DISTANCE OF 230. 47 FEET PASS THE NORTHEAST CORNER OF SAID TRACT 2, AT A DISTANCE OF 870. 47 FEET PASS THE NORTH RIGHT OF WAY LINE OF SAID ROGERS ROAD, CONTINUING TO A TOTAL DISTANCE OF 890.47 FEET TO THE POINT OF BEGINNING, CONTAINING 1 0.11 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY-PANEL NUMBER: 480334 03254 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. 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. STREET SIDE YARD SETBACK LINE SHALL BE SIX (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
4. BENCHMARK: SET MAG NAIL AT EDGE OF PAVEMENT RODGERS ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16644245.1200, E=1104037.4140, ELEV.=86.99.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 29,489 C.F. - 0.677 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
8. THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD & ALONG THE WEST SIDE OF "M" ROAD DURING CONSTRUCTION.
9. ALL LOT CORNERS ARE SET ½ INCH IRON RODS, UNLESS OTHERWISE NOTED.
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. NO ACCESS SHALL BE PERMITTED ONTO LOTS 6 THROUGH 13 FROM ROGERS ROAD AND LOTS 1-4, 31-34 & 52 FROM "M" ROAD.
13. PURSUANT TO APLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. DRAINAGE DETENTION OR OUTPARCEL "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR KALADIN ESTATES SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED. COMMON AREA SHALL BE USED FOR MAIL BOX CLUSTER AND ANY OTHER COMMUNITY SERVICES.
15. 50% OF PARKLAND FEE ($300.00) PER LOT WILL BE DUE AT THE TIME OF BUILDING PERMIT STAGE. (INSIDE CITY LIMITS ONLY)
16. 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/MULTIFAMILY CONSTRUCTION.
17. COMMERCIAL LOT 5 NOTE: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT EDUARDO ALFARO (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 PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL, ABANDON-IN-PLACE AND REMOVE WATER DISTRIBUTION LINES, UTILITY LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVICE GRANTOR'S PROPERTY AS WELL AS GRANTEE'S CURRENT AND FUTURE SYSTEM WIDE CUSTOMERS, INCLUDING THE RIGHT FROM TIME TO TIME TO REMOVE ANY AND ALL PAVING, VEGETATION GROWTH AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE USE OF OR INJURE GRANTEE'S FACILITIES AND APPURTENANCES OVER AND ACROSS A TRACT OF LAND OWNED BY GRANTOR AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED _____ AND REFERENCED UNDER COUNTY CLERK'S FILE NO. _____, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; SAID EASEMENT BEING MORE GENERALLY DESCRIBED AS FOLLOWS:

AN EASEMENT BEING THE PRIVATE FIFTY FEET ROAD RIGHT OF WAY AND N.A.W.S.C. PERPETUAL EASEMENT AS SHOWN (SHADED) ON EXHIBIT "A" CONTAINING 2.443 ACRES OUT OF FARM TRACTS LOTS 8, SECTION 243 TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION OF HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID EASEMENT IS LOCATED WITHIN THE PROPOSED KALADIN ESTATES SUBDIVISION.

(GEO #_____)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED TO ERECT, CONSTRUCT, INSTALL, USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE THE PIPELINE(S).

GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE ABOVE-DESCRIBED EASEMENT IN ANY WAY THAT DOES NOT IMPAIR AND IS CONSISTENT WITH GRANTEE'S AUTHORIZED USE AND DOES NOT INJURE THE PIPELINE(S).

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION OF THE STRUCTURES REFERRED TO HEREIN AND THE GRANTEE WILL MAINTAIN SUCH EASEMENT IN A STATE OF GOOD REPAIR AND EFFICIENCY SO THAT NO UNREASONABLE DAMAGES WILL RESULT FROM ITS USE TO GRANTOR'S PREMISES. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR WARRANTS AND 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:

EASEMENTS AND RESERVATIONS AS MAY APPEAR ON THE RECORDED PLAT AND/OR DEDICATION OF SUBDIVISION AT THE DATE OF THIS INSTRUMENT.

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

IN WITNESS WHEREOF THE SAID GRANTORS HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.

_____
EDUARDO ALFARO

PRINT NAME EDUARDO ALFARO
ADDRESS 2321 EAST ROGERS ROAD
EDINBURG, TX 78542

ACKNOWLEDGMENT

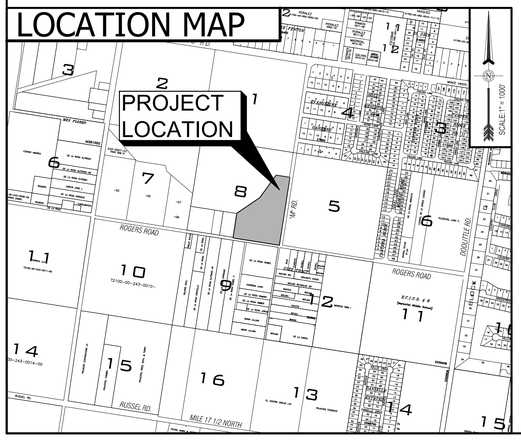
STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDUARDO ALFARO 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:

LOCATION MAP



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	68.11'	100.00'	039° 01' 25"	S28° 24' 18"W	66.80'	35.44
C1	22.39'	25.00'	051° 19' 04"	S16° 45' 57"E	21.65'	12.01
C2	17.62'	55.00'	018° 21' 19"	N33° 14' 49"W	17.54'	8.89
C3	76.54'	55.00'	079° 44' 05"	N15° 47' 53"E	70.51'	45.93
C4	59.67'	55.00'	062° 09' 57"	N86° 44' 54"E	56.79'	33.16
C5	31.08'	55.00'	032° 22' 47"	S45° 58' 44"E	30.67'	15.97
C6	22.39'	25.00'	051° 19' 04"	N55° 26' 52"W	21.65'	12.01
C7	22.39'	25.00'	051° 19' 04"	S73° 14' 03"W	21.65'	12.01
C8	19.10'	55.00'	019° 54' 05"	N57° 31' 34"E	19.01'	9.65
C9	50.42'	55.00'	052° 31' 12"	S86° 15' 47"E	48.67'	27.14
C10	50.57'	55.00'	052° 40' 52"	S33° 39' 45"E	48.81'	27.23
C11	47.46'	55.00'	049° 26' 42"	S17° 24' 07"W	46.00'	25.32
C12	17.36'	55.00'	018° 05' 17"	S51° 10' 01"W	17.29'	8.75
C13	22.39'	25.00'	051° 19' 04"	N34° 33' 08"E	21.65'	12.01
C14	17.93'	125.00'	008° 13' 10"	S13° 00' 10"W	17.92'	8.98
C15	46.92'	125.00'	021° 30' 15"	S27° 51' 53"W	46.64'	23.74
C16	20.29'	125.00'	009° 18' 00"	S43° 16' 01"W	20.27'	10.17
C17	4.92'	25.00'	011° 17' 09"	N42° 16' 26"E	4.92'	2.47
C18	9.36'	25.00'	021° 27' 22"	N25° 54' 10"E	9.31'	4.74
C19	40.72'	55.00'	042° 25' 03"	S36° 23' 01"W	39.79'	21.34
C20	50.08'	55.00'	052° 10' 13"	S83° 40' 40"W	48.37'	26.93
C21	50.08'	55.00'	052° 10' 13"	N44° 09' 07"W	48.37'	26.93
C22	50.08'	55.00'	052° 10' 13"	N8° 01' 06"E	48.37'	26.93
C23	18.65'	55.00'	019° 25' 37"	N43° 49' 02"E	18.56'	9.41
C24	19.48'	25.00'	044° 38' 15"	S31° 12' 47"W	18.99'	10.26
C25	17.22'	7.00'	140° 58' 35"	N61° 35' 42"W	13.20'	19.75
C26	10.87'	75.00'	008° 18' 05"	S13° 02' 38"W	10.86'	5.44
C27	40.22'	75.00'	030° 43' 20"	S32° 33' 21"W	39.74'	20.60

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S53° 53' 35"W
L2	35.36'	N36° 06' 25"W
L3	21.21'	N36° 06' 25"W
L4	21.21'	S53° 53' 35"W
L5	22.48'	N08° 53' 35"E
L6	13.40'	S81° 06' 25"E
L7	49.50'	S53° 53' 35"W
L8	21.21'	S53° 53' 36"W
L9	35.36'	N36° 06' 24"W
L10	35.36'	S53° 53' 36"W
L11	21.21'	S36° 06' 24"E
L12	12.55'	N81° 06' 25"W
L13	19.65'	N08° 53' 36"E
L14	31.80'	N47° 55' 01"E
L15	11.95'	N08° 53' 35"E
L16	20.82'	N08° 53' 35"E
L17	4.35'	N81° 06' 25"W
L18	21.21'	S53° 53' 35"W
L19	21.21'	N36° 06' 24"W

LEGEND

———	BOUNDARY LINE
— — —	RIGHT OF WAY LINE
———	RIGHT OF WAY CENTERLINE
●	FOUND 1/2" IRON ROD OR AS NOTED
⊗	FOUND MAG--NAIL
○	SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
◢	CALCULATED POINT
℄	CENTERLINE SYMBOL
FND.	FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
CAL.	CALICHE
CONC.	CONCRETE
ASPH.	ASPHALT
MSBL.	MINIMUM SETBACK LINE
DW.	DRIVEWAY
SW.	SIDEWALK
AOC:	AWARD OF COMMISSIONERS
WD:	WARRANTY DEED
WDVL:	WARRANTY DEED W/VENDOR'S LIEN
DOG:	DEED OF GIFT
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
( )	RECORD CALL

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: EDUARDO ALFARO	2321 EAST ROGERS ROAD	EDINBURG, TX 78542	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

RIOPLEX ENGINEERING
FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.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

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 KALADIN 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

SUBDIVISION MAP OF
KALADIN ESTATES SUBDIVISION
(PRIVATE)

BEING A SUBDIVISION OF A 10.11 ACRE TRACT OF LAND,
OUT OF LOT 8, SECTION NUMBER 243 TEXAS-MEXICAN RAILWAY COMPANY'S
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE)/ ITHE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS KALADIN ESTATES SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ _____

EDUARDO ALFARO DATE:
2321 EAST ROGERS ROAD
EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO ALFARO 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, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

_____

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 12/29/2025
ENGINEERING JOB # R25-019

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____

MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 07/16/2025
SURVEY JOB # K25012

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.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

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: ALHAMBRA ON RICHARDSON SUBDIVISION

Date Prepared: April 15, 2026
Planning and Zoning Meeting: April 23, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of Alhambra on Richardson Subdivision, being a 12.44 acres gross, tract of land, more or less, 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, located at 498 N. I-69 C, as Requested by Rioplex Engineering, LLC.
Location:	The property is located east of I-69 C and 1,100 feet south of E. Richardson Rd. and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban & Townhome (RU) District
Setbacks:	Setbacks for Residential, Urban & Townhome (RU) District will abide by UDC, Article 3, Table 3.102-1
Analysis:	The Preliminary Plat development consists of 78 Single-Family Residential detached lots averaging from 5,000.00 to 8,164.87 square feet.
Utilities:	Water Distribution System will be provided by City of Edinburg, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0364)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 414 N 27th AVE
Edinburg, 78539

PARCEL: T2100-00-269-0002-06

APPLICATION DATE: 03/02/2026
EXPIRATION DATE: 08/29/2026

SQUARE FEET: 0
VALUATION: $0.00

DESCRIPTION: The proposed project is a private single-family residential subdivision comprising seventy-five (75) total lots. Of these, seventy-four (74) lots are intended for single-family residential development, and one (1) lot is reserved for a dedicated detention area .

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Della Robles	Rioplex Engineering, LLC	1200 Auburn Avenue, Building 200, Suite 280 McAllen, TX 78504
Engineer		Rioplex Engineering LLC	1200 Auburn AVE 280 McAllen, TX 78504
	Kelley Heller-Vela	Rioplex Engineering, LLC	1200 Auburn AVE 280 McAllen, TX 78504

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	03/03/2026	03/16/2026		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	03/16/2026	03/20/2026	Complete
Fire (Fire)	Anthony Riojas	03/16/2026	03/11/2026	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 DEPARTMENT ACCESS ROADS: Need to provide fire department access road(s); shall be established and installed prior to building construction stage. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. approved surface materials, dimensions, construction, location, accessibility, and quantity requirements)
7. 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)
8. FIRE HYDRANTS - RESIDENTIAL: Need to provide fire hydrant(s); shall begin installation nearest the subdivisions main entrance and shall be spaced out every 600'; shall be installed in-between lot lines. Shall meet IFC 2018/UDC 2022/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 600ft based on designated zoning district, 30-inch setbacks)
9. 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).
10. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
11. 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	03/16/2026	03/09/2026	Requires Re-submit

Comments

A Land Clearing Permit will need to be issued prior to any site preparation and tree removal. Part of this process would be a tree survey conducted by the City Forester to determine if any protected trees are on the site requiring mitigation.

Landscaping will be required in the form of street trees at the time of site plan/ building permit review as described in Section 4.203 C of the UDC. This will consist of one tree in the front of each lot to provide shading to paved surfaces and must provide a minimum of 7ft. of clearance from the lowest branches for pedestrians.

Based off of zoning at recording phase, please see Section 4.204 of the UDC for required bufferyard. Requirements are subject to change at building permit stage.

Planning & Zoning (Planning & Zoning)	Clarence Cruz Jr.	03/16/2026	03/20/2026	Complete

Comments

Planning and Zoning comments:

as per UDC Sec. 3.102, Standards for Rural and Residential Development, Table 3.102-1, Single Family Detached Lot and Building Standards- as per UDC Sec. 3.102, Table 3.102-1, Residential, Urban and Townhome (RU) District (SETBACKS) 10' FRONT, 10' REAR, 10' STREET SIDE, 18' GARAGE, CUL-DE-SAC 15'

*Drainage Detention or Outparcel "A" shall be used for the purposes of drainage detention for Alhambra on Richardson Subdivision only and cannot be exchanged or conveyed ownership; must be furnished and maintained by the subdivision developer until a Home Owner's Association is established.

Division 4.200, Landscaping and Buffering
Sec. 4.206, Maintenance
5. Right-of-way Maintenance - It is the duty of the adjacent landowner to keep streets and alleys, whether private or public free of debris, weeds higher than 24 inches, filth, carrion and impure or unwholesome matter.

utility easements within detention

remove plat note 10 as plat note 13 covers this

Will need paving details and a street light layout.

15.0 UE FOR COE WATER AND SANITARY SEWER LINES (UTILITY COMMENTS)

Hidalgo Street is N 28th Ave

Canal Street is N 29th Ave

add "N" to 27th Ave

verify and correct numbering sequence for lots - Lot 60 was left out

Lots 61- 79 (should be 60-78)

include what is provided for detention from Drainage Layout Page (03)

“Additional comments may arise at the time of new revisions submitted for staff to review. Must meet all standards set forth in the Unified Development Code, Engineering Standard Manual and all city department requirements”

Public Works (Public Works)	David De La Fuente	03/16/2026	03/19/2026	Complete

Comments SW3P, NOI, Large Construction Site Notice, Erosion Control Plan.

Solid Waste (Solid Waste)	Laura Olivarez	03/16/2026	03/03/2026	Complete

Comments Plat message with submittal requirements and Site Development Guidelines sent.

Utilities (Utilities)	Jose Guajardo	03/16/2026	03/19/2026	Requires Re-submit

Comments

-Review all flow lines
-Install WL inside of 15.0' UE
-Label material type on San. sewer
-Need to provide Master plan.
-Add casings at several crossings.
- Extend proposed 8" WL and connect at 281 Frontage rd.
-Relocate proposed San. sewer to the East side of 27th St. and reconnect existing services to the new line.
-Existing sewer line and manholes at Kuhn St. must be upgraded and existing services reconnected.
-

Utilities (Utilities)	Priscilla Bernal	03/16/2026	03/04/2026	Approved

SUBMITTAL SUMMARY REPORT (PLAT-2026-0364)

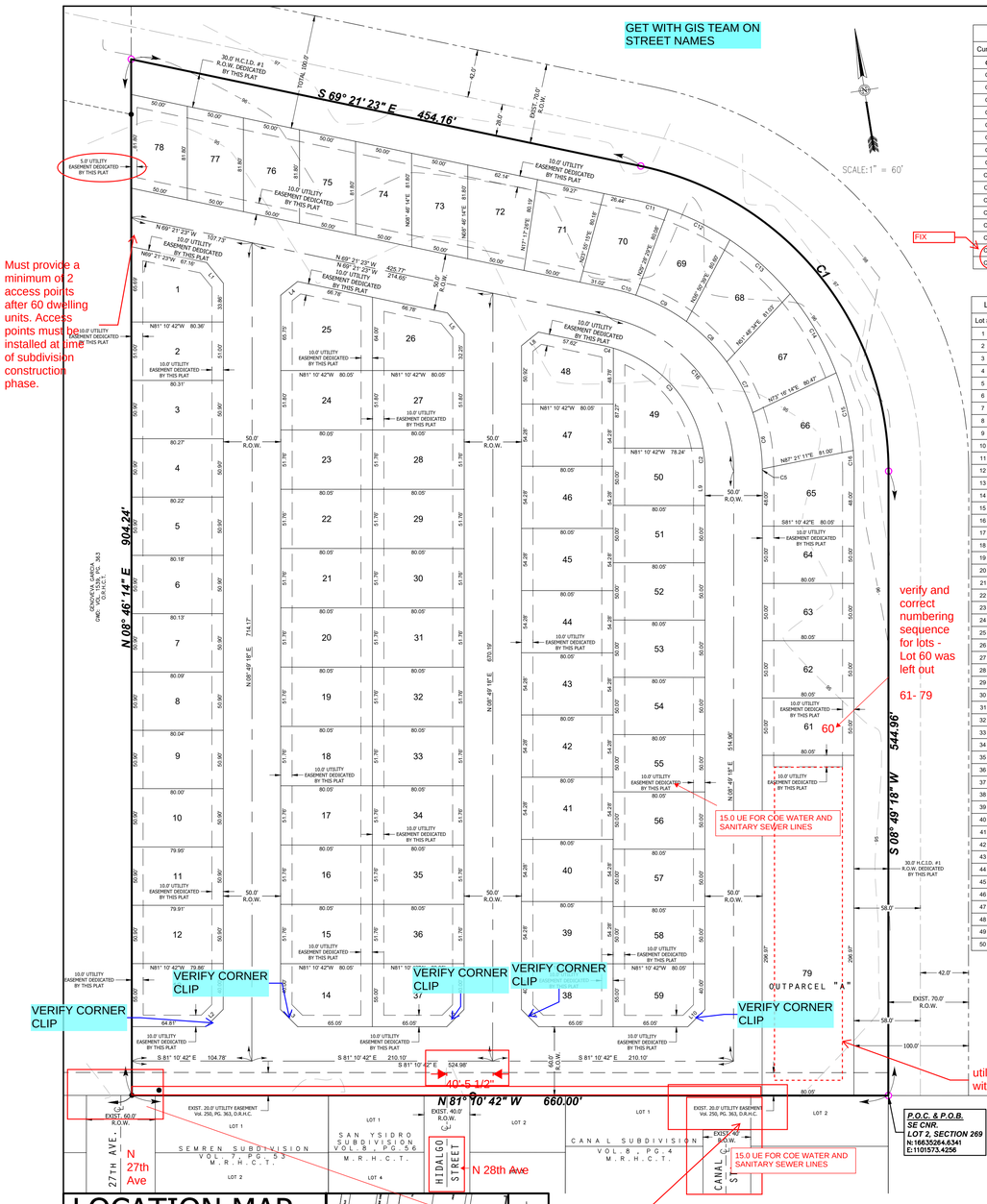
Comments

The preliminary utility fees are as follows:
1. Water Tap Fees - $50,700
2. Sewer Fees - $5,070
3. Water Rights - $37,320
4. Transfer Fees - N/A

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

Will submit comments to Engineering and Planning & Zoning.

GET WITH GIS TEAM ON STREET NAMES



Must provide a minimum of 2 access points after 60 dwelling units. Access points must be installed at time of subdivision construction phase.

FIX

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	371.13'	272.00'	078° 10' 41"	N30° 16' 02"W	343.01'	220.96
C2	20.15'	111.95'	010° 18' 38"	N3° 39' 59"E	20.12'	10.10
C3	123.35'	111.95'	063° 07' 53"	N33° 03' 17"W	117.21'	68.78
C4	9.25'	111.95'	004° 44' 09"	N66° 59' 18"W	9.25'	4.63
C5	2.00'	161.95'	000° 42' 31"	S8° 28' 03"W	2.00'	1.00
C6	50.00'	161.95'	017° 41' 21"	S0° 43' 53"E	49.80'	25.20
C7	50.00'	161.95'	017° 41' 21"	S18° 25' 14"E	49.80'	25.20
C8	50.00'	161.95'	017° 41' 21"	S36° 06' 35"E	49.80'	25.20
C9	50.00'	161.95'	017° 41' 21"	S53° 47' 56"E	49.80'	25.20
C10	18.98'	161.95'	006° 42' 47"	S65° 59' 59"E	18.96'	9.50
C11	31.31'	242.00'	007° 24' 50"	N65° 38' 58"W	31.29'	15.68
C12	60.25'	242.00'	014° 15' 54"	N54° 48' 36"W	60.10'	30.28
C13	70.85'	242.00'	016° 46' 26"	N39° 17' 26"W	70.60'	35.68
C14	80.06'	242.00'	018° 57' 16"	N21° 25' 35"W	79.69'	40.40
C15	69.60'	242.00'	016° 28' 46"	N3° 42' 34"W	69.36'	35.04
C16	186.87'	136.95'	078° 10' 41"	S30° 16' 02"E	172.70'	111.25
C16	18.13'	242.00'	004° 17' 29"	N6° 40' 34"E	18.12'	9.07

Lot Area Table		
Lot #	SQ. FT.	Area
1	4493.89	0.103
2	4097.21	0.094
3	4086.86	0.094
4	4084.55	0.094
5	4082.24	0.094
6	4079.92	0.094
7	4077.61	0.094
8	4075.30	0.094
9	4072.99	0.094
10	4070.68	0.093
11	4068.36	0.093
12	4066.05	0.093
13	4278.47	0.098
14	4290.13	0.098
15	4143.27	0.095
16	4143.27	0.095
17	4143.27	0.095
18	4143.27	0.095
19	4143.27	0.095
20	4143.27	0.095
21	4143.27	0.095
22	4143.27	0.095
23	4143.27	0.095
24	4146.29	0.095
25	5683.54	0.130
26	4342.35	0.100
27	4146.29	0.095
28	4143.27	0.095
29	4143.27	0.095
30	4143.27	0.095
31	4143.27	0.095
32	4143.27	0.095
33	4143.27	0.095
34	4143.27	0.095
35	4143.27	0.095
36	4143.27	0.095
37	4290.13	0.098
38	4290.12	0.098
39	4344.77	0.100
40	4344.77	0.100
41	4344.77	0.100
42	4344.77	0.100
43	4344.77	0.100
44	4344.77	0.100
45	4344.77	0.100
46	4344.77	0.100
47	4344.75	0.100
48	4495.10	0.103
49	4728.86	0.109
50	3990.35	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
51	4002.38	0.092
52	4002.38	0.092
53	4002.38	0.092
54	4002.38	0.092
55	4002.38	0.092
56	4002.38	0.092
57	4002.38	0.092
58	4002.38	0.092
59	4290.12	0.098
61	4002.39	0.092
62	4002.39	0.092
63	4002.39	0.092
64	4002.39	0.092
65	4648.46	0.107
66	4786.47	0.110
67	5206.04	0.120
68	4836.32	0.111
69	4412.32	0.101
70	4312.78	0.099
71	4373.56	0.100
72	4488.25	0.103
73	4002.39	0.092
74	4002.39	0.092
75	4002.39	0.092
76	4002.39	0.092
77	4002.39	0.092
78	4002.39	0.092
79	23771.40	0.546

Lot Line Table		
Line #	Length	Direction
L1	23.29'	N30° 16' 02"W
L2	21.21'	S53° 49' 18"W
L3	21.21'	N36° 10' 42"W
L4	18.92'	N59° 43' 58"E
L5	23.29'	S30° 16' 02"E
L6	21.21'	N53° 49' 18"E
L7	21.21'	N36° 10' 42"W
L8	18.92'	S59° 43' 58"W
L9	29.96'	S08° 49' 18"W
L10	21.21'	S53° 49' 18"W

missing lot 60

verify and correct numbering sequence for lots - Lot 60 was left out

61- 79

60

Add Side Yard 6 feet

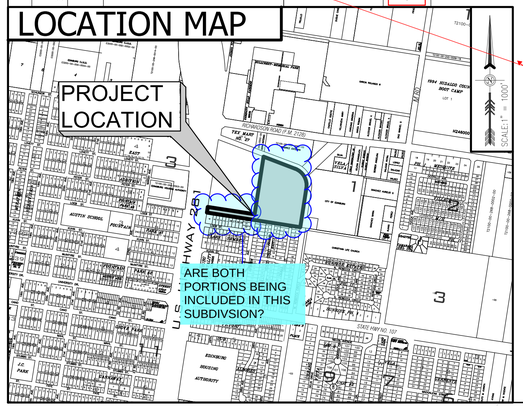
add > Garage Front/Rear 18 ft

as per UDC Sec. 3.102, Standards for Rural and Residential Development, Table 3.102-1, Single Family Detached Lot and Building Standards

*Drainage Detention or Outparcel "A" shall be used for the purposes of drainage detention for Alhambra on Richardson Subdivision only and cannot be exchanged or conveyed ownership; must be furnished and maintained by the subdivision developer until a Home Owner's Association is established.

Division 4.200, Landscaping and Buffering Sec. 4.206, Maintenance
5. Right-of-way Maintenance - It is the duty of the adjacent landowner to keep streets and alleys, whether private or public free of debris, weeds higher than 24 inches, filth, carrion and impure or unwholesome matter.

LOCATION MAP



no connectivity?

Will need paving details and a street light layout.

SUBDIVISION MAP OF
ALHAMBRA ON RICHARDSON SUBDIVISION

BEING A 12.44 ACRE GROSS [10.51 ACRE NET] TRACT OF LAND, MORE OR LESS, 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.

METES AND BOUNDS DESCRIPTION:

A 12.44 ACRE GROSS [10.51 ACRE NET] TRACT OF LAND, MORE OR LESS, 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, AS DESCRIBED AND CONVEYED TO CARL A. BOLLS AND BEULAH BOLLS BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 592, PAGE 101, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 12.44 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCING & POINT OF BEGINNING AT A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET [N:16635264.6341, E:1101573.4256] AT THE SOUTHEAST CORNER OF SAID LOT 2, SECTION 269, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 81 DEGREES 10 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 46 MINUTES 14 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2 A DISTANCE OF 904.24 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET ON THE SOUTH LINE OF A 56-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 69 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF A SAID 56-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY A DISTANCE OF 454.16 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF A SAID 56-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, A DELTA ANGLE OF 078 DEGREES 10 MINUTES 41 SECONDS, A CHORD BEARING OF SOUTH 30 DEGREES 16 MINUTES 02 SECONDS EAST WITH A CHORD LENGTH OF 343.01 FEET, AN ARC DISTANCE OF 371.13 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET ON THE EAST LINE OF SAID LOT 2 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 8 DEGREES 49 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 544.96 FEET TO THE POINT OF BEGINNING, CONTAINING 12.44 ACRES GROSS [10.51 ACRES NET] OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD 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:, & ZONE "AH" DESCRIBED AS "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED". COMMUNITY-PANEL NUMBER: 480338 0003S E MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. BUILDING SETBACKS: as per UDC Sec. 3.102, Table 3.102-1, Residential, Urban and Townhome (RU) District
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. ← 10
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. ← 10
   C. STREET SIDE YARD SETBACK LINE SHALL BE SIX (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
4. BENCHMARK: SET MAG NAIL AT TOP OF CURB INLET ALONT FRONTAGE ROAD U.S. 281 (169). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16635572.1300, E=1100295.2790, ELEV.=95.02.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 76.352 C.F. - 0.1.753 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA . include what is provided for detention
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
8. ALL LOT CORNERS ARE SET ½ INCH IRON RODS, UNLESS OTHERWISE NOTED.
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. remove plat note 10 as plat note 13 covers this
11. PURSUANT TO APLICABLE 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.
12. 50% OF PARKLAND FEE ($300.00) PER LOT WILL BE DUE AT THE TIME OF BUILDING PERMIT STAGE. (INSIDE CITY LIMITS ONLY)
13. 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/MULTIFAMILY CONSTRUCTION.
14. OUTPARCEL "A" TO BE USED FOR DETENTION.
    ADD NOTE STATING THAT LOTS WILL BE GRADED 1% FROM REAR TO FRONT

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ALHAMBRA ON RICHARDSON 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.

may not need Mayors Block if no variance is requested

_____ _____
MAYOR CITY OF EDINBURG DATE

_____ _____
CITY SECRETARY DATE

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.

RIOPLEX ENGINEERING
FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 330-2433
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: MOUAYAD H YAZJI	400 CORNELL AVE	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MOUAYAD H YAZJI DATE:
400 CORNERLL AVE.
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUAYAD H YAZJI 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, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

_____
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 03/01/2026
ENGINEERING JOB # R26-003

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 02/19/2026
SURVEY JOB # K26002

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.

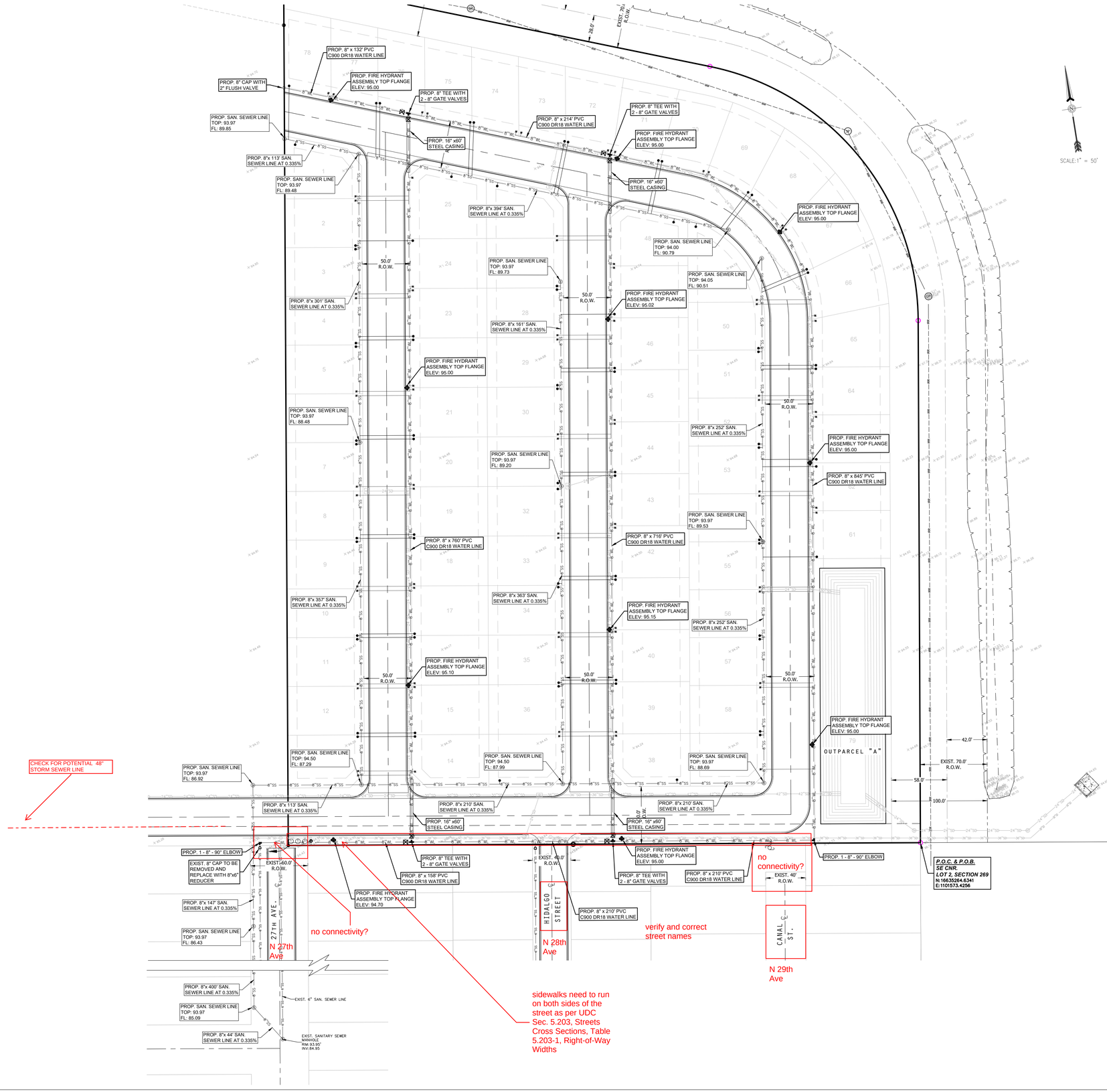
_____ _____
PRESIDENT SECRETARY

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



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

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 631-8322
MCALLEN, TX. 78504 RIOPLEXENGINEERING.COM

ALHAMBRA ON RICHARDSON SUBDIVISION

PROJECT # ISSUE DATE

UTILITY LAYOUT

02

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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"W — WATER LINE
- 8"SS — SEWER LINE
- 24"SD — STORM LINE
- IRRIG — IRRIG. LINE

SCALE:1" = 50'

PROVIDE ALL PROPOSED STORM LINE SLOPES. VERIFY THAT THEY ARE MEETING CITY OF EDINBURG STANDARDS.

PROVIDE SLOPES

PROVIDE SLOPES

PROVIDE SLOPES

PROVIDE SLOPES

PROVIDE SLOPES

PROVIDE SLOPES

PROP. TYPE "A" INLET TOP:93.90 FL: 89.18

PROP. TYPE "A" INLET TOP:93.90 FL: 89.11

PROP. 24"X 43' RCP STORM SEWER LINE

PROP. 24"X 44' RCP STORM SEWER LINE

PROP. TYPE "A" INLET TOP:93.90 FL: 88.89

PROP. TYPE "A" INLET TOP:93.90 FL: 88.82

PROP. 24"X 43' RCP STORM SEWER LINE

PROP. TYPE "A" INLET TOP:93.80 FL: 89.51

PROP. 24"X 158' RCP STORM SEWER LINE

PROP. STROM MANHOLE TOP:93.90 FL: 89.24

PROP. 24"X 168' RCP STORM SEWER LINE

PROP. TYPE "A" INLET TOP:93.80 FL: 89.58

PROP. 24"X 301' RCP STORM SEWER LINE

PROP. STROM MANHOLE TOP:93.90 FL: 88.95

PROP. 24"X 335' RCP STORM SEWER LINE

PROP. 24"X 318' RCP STORM SEWER LINE

PROP. 4-FT. BUFFER SAFETY FENCE

NOT MEETING VELOCITY REQUIREMENTS OF 3 FT/S

PROP. TYPE "A" INLET TOP:99.54 FL: 88.54

PROP. 24" x 43' STORM SEWER LINE

PROP. DISCHARGE STRUCURE FL: 88.40

PROP. 30" x 31' STORM SEWER LINE

PROP. TYPE "A" INLET TOP:99.54 FL: 88.43

PROP. 4-FT. BUFFER SAFETY FENCE

DETENTION

PROP. 4-FT. BUFFER SAFETY FENCE

PROP. 24"X 74' RCP STORM SEWER LINE

PROP. TYPE "A" INLET TOP:94.00 FL: 88.33

PROP. STROM MANHOLE TOP:93.90 FL: 88.24

PROP. 42"X 240' RCP STORM SEWER LINE

PROP. DISCHARGE STRUCURE FL: 88.00

PROP. DISCHARGE STRUCURE FL: 87.70

PROP. DISCHARGE STRUCURE FL: 81.50

PROP. 24"X 86' RCP STORM SEWER LINE

PROP. 24"X 62' RCP STORM SEWER LINE

PROP. 24"X 118' RCP STORM SEWER LINE

PROP. STROM MANHOLE TOP:99.54 FL(INV):87.59 FL(E): 81.84

PROP. STROM MANHOLE TOP:96.10 FL: 81.64

PROP. 24"X 45' RCP STORM SEWER LINE

PROP. TYPE "A" INLET TOP:94.00 FL: 88.91

PROP. 24"X 460' RCP STORM SEWER LINE

PROP. STROM MANHOLE TOP:93.80 FL: 88.56

PROP. 30"X 135' RCP STORM SEWER LINE

PUNCHOUT REQUIRED

VERIFY SPACING BETWEEN PROPOSED INLET AND EXISTING 36" STORM LINE

sidewalk required on both sides of the street

STREET SLOPES MUST BE >.25% AS PER COE STANDARDS

DISCHARGE PERMIT WILL NEED TO BE PROVIDED

N 27th Ave

N 28th Ave

N 29th Ave

27TH AVE

HIDALGO ST.

CANAL ST.

MATCH LINE

MATCH LINE

LOT 30

LOT 31

TOTAL 100.0'

82.0'

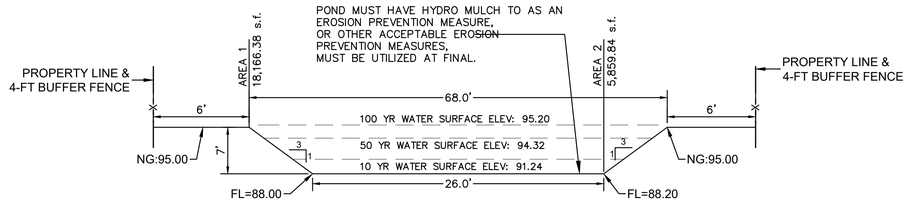
28.0'

EXIST. 70.0' R.O.W.

50.0' R.O.W.

EXIST. 40.0' R.O.W.

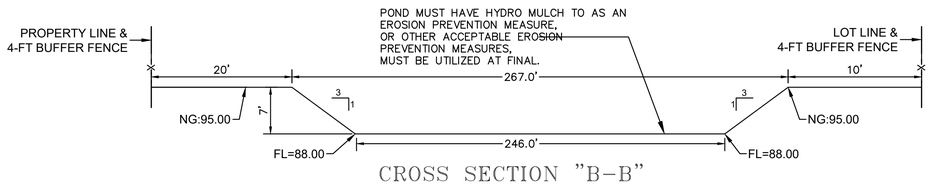
EXIST. 36" STROM SEWER LINE



CROSS SECTION "A-A"

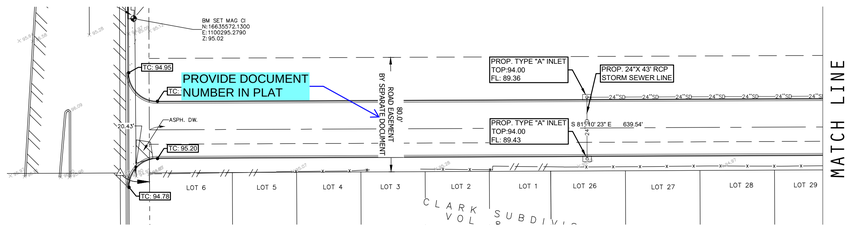
N.T.S.

Area 1(A1) 18,166.38 + Area 2(A2) 5,859.84= 24,026/2=12,013 x 7'= 84,092 C.F.



CROSS SECTION "B-B"

Please provide paving details and a street light layout.



General Utility Storm Comments:

1.Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2.The lowest top of curb elevation of the subdivision is to be at the top of detention pond elevation.

3.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
4.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.
5.Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
7. Pilot channel must be shown and labeled on cross-sections.
8.
9. A Safety Buffer around detention pond shall be 6' for private detention ponds.
10.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
11.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
12. Use a lighter line weight for the water and sewer layout to avoid conflicts with the storm layout.
13. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
14.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
15. Label all street widths.
16. Show all valley gutters. Valley gutters are to be 6' wide.
17. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
18. Provide approved drainage report prior to recording of the plat.
19. Show street profiles with any required vertical curves.
20. Label all street radius and must comply with COE radius requirements.
21. All street slopes must have a min. slope of 0.25%.
22. Include trash racks into outlet structure design.
23.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.

DETENTION REQUIRED:	76,352 CF.
DETENTION PROVIDED:	84.092 CF.

NOTE:
PIPE KNOCK OUT TO BE MANUFACTURED NO MORE THAT 8-in WIDER THAN OUTSIDE DIAMETER OF PIPE.

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 631-8327
McALLEN, TX. 78504 RIOPLEXENGINEERING.COM

ALHAMBRA ON RICHARDSON SUBDIVISION

PROJECT # ISSUE DATE

DRAINAGE LAYOUT

03

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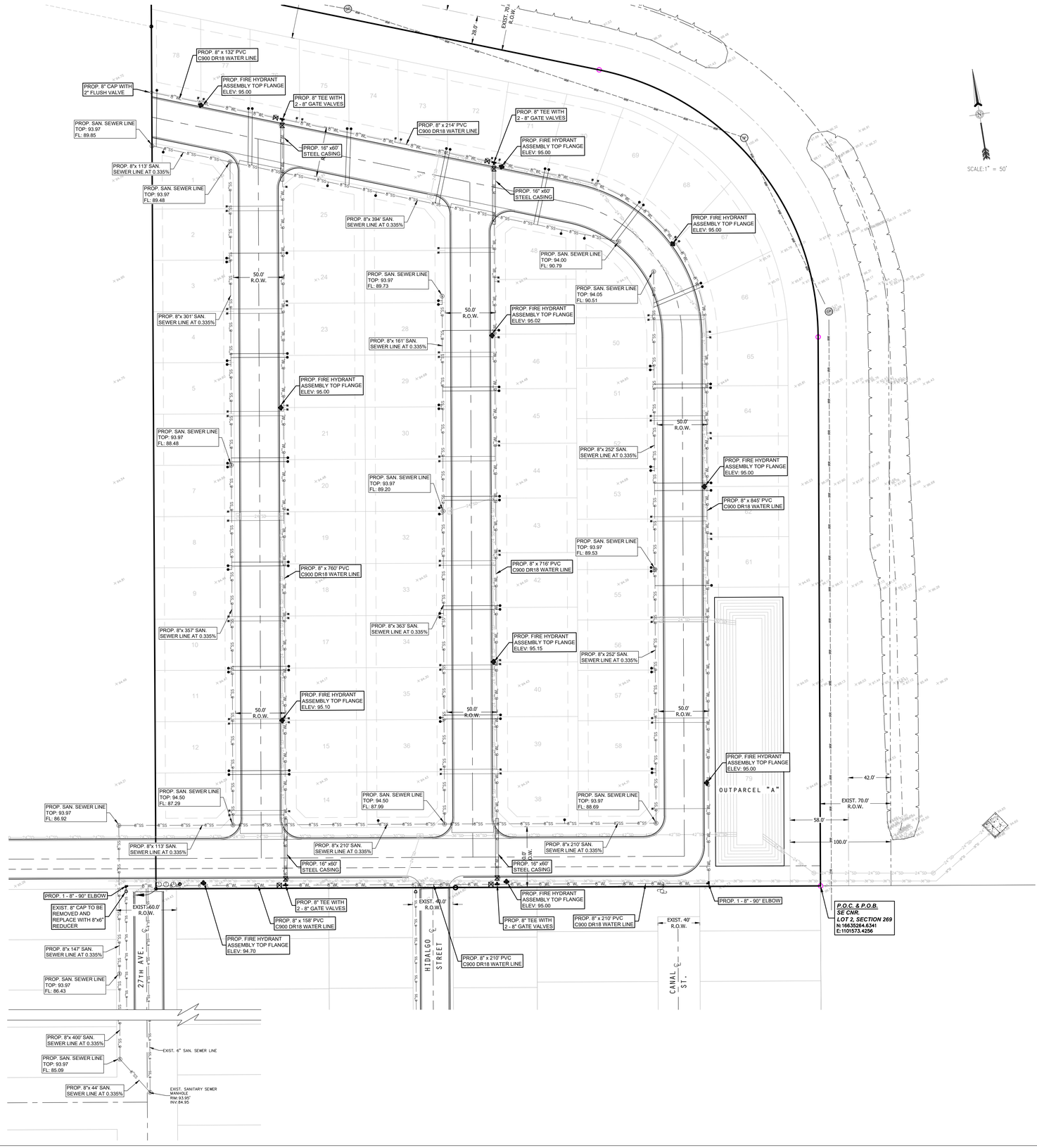

General Street Comments:

1. Provide 30" Stop Sign with Street Signs
2. Provide 24" Retro-Reflective Thermoplastic Stop Bar Stripe.
3. All lots must have a min 1% slope from rear to front of lots.
4. Label Street width
5. All valley gutters are to be 6' wide.
6. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, provide Signage and Striping Layout
7. Show street profiles with any required vertical curves.
8. Show COE standard Details.
9. Label all street radius and must comply with COE radius requirements.
10. All street slopes must have a min. slope of 0.25%.
11. Provide Retro-Reflective Thermoplastic Continental Type Crosswalk at Road Crossings. (Provide Detail for Review)

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

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
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ALHAMBRA ON RICHARDSON SUBDIVISION

PROJECT # ISSUE DATE

UTILITY LAYOUT

02

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PROP. 8" x 132' PVC C900 DR18 WATER LINE

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

PROP. 8" CAP WITH 2" FLUSH VALVE

8"GATE VALVE

PROP. 8" TEE WITH 2 - 8" GATE VALVES

PROP. SAN. SEWER LINE TOP: 93.97 FL: 89.85

30+51.34

PROP. 8" x 214' PVC C900 DR18 WATER LINE

PROP. 8" TEE WITH 2 - 8" GATE VALVES

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

PROP. 16" x60' STEEL CASING

PROP. 8"x 113' SAN. SEWER LINE AT 0.335%

PROP. SAN. SEWER LINE TOP: 93.97 FL: 89.48

LABEL MATERIAL TYPE "8" PVC SDR-26" ON ALL CALLOUTS

PROP. 16" x60' STEEL CASING

MINIMUM DEPTH 4 FEET - MOVE PROPOSED MH OUT OF PAVEMENT

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

PROP. 8"x 394' SAN. SEWER LINE AT 0.335%

PROP. SAN. SEWER LINE TOP: 94.00 FL: 90.79

50.0' R.O.W.

PROP. SAN. SEWER LINE TOP: 93.97 FL: 89.73

PROP. SAN. SEWER LINE TOP: 94.05 FL: 90.51

PROP. 8"x 301' SAN. SEWER LINE AT 0.335%

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.02

PROP. 8"x 161' SAN. SEWER LINE AT 0.335%

PROPOSED WATER AND SAN. SEWER SHALL BE INSIDE OF THE PROPOSED 15.0' UTILITY EASEMENT

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

INSTALL ALL WATERLINES INSIDE A 15.0' UE

PROP. SAN. SEWER LINE TOP: 93.97 FL: 88.48

PROP. 8"x 252' SAN. SEWER LINE AT 0.335%

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

PROP. SAN. SEWER LINE TOP: 93.97 FL: 89.20

326+71.14

REVIEW ALL FLOW LINE ELEVATIONS

PROP. 8" x 845' PVC C900 DR18 WATER LINE

PROP. SAN. SEWER LINE TOP: 93.97 FL: 89.53

PROP. 8" x 760' PVC C900 DR18 WATER LINE

PROP. 8" x 716' PVC C900 DR18 WATER LINE

SKIPPED LOT 60 ON NUMBERING?

PROP. 8"x 357' SAN. SEWER LINE AT 0.335%

PROP. 8"x 363' SAN. SEWER LINE AT 0.335%

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.15

PROP. 8"x 252' SAN. SEWER LINE AT 0.335%

295-10

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.10

50.0' R.O.W.

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

OUTPARCEL "A"

42.0'

EXIST. 70.0' R.O.W.

58.0'

100.0'

NEED TO PROVIDE A MASTER PLAN

CHECK FOR POTENTIAL 48" STORM SEWER EXISITING LINE AS PER COE-GIS MAP

TWO SERVICES?

PROP. SAN. SEWER LINE TOP: 94.50 FL: 87.29

CONNECT PAVEMENTS

PROP. SAN. SEWER LINE TOP: 93.97 FL: 86.92

PROP. SAN. SEWER LINE TOP: 94.50 FL: 87.99

PROP. SAN. SEWER LINE TOP: 93.97 FL: 88.69

PROP. 8"x 113' SAN. SEWER LINE AT 0.335%

PROP. 8"x 210' SAN. SEWER LINE AT 0.335%

PROP. 8"x 210' SAN. SEWER LINE AT 0.335%

PROP. 16" x60' STEEL CASING

PROP. 16" x60' STEEL CASING

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 95.00

PROP. 1 - 8" - 90° ELBOW

EXIST. 8" CAP TO BE REMOVED AND REPLACE WITH 8"x6" REDUCER

EXIST.60.0' R.O.W.

IS THIS AN EXISTING WL?

PROP. 8" TEE WITH 2 - 8" GATE VALVES

PROP. 8" x 158' PVC C900 DR18 WATER LINE

PROP. FIRE HYDRANT ASSEMBLY TOP FLANGE ELEV: 94.70

PROP. 8" TEE WITH 2 - 8" GATE VALVES

PROP. 8" x 210' PVC C900 DR18 WATER LINE

EXIST. 40.0' R.O.W.

EXIST. 40' R.O.W.

PROP. 1 - 8" - 90° ELBOW

P.O.C. & P.O.B.
SE CNR.
LOT 2, SECTION 269
N:16635264.6341
E:1101573.4256

PROPOSED 8" WL MUST BE EXTENDED AND LOOPED AT WITH EXISTING 8" COE WATERLINE AT FRONTAGE ROAD

PROP. 8"x 147' SAN. SEWER LINE AT 0.335%

PROP. SAN. SEWER LINE TOP: 93.97 FL: 88.43

27TH AVE.

HIDALGO STREET

CANAL ST.

PROP. 8" x 210' PVC C900 DR18 WATER LINE

RELOCATE PROPOSED SAN. SEWER TO THE OPOSITE SIDE OF STREET TO AVOID CONFLICTS WITH EXISTING WATERLINE AND TO AVOID BUILD UPS ON SEWER DUE COUNTER-FLOWS

PROVIDE COMPLETE OFFSET SECTION

EXISTING 6" SANITARY SEWER LINE TO BE ABANDONED. EXISTING SERVICES MUST BE RE-CONNECTED TO THE NEW PROPOSED 8" SAN. SEWER LINE. LONG SERVICES BY BORING AS PER COE STD MANUAL.

EXISTING MANHOLES AND SAN. SEWER LINE MUST BE UPGRADED BY PIPE BURSTING AND SERVICES RE-CONNECTED. PIPE SIZE WILL BE DETERMINED BASED ON MASTER PLANS

PROP. 8"x 400' SAN. SEWER LINE AT 0.335%

EXIST. 6" SAN. SEWER LINE

PROP. SAN. SEWER LINE TOP: 93.97 FL: 85.09

PROP. 8"x 44' SAN. SEWER LINE AT 0.335%

EXIST. SANITARY SEWER MANHOLE RIM=93.95' INV=84.95

SS FLOW DIRECTION

STREET NAME

SCALE:1" = 50'

PLAT 2026-0364 - Alhambra on Richardson Subdivision

The preliminary utility fees are as follows:

1. Water Tap Fees - $50,700
2. Sewer Fees - $5,070
3. Water Rights - $37,320
4. Transfer Fees - N/A

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

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

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 26964
1200 AUBURN AVE., SUITE 280 OFFICE # (956) 651-8327
McALLEN, TX. 78504 RIOPLEXENGINEERING.COM

ALHAMBRA ON RICHARDSON SUBDIVISION

PROJECT # ISSUE DATE

UTILITY LAYOUT

02

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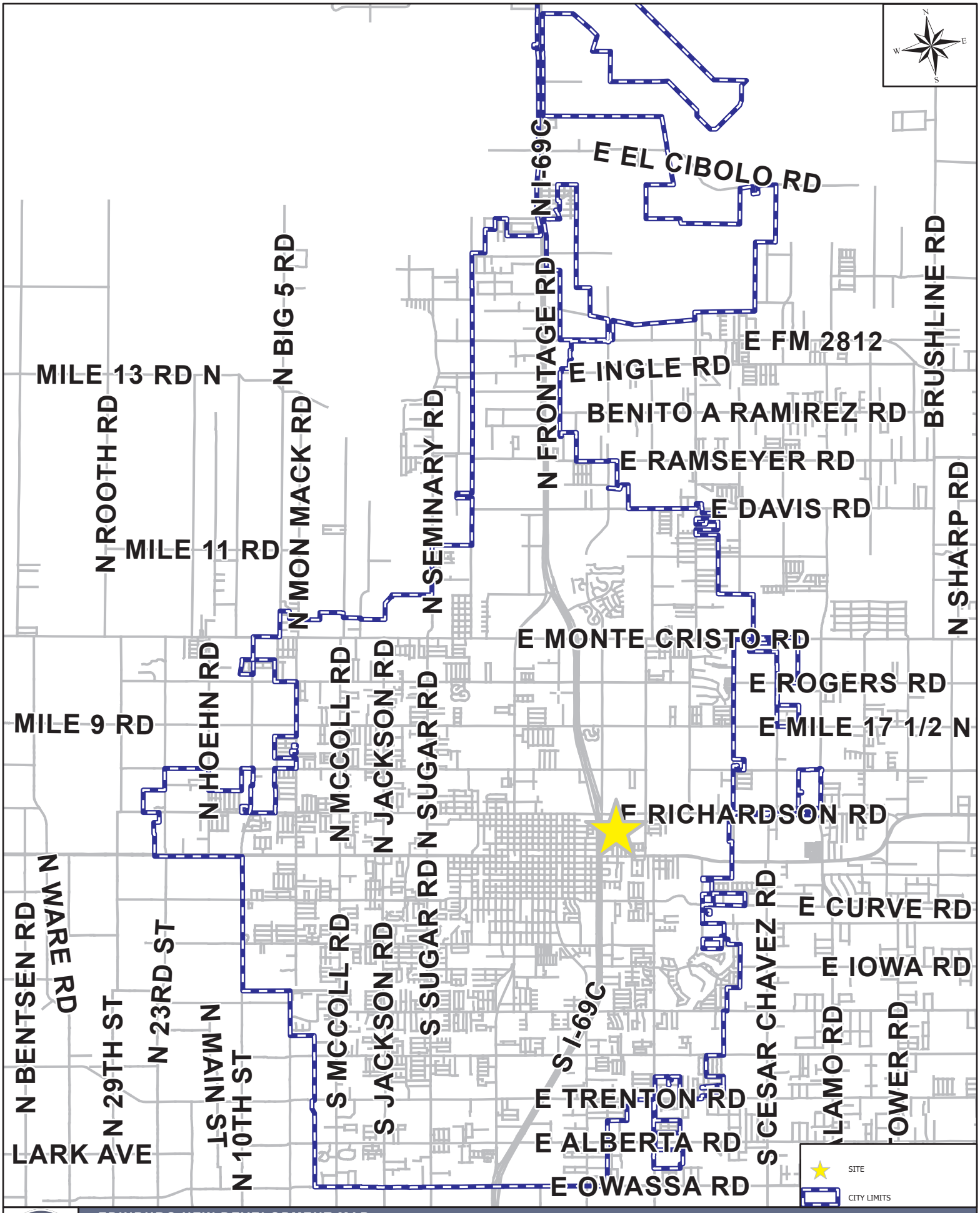
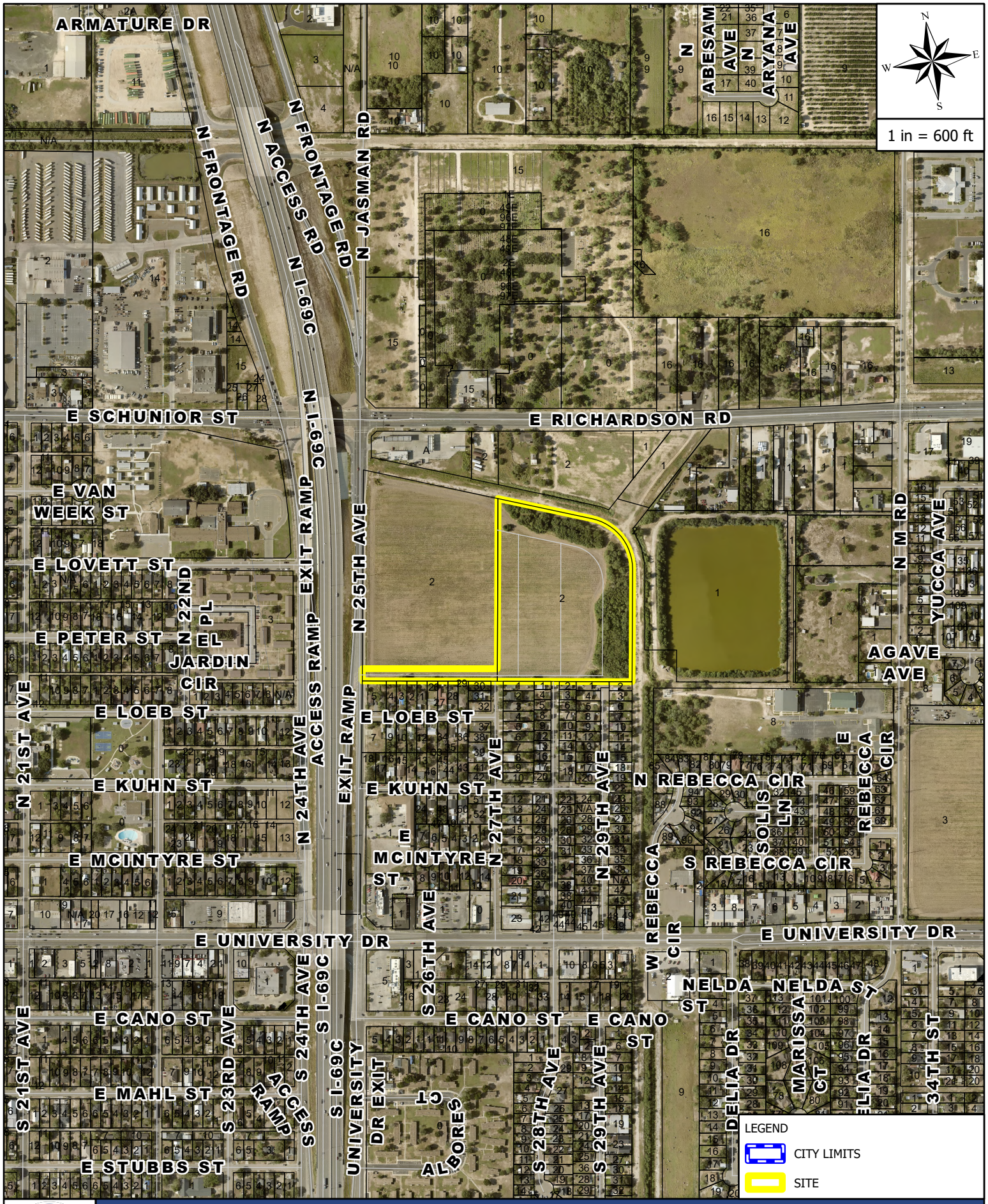


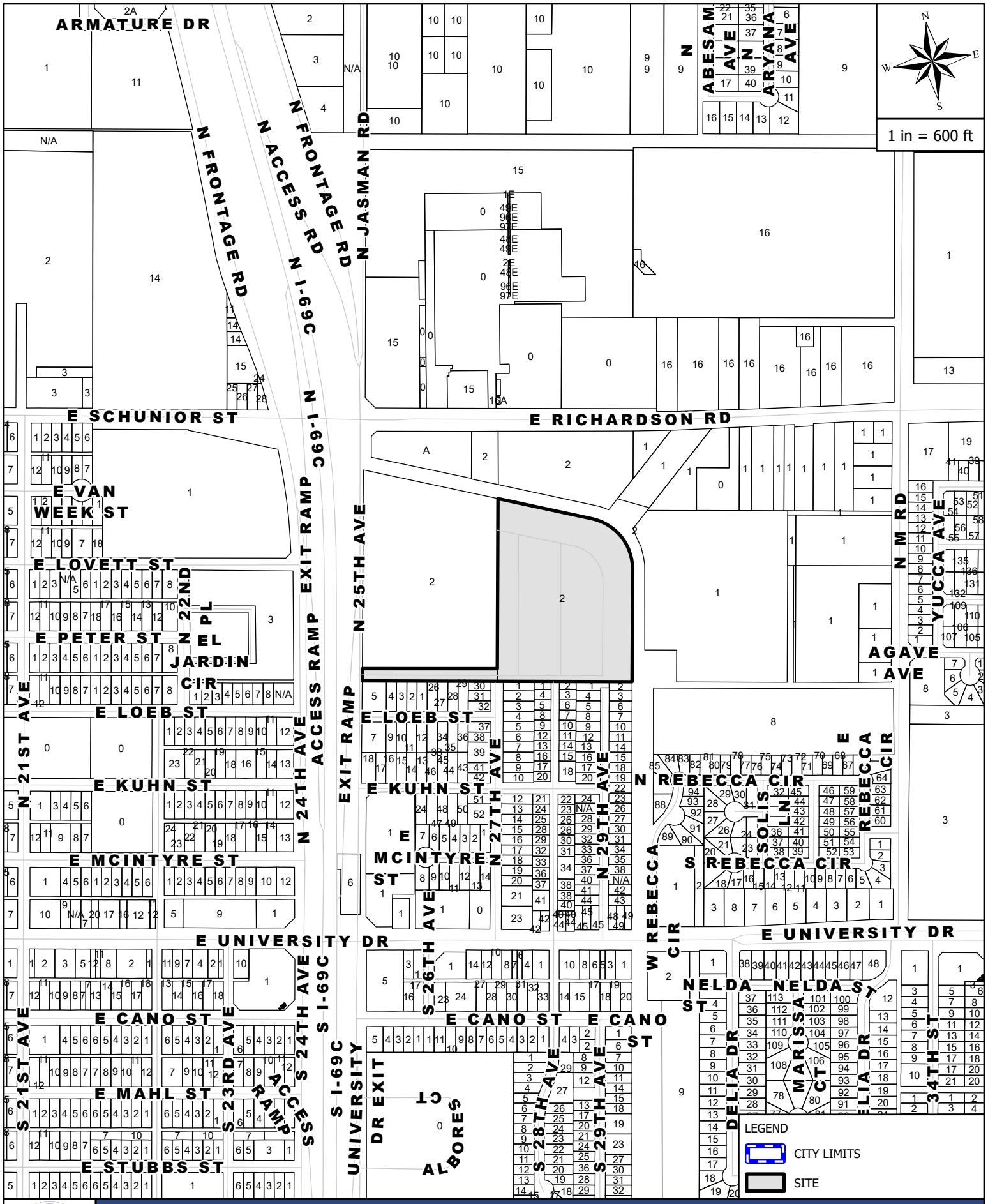
EDINBURG NEW DEVELOPMENT MAP

498 N I 69 C



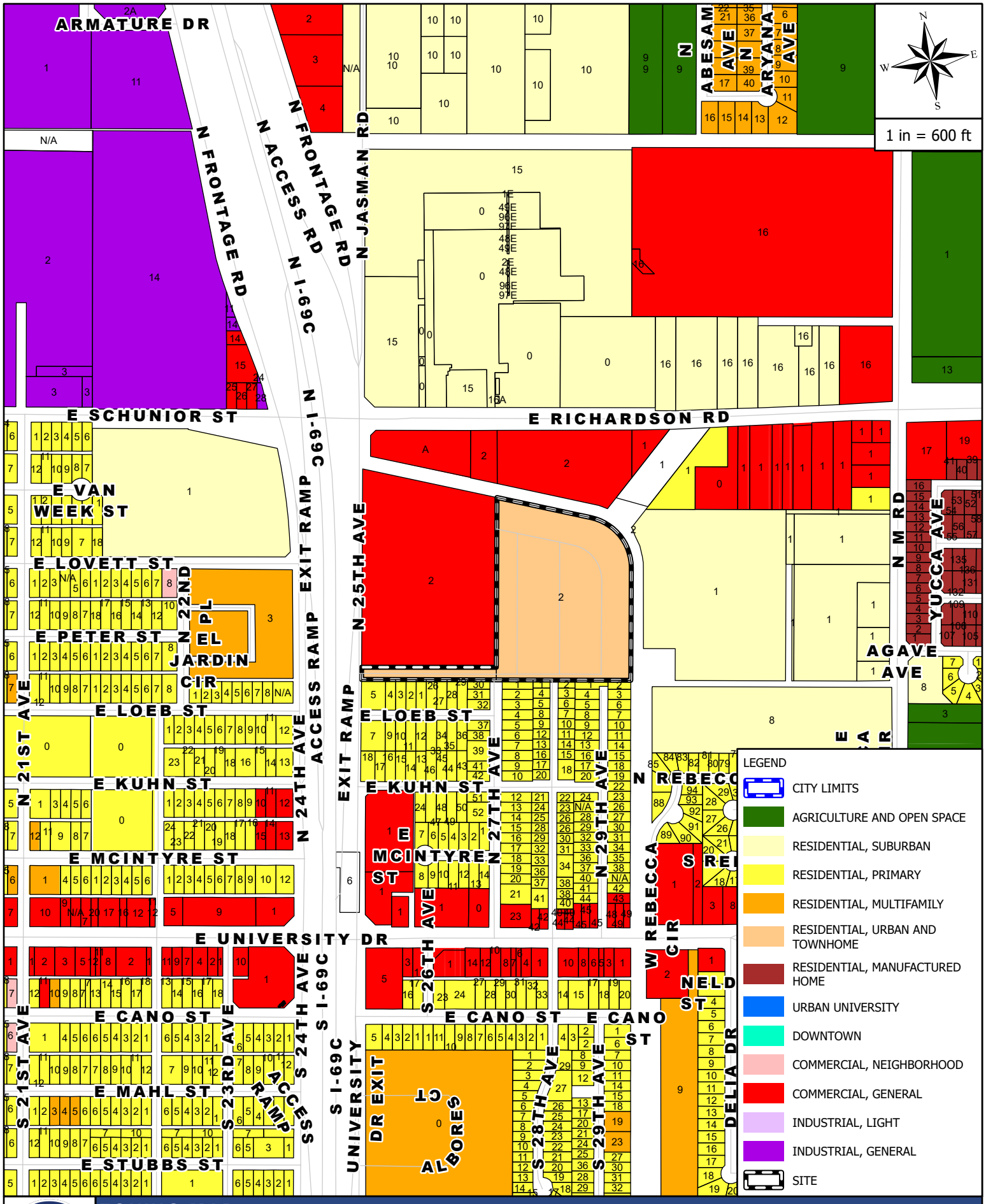
AERIAL MAP

498 N I 69 C



MAILOUT AND SITE MAP

498 N I 69 C



ZONING MAP

498 N I 69 C

SUBDIVISION MAP OF
ALHAMBRA ON RICHARDSON SUBDIVISION

BEING A 13.320 ACRE GROSS TRACT OF LAND, MORE OR LESS, 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.

METES AND BOUNDS DESCRIPTION:

A 13.320 ACRE TRACT OF LAND, MORE OR LESS, 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, AS DESCRIBED AND CONVEYED TO CARL A. BOLLS AND BEULAH BOLLS BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 592, PAGE 101, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 12.44 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCING & POINT OF BEGINNING AT A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET [N:16635264.6341, E:1101573.4256] AT THE SOUTHEAST CORNER OF SAID LOT 2, SECTION 269, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 81 DEGREES 10 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 46 MINUTES 14 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2 A DISTANCE OF 904.24 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET ON THE SOUTH LINE OF A 56-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 69 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF A SAID 56-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY A DISTANCE OF 454.16 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF A SAID 56-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, A DELTA ANGLE OF 078 DEGREES 10 MINUTES 41 SECONDS, A CHORD BEARING OF SOUTH 30 DEGREES 16 MINUTES 02 SECONDS EAST WITH A CHORD LENGTH OF 343.01 FEET, AN ARC DISTANCE OF 371.13 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET ON THE EAST LINE OF SAID LOT 2 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 8 DEGREES 49 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF $44.96 FEET TO THE POINT OF BEGINNING, CONTAINING 12.44 ACRES GROSS [10.51 ACRES NET] OF LAND, MORE OR LESS.

GENERAL NOTES :

THIS SUBDIVISION IS IN FLOOD 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:, COMMUNITY-PANEL NUMBER: 480338 00020 E MAP REVISED: JUNE 6, 2000.

1. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
2. 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. STREET SIDE YARD SETBACK LINE SHALL BE SIX (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
4. BENCHMARK: SET MAG NAIL AT TOP OF CURB INLET ALONT FRONTAGE ROAD U.S. 281 (169). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16635572.1300, E=1100295.2790, ELEV.=95.02.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 74,931 C.F. - 1.720 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
8. ALL LOT CORNERS ARE SET ½ INCH IRON RODS, UNLESS OTHERWISE NOTED.
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
11. PURSUANT TO APLICABLE 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.
12. 50% OF PARKLAND FEE ($300.00) PER LOT WILL BE DUE AT THE TIME OF BUILDING PERMIT STAGE. (INSIDE CITY LIMITS ONLY)
13. 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/MULTIFAMILY CONSTRUCTION.
14. OUTPARCEL "A" TO BE USED FOR DETENTION.

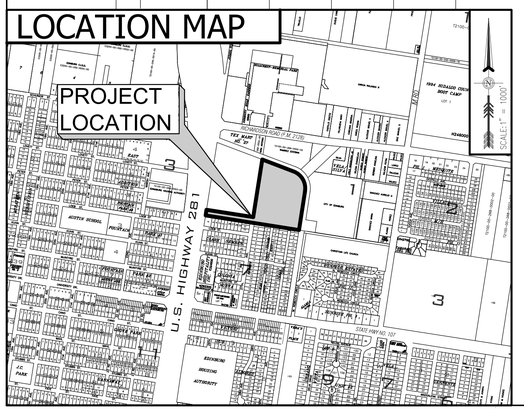
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	371.13'	272.00'	078° 10' 41"	N30° 16' 02"W	343.01'	220.96
C2	20.15'	111.95'	010° 18' 38"	N3° 39' 59"E	20.12'	10.10
C3	123.35'	111.95'	063° 07' 53"	N33° 03' 17"W	117.21'	68.78
C4	9.25'	111.95'	004° 44' 09"	N66° 59' 18"W	9.25'	4.63
C5	2.00'	161.95'	000° 42' 31"	S8° 28' 03"W	2.00'	1.00
C6	50.00'	161.95'	017° 41' 21"	S0° 43' 53"E	49.80'	25.20
C7	50.00'	161.95'	017° 41' 21"	S18° 25' 14"E	49.80'	25.20
C8	50.00'	161.95'	017° 41' 21"	S36° 06' 35"E	49.80'	25.20
C9	50.00'	161.95'	017° 41' 21"	S53° 47' 56"E	49.80'	25.20
C10	18.98'	161.95'	006° 42' 47"	S65° 59' 59"E	18.96'	9.50
C11	31.31'	242.00'	007° 24' 50"	N65° 38' 58"W	31.29'	15.68
C12	60.25'	242.00'	014° 15' 54"	N54° 48' 36"W	60.10'	30.28
C13	70.85'	242.00'	016° 46' 26"	N39° 17' 26"W	70.60'	35.68
C14	80.06'	242.00'	018° 57' 16"	N21° 25' 35"W	79.69'	40.40
C15	69.60'	242.00'	016° 28' 46"	N3° 42' 34"W	69.36'	35.04
C16	186.87'	136.95'	078° 10' 41"	S30° 16' 02"E	172.70'	111.25
C16	18.13'	242.00'	004° 17' 29"	N6° 40' 34"E	18.12'	9.07

Lot Area Table		
Lot #	SQ. FT.	Area
1	4493.89	0.103
2	4097.21	0.094
3	4086.86	0.094
4	4084.55	0.094
5	4082.24	0.094
6	4079.92	0.094
7	4077.61	0.094
8	4075.30	0.094
9	4072.99	0.094
10	4070.68	0.093
11	4068.36	0.093
12	4066.05	0.093
13	4278.47	0.098
14	4290.13	0.098
15	4143.27	0.095
16	4143.27	0.095
17	4143.27	0.095
18	4143.27	0.095
19	4143.27	0.095
20	4143.27	0.095
21	4143.27	0.095
22	4143.27	0.095
23	4143.27	0.095
24	4146.29	0.095
25	5683.54	0.130
26	4342.35	0.100
27	4146.29	0.095
28	4143.27	0.095
29	4143.27	0.095
30	4143.27	0.095
31	4143.27	0.095
32	4143.27	0.095
33	4143.27	0.095
34	4143.27	0.095
35	4143.27	0.095
36	4143.27	0.095
37	4290.13	0.098
38	4290.12	0.098
39	4344.77	0.100
40	4344.77	0.100
41	4344.77	0.100
42	4344.77	0.100
43	4344.77	0.100
44	4344.77	0.100
45	4344.77	0.100
46	4344.77	0.100
47	4344.75	0.100
48	4495.10	0.103
49	4728.86	0.109
50	3990.35	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
51	4002.38	0.092
52	4002.38	0.092
53	4002.38	0.092
54	4002.38	0.092
55	4002.38	0.092
56	4002.38	0.092
57	4002.38	0.092
58	4002.38	0.092
59	4290.12	0.098
61	4002.39	0.092
62	4002.39	0.092
63	4002.39	0.092
64	4002.39	0.092
65	4648.46	0.107
66	4786.47	0.110
67	5206.04	0.120
68	4836.32	0.111
69	4412.32	0.101
70	4312.78	0.099
71	4373.56	0.100
72	4488.25	0.103
73	4002.39	0.092
74	4002.39	0.092
75	4002.39	0.092
76	4002.39	0.092
77	4002.39	0.092
78	4002.39	0.092
79	23771.40	0.546

Lot Line Table		
Line #	Length	Direction
L1	23.29'	N30° 16' 02"W
L2	21.21'	S53° 49' 18"W
L3	21.21'	N36° 10' 42"W
L4	18.92'	N59° 43' 58"E
L5	23.29'	S30° 16' 02"E
L6	21.21'	N53° 49' 18"E
L7	21.21'	N36° 10' 42"W
L8	18.92'	S59° 43' 58"W
L9	29.96'	S08° 49' 18"W
L10	21.21'	S53° 49' 18"W

LOCATION MAP



RIOPLEX ENGINEERING
FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 330-2433
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	MOUAYAD H YAZJI	400 CORNELL AVE	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

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

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE TOWNHOMES AT EBONY SUBDIVISION

Date Prepared: April 15, 2026
Planning and Zoning Meeting: April 23, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of The Townhomes at Ebony Subdivision, being a 0.68 Acre tract of Land out of the Lot 1, Lot 2 and the East 39 feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Ave, as Requested by, Sames, Inc.
Location:	The property is located west of Tourist Drive and south of Hollywood Drive, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban and Townhome (RU) District and one lot is zoned Commercial, Neighborhood (CN) District
Setbacks:	UDC Setbacks for Residential, Urban and Townhome (RU) District, Attached, will abide by UDC, Article 3, Table 3.102-3 UDC Setbacks for Commerical, Neighborhood (CN) District will abide by UDC, Article 3, Table 3.202-2.
Analysis:	The Preliminary Plat development consists of 10 Single-Family Residential attached lots averaging approximately from 2,122.9 to 2,592.39 square feet and one (1) Commercial lot averaging 7,507.72 square feet.
Utilities:	Water Distribution System will be provided by the City of Edinburg, with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0367)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 198 W SOUTHLAND
Edinburg, TX 78539

PARCEL: E6000-00-008-0001-00

APPLICATION DATE: 03/09/2026
EXPIRATION DATE: 09/05/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: The Townhomes at Ebony

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Luis Hernandez	SAMES Engineering-Surveying	200 S 10th ST MCALLEN, TX 78501
Authorized Agent	Luis Hernandez	SAMES Engineering-Surveying	200 S 10th ST MCALLEN, TX 78501
Owner	Eliseo Garza Jr.		1111 S 15TH Edinburg, TX 78539

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Meet 2018 IFC	Other required: Meet 2018 International Fire Code	Anthony Riojas	03/18/2026		Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	03/09/2026	03/18/2026		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	03/18/2026	03/20/2026	Complete
Fire (Fire)	Anthony Riojas	03/18/2026	03/18/2026	Complete

Comments GENERAL COMMENTS:

1. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details)
2. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating)
3. 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)
4. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
5. 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	03/18/2026	03/16/2026	Complete

Comments A 6ft. high wood fence is required on the western boundary where the Townhome zoning meets Residential, Primary zoning.

On tree will be required in front of each lot at the building permit stage of the project.

TREE SURVEY REQUIRED prior to any site preparation or tree removal. Contact City Forester Leo Duran to schedule a site visit.
(956) 802-7037
lduran@cityofedinburg.com

Planning & Zoning (Planning & Zoning)	Claudia Mariscal	03/18/2026	03/20/2026	Complete

Comments Comments & Redlines on Bluebeam. Will require resubmittal

Public Works (Public Works)	David De La Fuente	03/18/2026	03/19/2026	Complete

Comments Erosion Control Plan

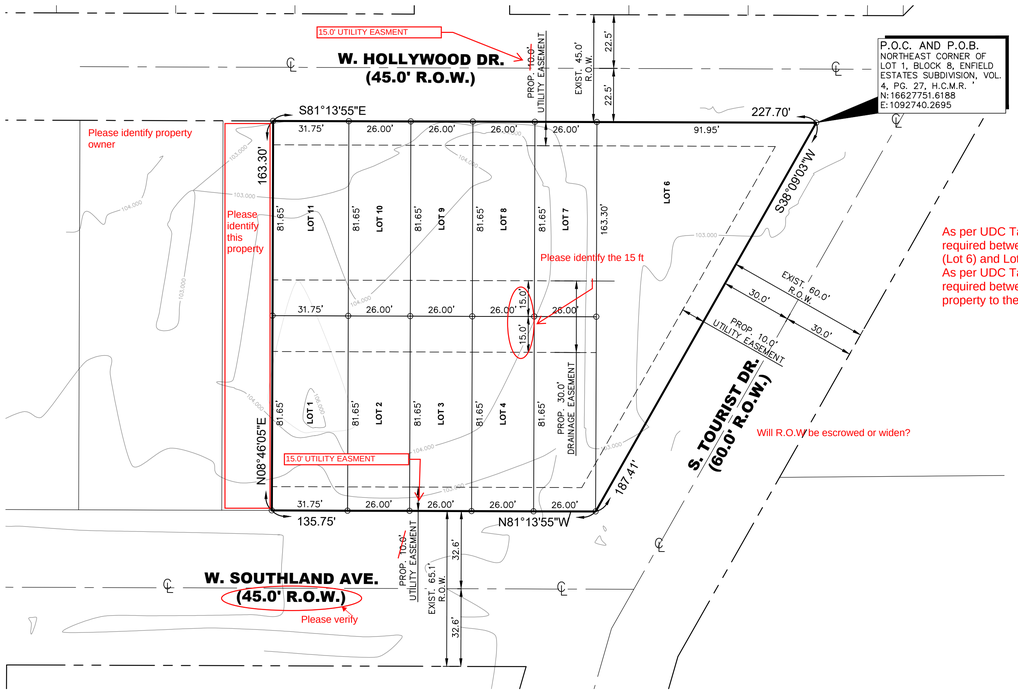
Solid Waste (Solid Waste)	Laura Olivarez	03/18/2026	03/16/2026	Complete

Comments Submittal requirements and Site Development Guidelines sent(ET)

Utilities (Utilities)	Jose Guajardo	03/18/2026	03/19/2026	Requires Re-submit

SUBMITTAL SUMMARY REPORT (PLAT-2026-0367)

Comments	-Install 8" WL into a 15.0' UE at south side of the subdivision and loop it with the existing 8" at the south side of Southland Ave. - Install 10" WL into a 15.0' UE on the north side of the subdivision. loop it to existing 10" WL and with the existing 4" WL. -Upgrade existing 6" San. sewer and existing MH and reconnect existing services.			
Utilities (Utilities)	Priscilla Bernal	03/18/2026	03/20/2026	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - $8,970 2. Sewer Fees - $740 3. Water Rights - $2,040 4. Transfer Fees - N/A Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat Will submit comments to Engineering and Planning & Zoning.			



As per UDC Table 4.204-2 a wood fence is required between the Commercial property (Lot 6) and Lots 7 & 5.
As per UDC Table 4.204-2 a wood fence is required between Lots 1 & 11 and the abutting property to the west.

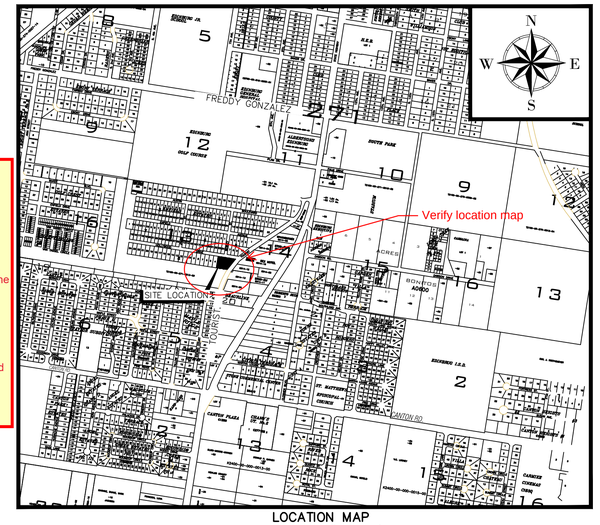
SCALE: 1" = ~~30'~~ 100'

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊕	– ON–SITE BENCHMARK
℄	– CENTER LINE
⊥	– LOT LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
EXIST.	– EXISTING
PROP.	– PROPOSED
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
SF	– SQUARE FEET
VOL.	– VOLUME
PG.	– PAGE
D.B.T.P.	– DEDICATED BY THIS PLAT
U.E.	– UTILITY EASEMENT

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.
10. Provide Trip Generation Worksheet.



LOCATION MAP
SCALE: 1"=1000'

THE TOWNHOMES AT EBONY

A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2 AND THE EAST 39 FEET OF LOT 3, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2, AND THE EAST 39 FEET, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS CONVEYED TO ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, AS SHOWN IN DOCUMENT NUMBER 3504973, DEED RECORDS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;.

BEGINNING; AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 4, PG 27, HIDALGO COUNTY MAP RECORDS, SAID POINT BEING AT THE INTERSECTION OF W. HOLLYWOOD DRIVE AND S. TOURIST DRIVE, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N:16627757.6188', E:1092740.2695';

THENCE; CONTINUING SOUTH 38°09'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY LINE OF S. TOURIST DR. A DISTANCE OF 187.41 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°13'55" WEST, ALONG THE SOUTH LINE OF BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY OF W. SOUTHLAND AVE. A DISTANCE OF 135.75 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°46'05" EAST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 8, OF SAID ENFIELD ESTATES SUBDIVISION, A DISTANCE OF 163.30 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°13'55" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, A DISTANCE OF 227.70 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN ARE BASED ON SOUTH RIGHT OF WAY OF HOLLYWOOD DRIVE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

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

GENERAL NOTES:

1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.

2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION (RESIDENTIAL PRIMARY (RP)) Lots 1-5 and 7- 11 are zoned Residential, Urban and Townhome DISTRICT.
FRONT SETBACK: _____FT
SIDE SETBACK: _____FT
REAR SETBACK: _____FT
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
As per UDC Table 3.102-1 for Detached Townhomes Lot Area: 4,000 sf, Lot Width: 40 ft, Street Yard: 10 ft, Garage: 18 ft, Street Side Yard: 10 ft, Side Yard: 6 ft, and Rear Yard: 10ft
As per UDC Table 3.102-3 for Attached Townhomes Lot Are: 2,500 st, Lot Width: 25 ft, Street Yard: 10 ft, Garage: 18ft Side Yard: 0/6 ft, Rear Yard: 10 ft

3. FLOOD INSURANCE RATING:
COMMUNITY PANEL NUMBER 480338 0030 E,
REVISED JUNE 6, 2000,
FLOOD ZONE DESIGNATION: "ZONE X" (UNSHADED)– IS DESCRIBED TO BE AREAS OUTSIDE OF THE 500–YEAR FLOOD–PLAIN
For Commercial Neighborhood zone for Lot 6 refer to Table 3.202-1 Lot Area; 10,000 sf, Lot Width 50ft and Maximum height: 35 ft

BENCHMARK 1: SANITARY SEWER MANHOLE TOP
NORTHING: 16620165.1100'
EASTING: 1081745.3250'
ELEVATION: 108.170'

4. THIS SUBDIVISION IS A RESIDENTIAL TOWNHOME SUBDIVISION DEVELOPMENT. Lot 6 is zoned Commercial Neighborhood, will that change? Is rezoning required?

5. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF (±_____) CUBIC–FEET (_____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SPECIFIED IN APPROVED DRAINAGE REPORT. Please fill out prior to recording

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

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

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

11. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PUBLIC STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENT IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL AD OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER THE UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION. -Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP

12. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOTS AT A MINIMUM SLOPE OF 1% Please provide a Trip Generation worksheet

13. PARKLAND FEES $ _____ PER RESIDENCE, $ _____ (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER $ _____ (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE. 50% of parkland fee ($300.00) per lot will be due at the time of building permit stage. (Inside city limits only)

INCLUDE 5' SIDEWALK NOTE

INCLUDE NOTE STATING THAT DRAINAGE IMPROVEMENTS WILL BE DONE AT BUILDING PERMIT STAGE

Add Note:
The Developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision at Lot 6.

Additional Comments may arise at the time of new revisions submitted for staff to review. Must meet all standards set forth in the Unified Development Code, Engineering Manual and all city department requirements

PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 3/3/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, **ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES**, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **THE TOWNHOMES AT EBONY** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: ELISEO GARZA JR.
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

OWNER: JUDITH MICHELLE BENAVIDES
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

THE ___ DAY OF _____, 20___.

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

ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR COMMERCIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE _____ DAY OF _____ 20____

SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO P.E.# 100320 ON 03/03/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THA
CONFORMS TO ALL REQUIREMEN
APPROVAL IS REQUIRED AND H

ON THE ___ DAY OF _____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____ OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELISEO GARZA JR. JUDITH MICHELLE BENAVIDES	1111 S. 15TH AVE.	EDINBURG, TEXAS 78539	Please add	
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

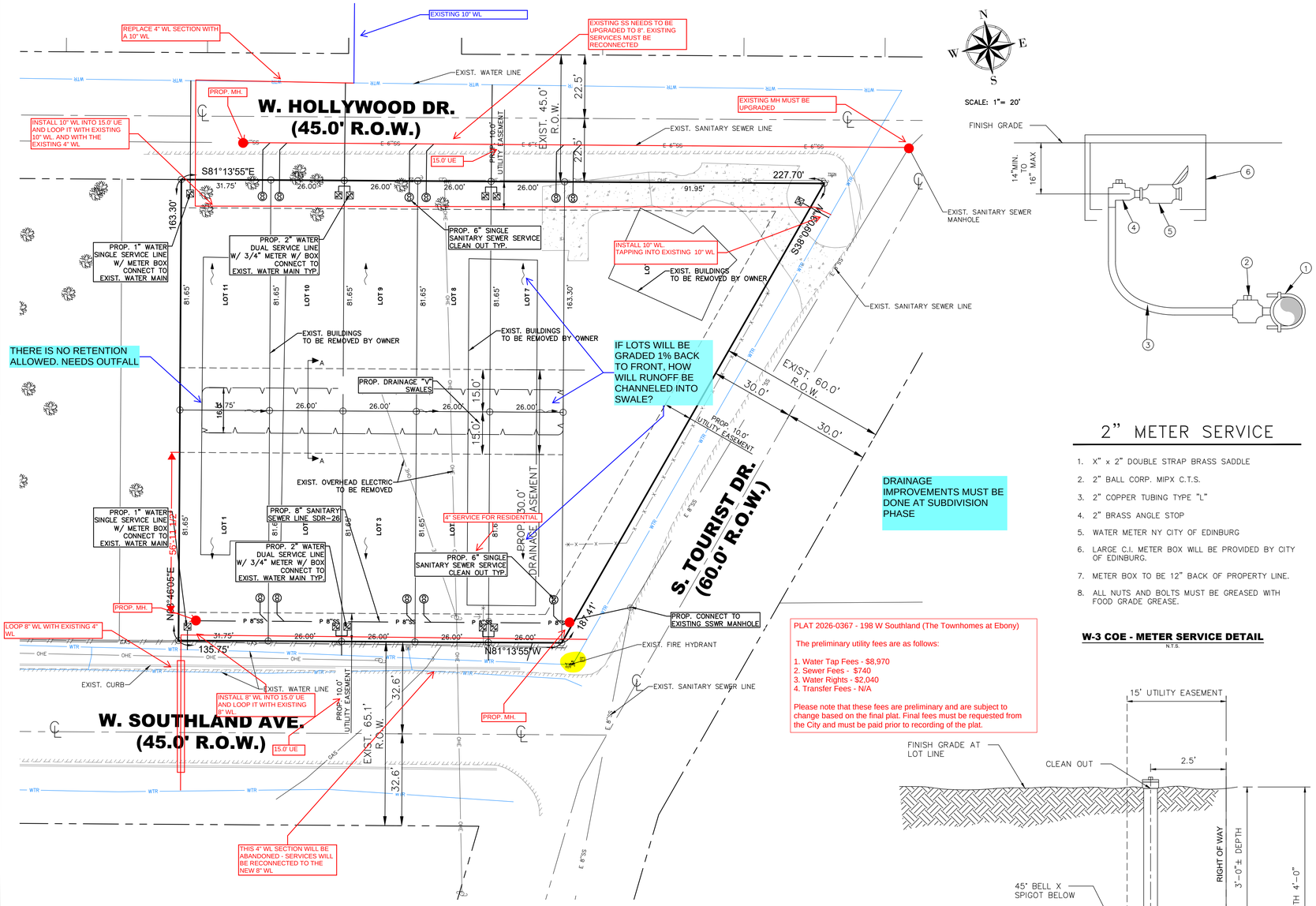
DATE OF PREPARATION: March 2026

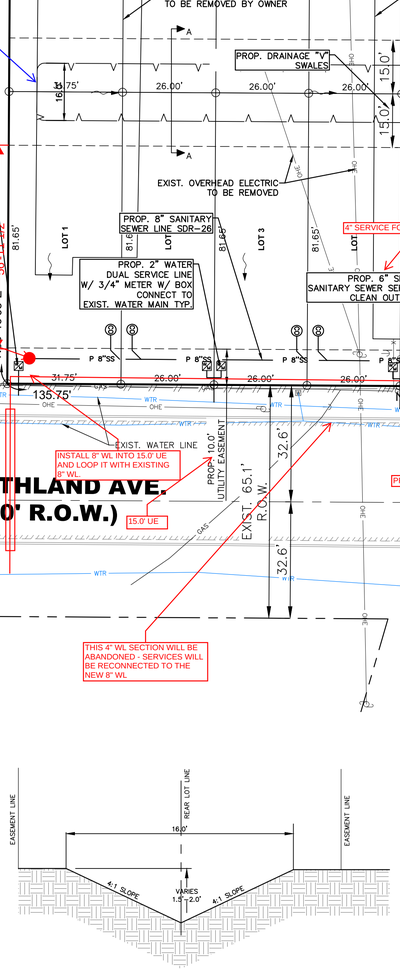
SHEET 01 OF 01

SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702–8880
McALLEN, TEXAS 78501 FAX: (956) 702–8883
TEX. REG. ENGINEERING FIRM F–10602
TEX. REG. SURVEYING FIRM No. 101416–00

THE TOWNHOMES AT EBONY

UTILITY & DRAINGE LAYOUT





TYPICAL SECTION A-A
(PROPOSED LINEAR "V" SWALE DETENTION)
N.T.S.

NOTE:
1. EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
2. NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 1.00% SLOPE.

= ROAD SIDE DITCH

SCALE: 1"= 20'

2" METER SERVICE

1. X" x 2" DOUBLE STRAP BRASS SADDLE
2. 2" BALL CORP. MIPX C.T.S.
3. 2" COPPER TUBING TYPE "L"
4. 2" BRASS ANGLE STOP
5. WATER METER NY CITY OF EDINBURG
6. LARGE C.I. METER BOX WILL BE PROVIDED BY CITY OF EDINBURG.
7. METER BOX TO BE 12" BACK OF PROPERTY LINE.
8. ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

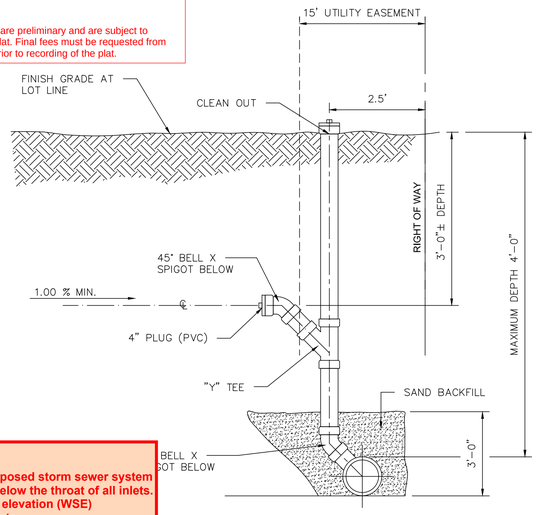
W-3 COE - METER SERVICE DETAIL
N.T.S.

PLAT 2026-0367 - 198 W Southland (The Townhomes at Ebony)

The preliminary utility fees are as follows:

1. Water Tap Fees - $8,970
2. Sewer Fees - $740
3. Water Rights - $2,040
4. Transfer Fees - N/A

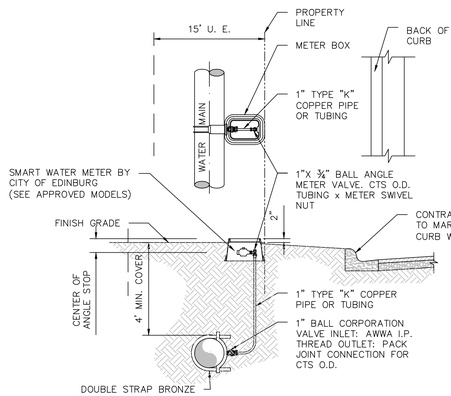
Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.



S-4 COE - SHALLOW SERVICE CONNECTION DETAIL
N.T.S.

General Storm Comments:

1. A Hydraulic grade line Analysis (HGL) shall be provided for all proposed storm sewer system improvements. Must be shown on profiles and shall be maintained below the throat of all inlets.
2. Detention pond shall indicate the 50-YR and 100-YR water surface elevation (WSE)
3. Project outfall/bleeder shall be sized to the 10-YR Pre-Developed rate.
4. All Storm Sewer lines should have a 3' cover.
5. Review of Drainage Area Maps and Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10-YR storm as per Engineering Standards manual or provide a model of this development, a 25-YR HGL must be below the gutter line.
6. Include the 10 and 25-YR HGL on plan and profiles.
7. Buffer around detention pond shall be 6'.
8. If detention pond exceeds 2.5 FT a minimum fence of 4' is required around the perimeter of the pond.
10. Include a 3' concrete pilot channel on pond.



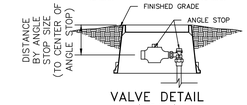
W-1 COE - SINGLE WATER SERVICE CONNECTION
N.T.S.

NOTES:

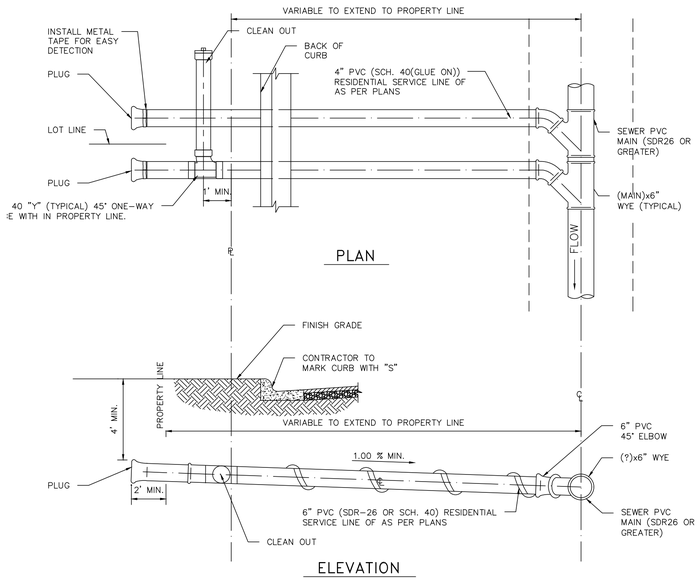
1. FOR MORE THAN FOUR-PLEX OR FOUR COMMERCIAL BUILDING USE 4" GATE VALVE WITH BOX. SEE BELOW OPTIONS:
   - 4" TYPE "K" COPPER ENCASED IN 8" PVC.
   - 4" C900 DR18 WITH 4"x2" BRASS CAP AND 2" TEE, ALL WELDED BY A REGISTER WELDER.
- 4' MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS
- COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

ANGLE STOP SIZE CHART

¾"	1"	2"
7" MIN. TO 12"MAX	12" MIN. TO 16"MAX	14" MIN. TO 16"MAX



VALVE DETAIL
(SIDE VIEW)



S-2 COE - COMMERCIAL SANITARY SEWER SERVICE DETAIL
N.T.S.

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 3/3/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

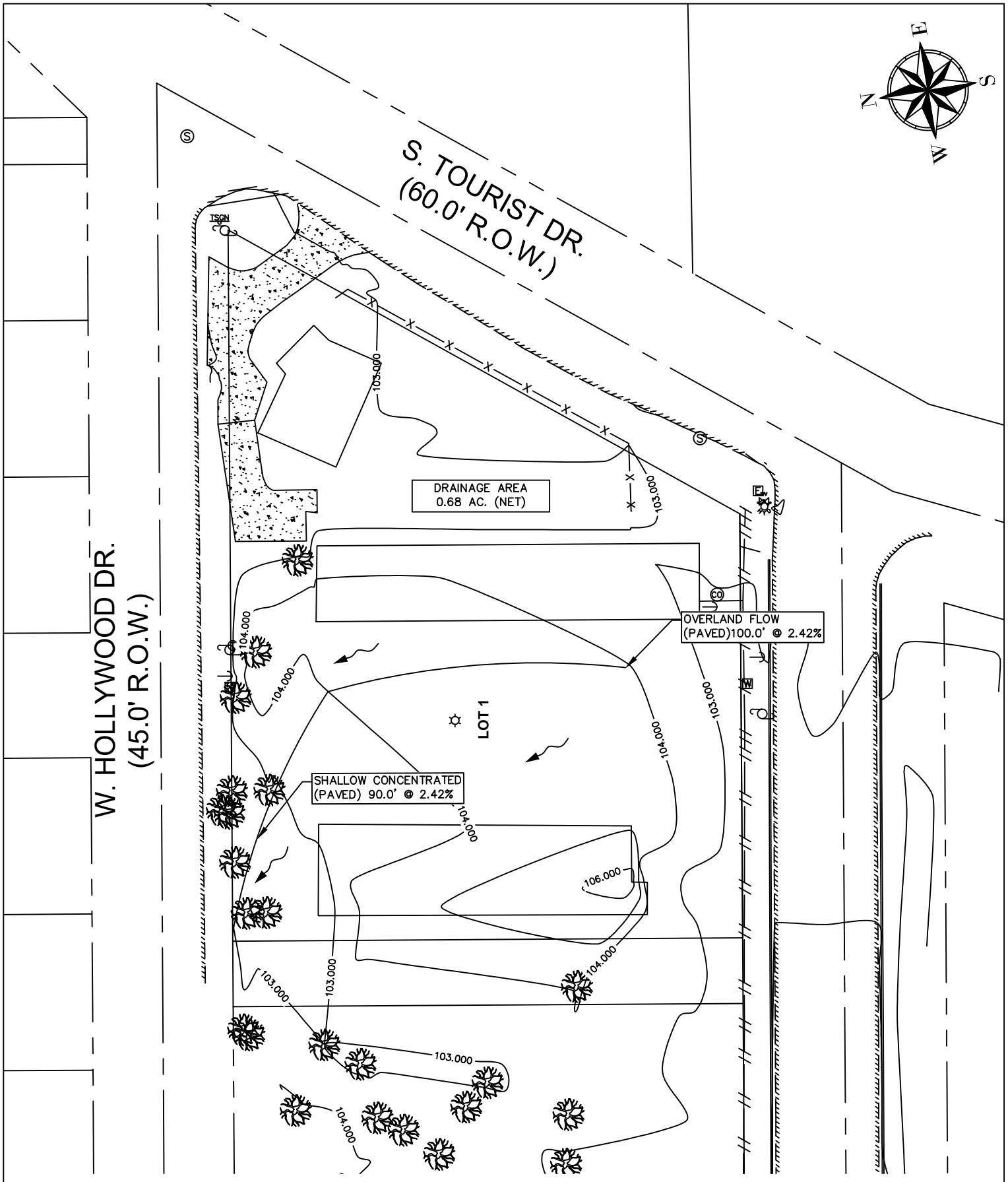
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KHURRUM SIDDIQUE	6001 N. 3RD ST.	McALLEN, TEXAS 78504	(956) 310-8649	
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: March 2026

SHEET 02 OF 02

SAMES
200 S. 10TH ST. SUITE 108 TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

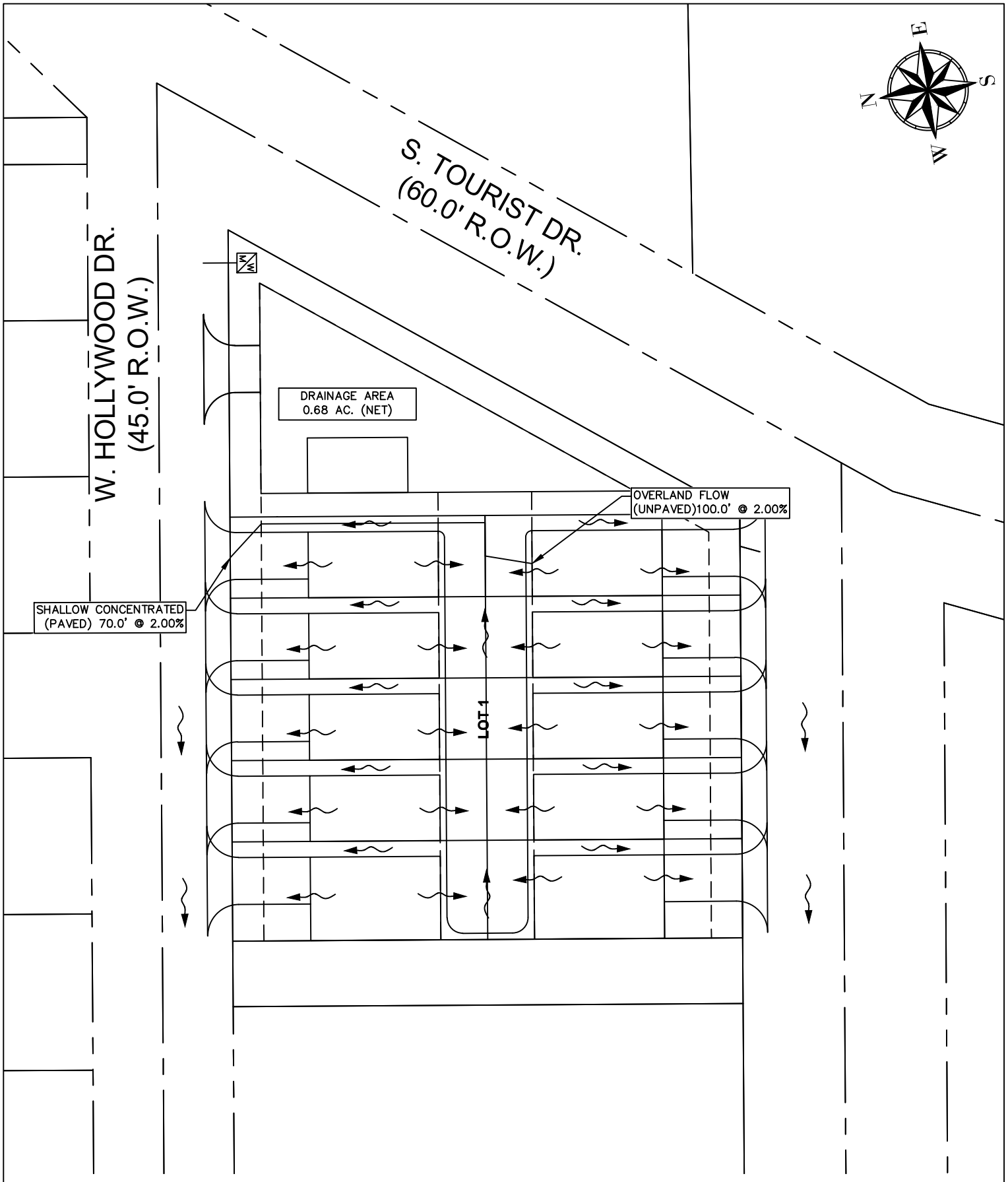


Preparation Date: March 26

PRE-DEVELOPMENT STORM RUNOFF

N.T.S.

SAMES INC.
200 S. 10TH STREET, SUITE 108
MCALLEN, TEXAS 78501
TEL: (956) 702-8880
FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00

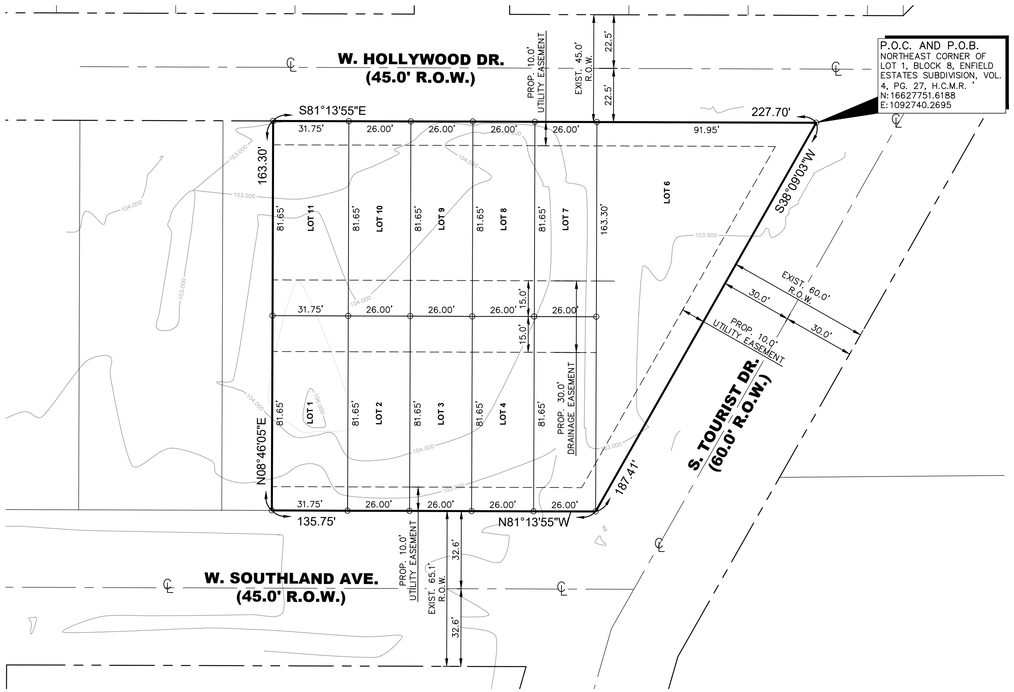


Preparation Date: March 26

POST-DEVELOPMENT STORM RUNOFF

N.T.S.

SAMES INC.
200 S. 10TH STREET, SUITE 108 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00



APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, **ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES**, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **THE TOWNHOMES AT EBONY** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: ELISEO GARZA JR.
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

OWNER: JUDITH MICHELLE BENAVIDES
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

THE ___ DAY OF _____, 20___.

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

ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR COMMERCIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE _____ DAY OF _____ 20____

SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

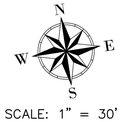
THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO P.E.# 100320 ON 03/03/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS



SCALE: 1" = 30'

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊕	– ON-SITE BENCHMARK
℄	– CENTER LINE
⊥	– LOT LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
EXIST.	– EXISTING
PROP.	– PROPOSED
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
SF	– SQUARE FEET
VOL.	– VOLUME
PG.	– PAGE
D.B.T.P.	– DEDICATED BY THIS PLAT
U.E.	– UTILITY EASEMENT

SURVEY NOTES:
1. BEARINGS SHOWN ARE BASED ON STEELE & PERSHING SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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

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

GENERAL NOTES:

1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.

2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION RESIDENTIAL PRIMARY (RP) DISTRICT.
FRONT SETBACK: _____FT
SIDE SETBACK: _____FT
REAR SETBACK: _____FT
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.

3. FLOOD INSURANCE RATING:
COMMUNITY PANEL NUMBER 480338 0030 E,
REVISED JUNE 6, 2000,
FLOOD ZONE DESIGNATION: "ZONE X" (UNSHADED)– IS DESCRIBED TO BE AREAS OUTSIDE OF THE 500-YEAR FLOOD-PLAIN

BENCHMARK 1: SANITARY SEWER MANHOLE TOP
NORTHING: 16620165.1100'
EASTING: 1081745.3250'
ELEVATION: 108.170'

4. THIS SUBDIVISION IS A RESIDENTIAL TOWNHOME SUBDIVISION DEVELOPMENT.

5. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF (±_____) CUBIC-FEET (_____ ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SPECIFIED IN APPROVED DRAINAGE REPORT.

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

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

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

11. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PUBLIC STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENT IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL, AD OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER THE UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.

12. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOTS AT A MINIMUM SLOPE OF 1%

13. PARKLAND FEES $ PER RESIDENCE, $ (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER $ (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.

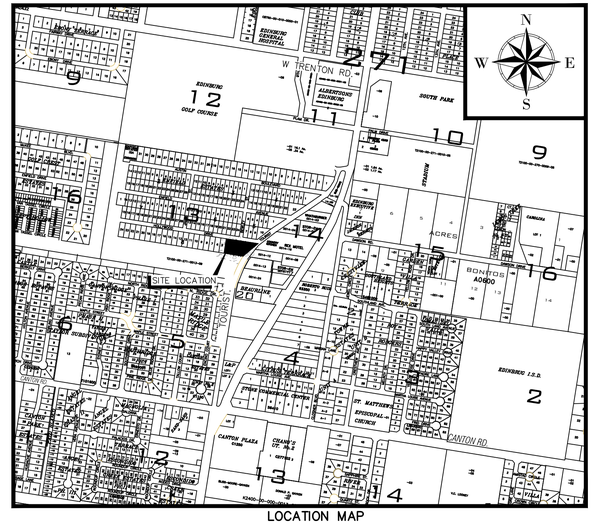
14. NO BUFFER IS REQUIRED, HOWEVER A FENCE PERMIT MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **THE TOWNHOMES AT EBONY** 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



LOCATION MAP
SCALE: #######

THE TOWNHOMES AT EBONY

A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2 AND THE EAST 39 FEET OF LOT 3, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2, AND THE EAST 39 FEET, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS CONVEYED TO ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, AS SHOWN IN DOCUMENT NUMBER 3504973, DEED RECORDS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;.

BEGINNING; AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 4, PG 27, HIDALGO COUNTY MAP RECORDS, SAID POINT BEING AT THE INTERSECTION OF W. HOLLYWOOD DRIVE AND S. TOURIST DRIVE, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N:16627757.6188', E:1092740.2695';

THENCE; CONTINUING SOUTH 38°09'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY LINE OF S. TOURIST DR. A DISTANCE OF 187.41 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°13'55" WEST, ALONG THE SOUTH LINE OF BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY OF W. SOUTHLAND AVE. A DISTANCE OF 135.75 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°46'05" EAST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 8, OF SAID ENFIELD ESTATES SUBDIVISION, A DISTANCE OF 163.30 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°13'55" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, A DISTANCE OF 227.70 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND MORE OR LESS.

PRELIMINARY PLAT SUBMITTAL FOR
REVIEW ONLY 3/3/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELISEO GARZA JR. JUDITH MICHELLE BENAVIDES	1111 S. 15TH AVE.	EDINBURG, TEXAS 78539		
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

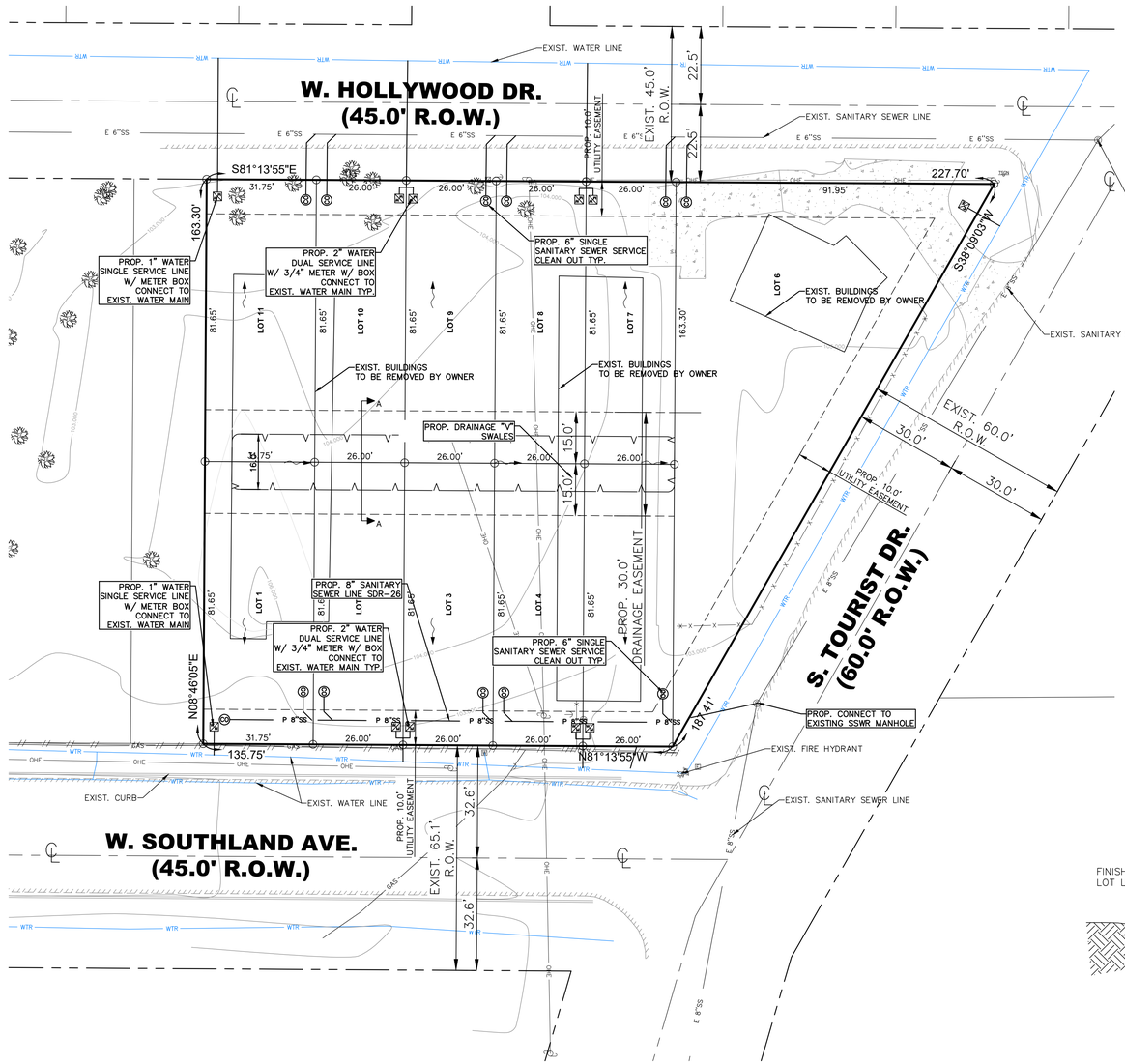
DATE OF PREPARATION: March 2026

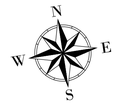
SHEET 01 OF 01

SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

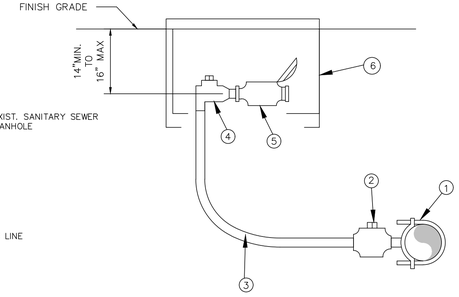
THE TOWNHOMES AT EBONY

UTILITY & DRAINGE LAYOUT





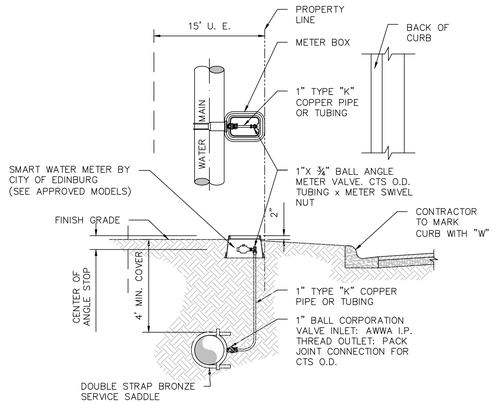
SCALE: 1"= 30'



2" METER SERVICE

1. X" x 2" DOUBLE STRAP BRASS SADDLE
2. 2" BALL CORP. MIPX C.T.S.
3. 2" COPPER TUBING TYPE "L"
4. 2" BRASS ANGLE STOP
5. WATER METER NY CITY OF EDINBURG
6. LARGE C.I. METER BOX WILL BE PROVIDED BY CITY OF EDINBURG.
7. METER BOX TO BE 12" BACK OF PROPERTY LINE.
8. ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

W-3 COE - METER SERVICE DETAIL
N.T.S.



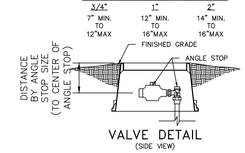
W-1 COE - SINGLE WATER SERVICE CONNECTION
N.T.S.

NOTES:

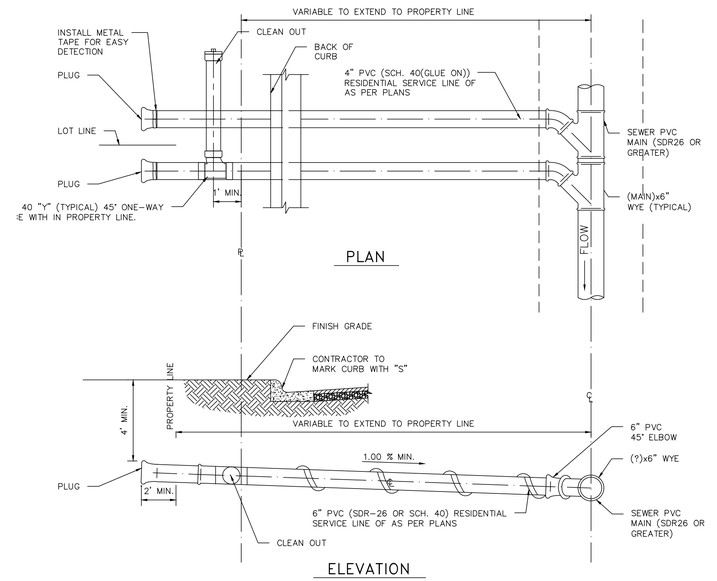
1. FOR MORE THAN FOUR-PLEX OR FOUR COMMERCIAL BUILDING USE 4" GATE VALVE WITH BOX. SEE BELOW OPTIONS:
   - 4" TYPE "K" COPPER ENCASED IN 8" PVC.
   - 4" C900 DR18 WITH 4"x2" BRASS CAP AND 2" TEE, ALL WELDED BY A REGISTER WELDER.
- 4' MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS
- COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

ANGLE STOP SIZE CHART

¾"	1"	2"
7" MIN. TO 12"MAX	12" MIN. TO 16"MAX	14" MIN. TO 16"MAX

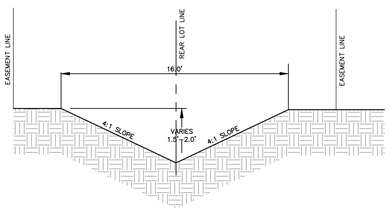


VALVE DETAIL
(SIDE VIEW)



S-2 COE - COMMERCIAL SANITARY SEWER SERVICE DETAIL
N.T.S.

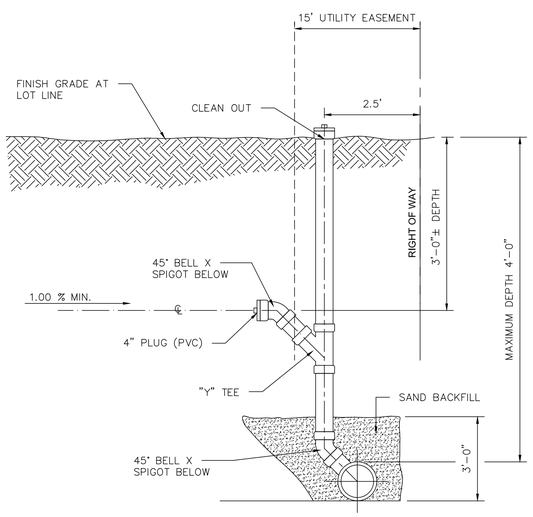
NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.



TYPICAL SECTION A-A
(PROPOSED LINEAR "V" SWALE DETENTION)
N.T.S.

NOTE:
1. EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
2. NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 1.00% SLOPE.

= ROAD SIDE DITCH FLOW



S-4 COE - SHALLOW SERVICE CONNECTION DETAIL
N.T.S.

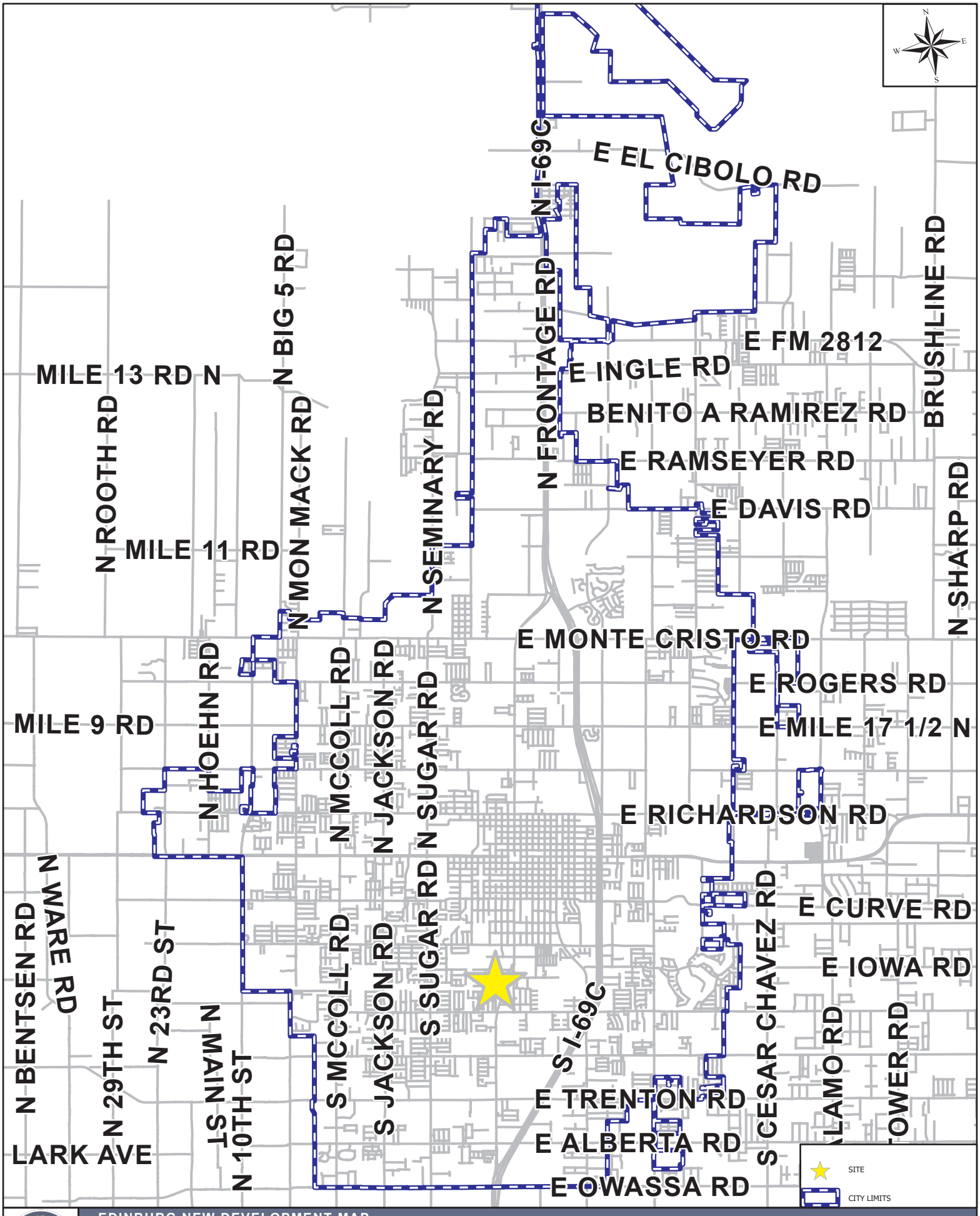
PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 2/27/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

DATE OF PREPARATION: February 2026

PRINCIPAL CONTACTS:

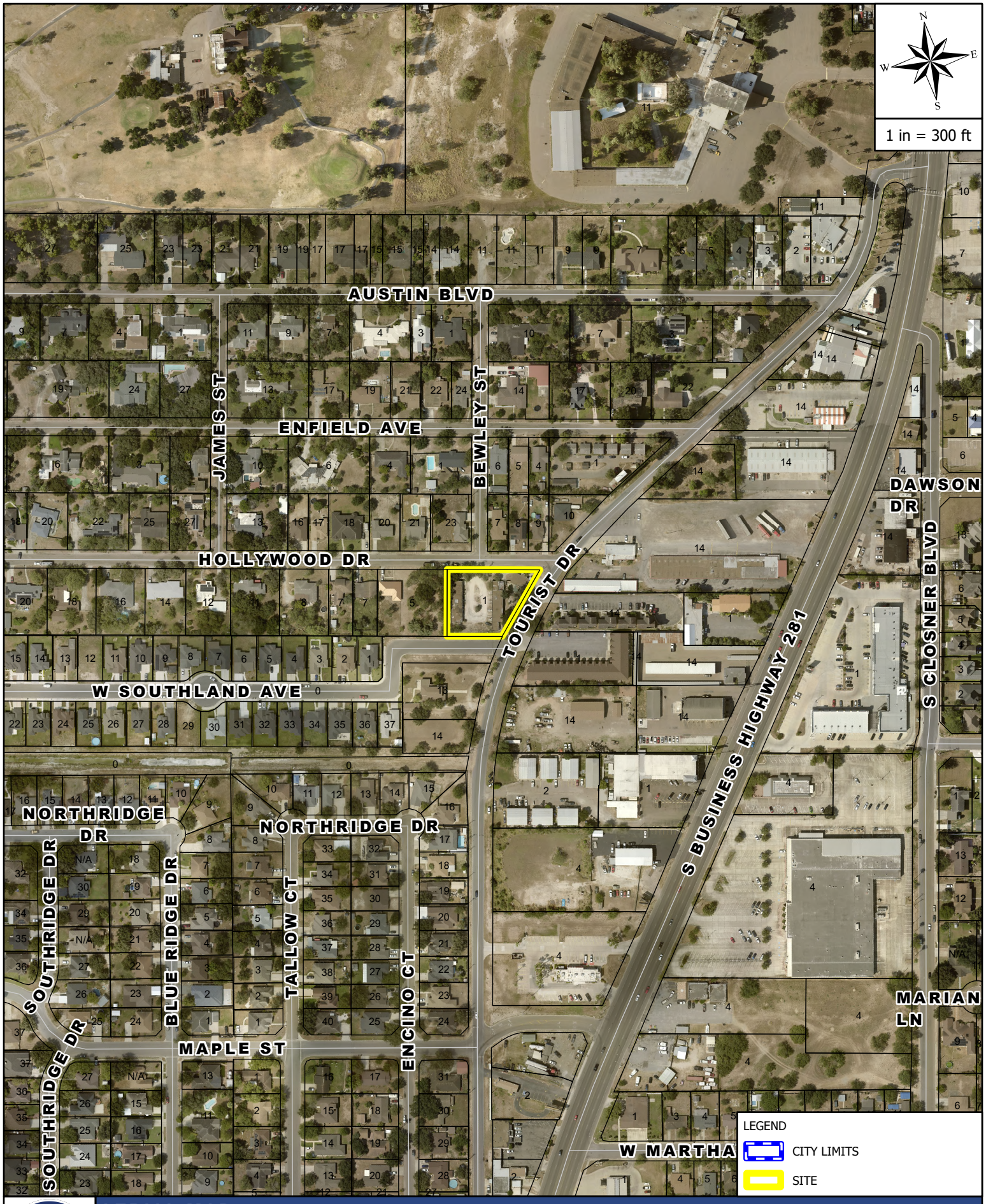
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KHURRUM SIDDIQUE	6001 N. 3RD ST.	McALLEN, TEXAS 78504	(956) 310-8649	
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

SAMES
200 S. 10TH ST. SUITE 108 TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



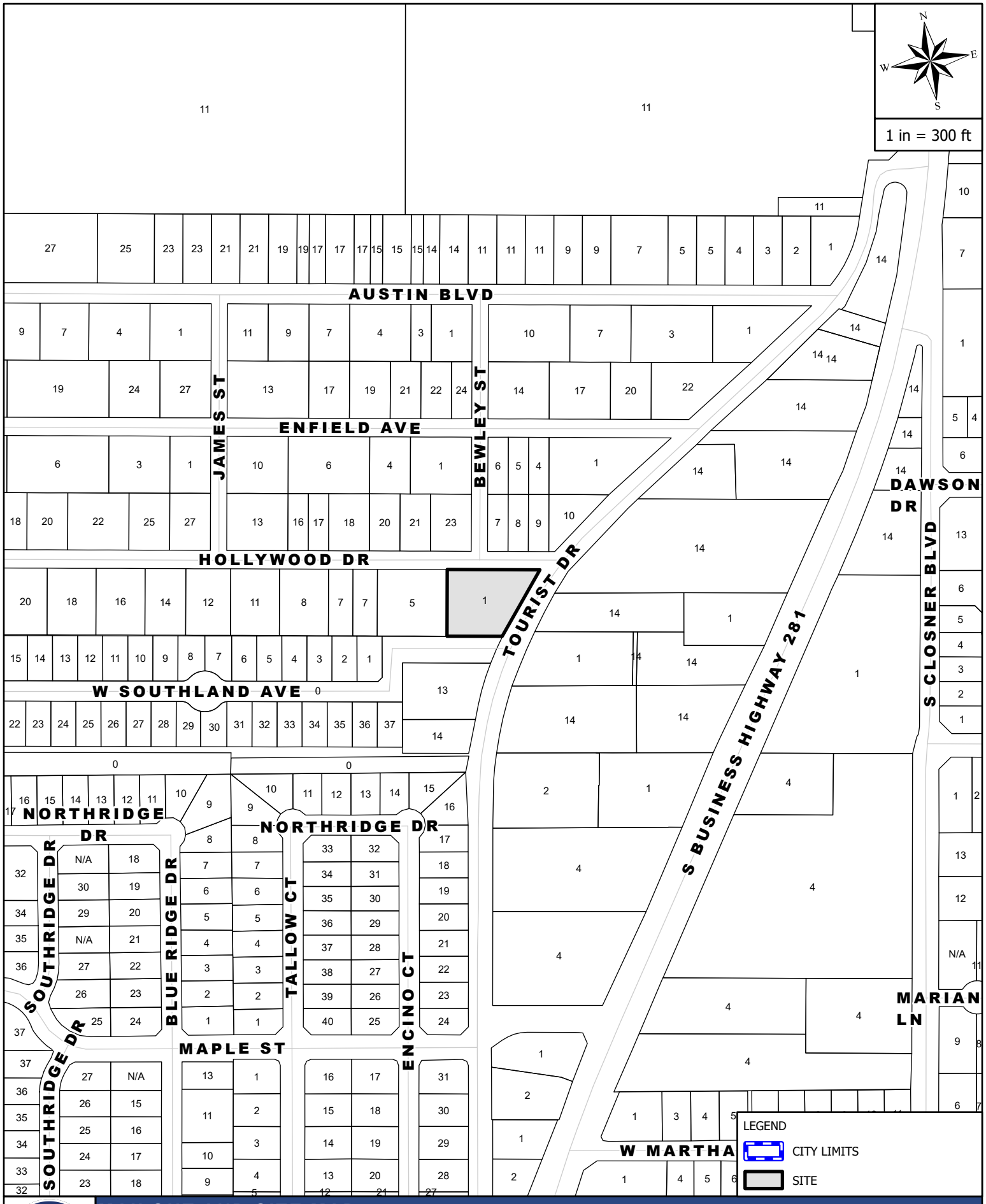
EDINBURG NEW DEVELOPMENT MAP

198 W SOUTHLAND AVE



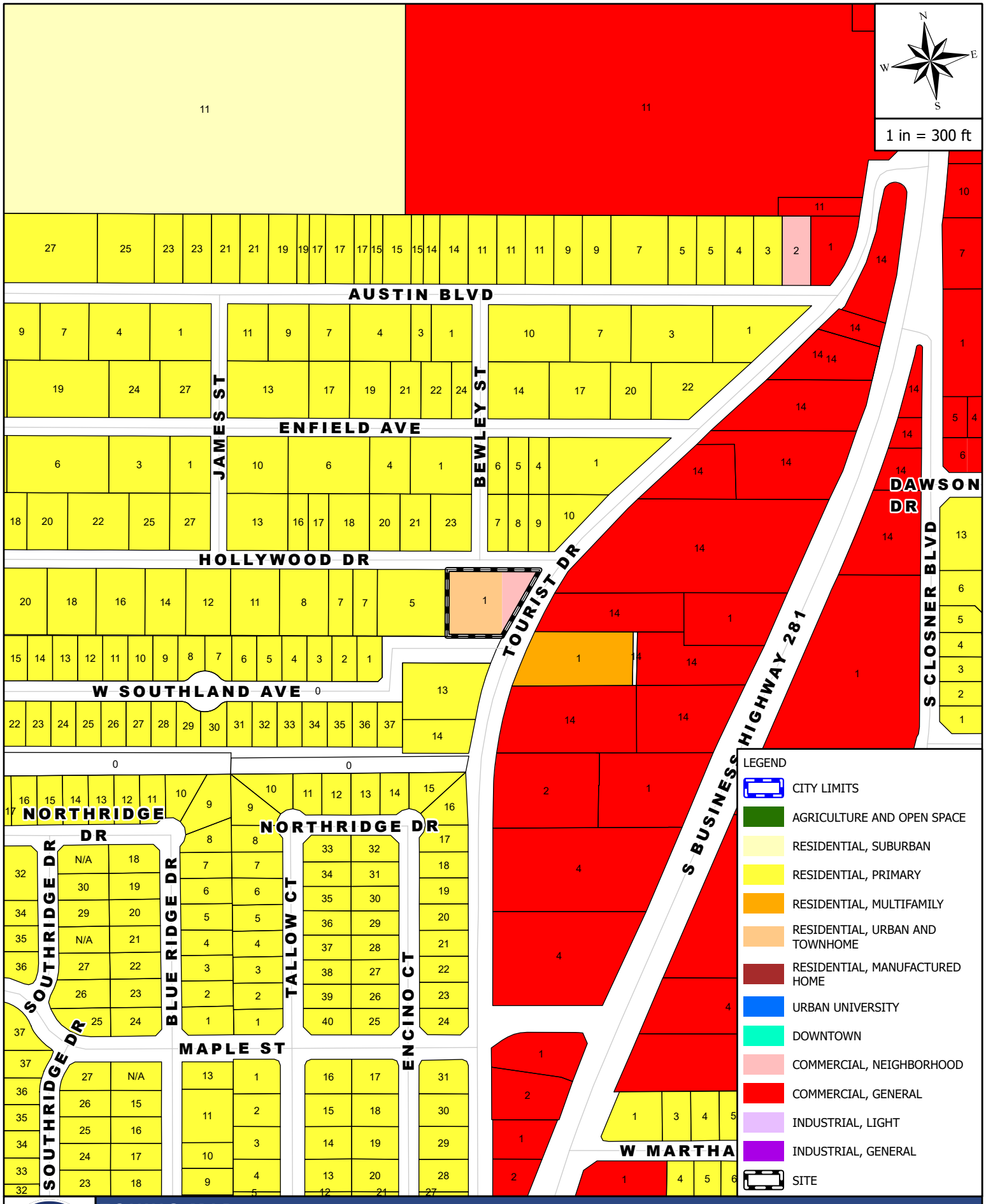
AERIAL MAP

198 W SOUTHLAND AVE



MAILOUT AND SITE MAP

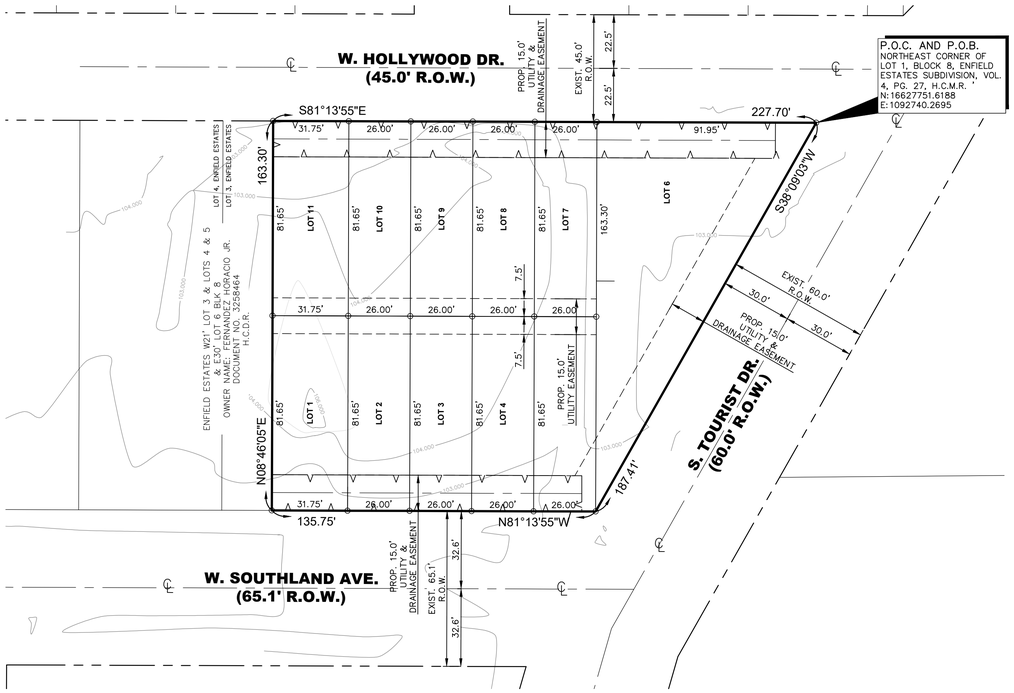
198 W SOUTHLAND AVE



THE CITY OF EDINBURG TEXAS

ZONING MAP

198 W SOUTHLAND AVE



SCALE: 1" = 30'

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊕	– ON–SITE BENCHMARK
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EXIST.	– EXISTING
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R.O.W.	– RIGHT OF WAY
FND.	– FOUND
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VOL.	– VOLUME
PG.	– PAGE
D.B.T.P.	– DEDICATED BY THIS PLAT
U.E.	– UTILITY EASEMENT

SURVEY NOTES:

1. BEARINGS SHOWN ARE BASED ON STEELE & PERSHING SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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

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

GENERAL NOTES:

1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.

2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION LOTS 1–5 AND 7–11 ARE ZONED RESIDENTIAL, URBAN AND TOWNHOME DISTRICT.
   FRONT SETBACK: 10.00 FT.
   SIDE SETBACK: 6.00 FT.
   REAR SETBACK: 10.00 FT.
   GARAGE: 18.00 FT.
   OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.

   COMMERCIAL NEIGHBORHOOD ZONE FOR LOT 6 REFER TO TABLE 3.202–1 LOT AREA: 10,000 SF. LOT WIDTH 50 FT. AND MAXIMUM HEIGHT 35 FT.

3. FLOOD INSURANCE RATING:
   COMMUNITY PANEL NUMBER 480338 0030 E,
   REVISED JUNE 6, 2000,
   FLOOD ZONE DESIGNATION: "ZONE X" (UNSHADED)– IS DESCRIBED TO BE AREAS OUTSIDE OF THE 500–YEAR FLOOD–PLAIN

   BENCHMARK 1: SANITARY SEWER MANHOLE TOP
   NORTHING: 16620165.1100'
   EASTING: 1081745.3250'
   ELEVATION: 108.170'

4. THIS SUBDIVISION IS A RESIDENTIAL TOWNHOME SUBDIVISION DEVELOPMENT. LOT 6 IS ZONED COMMERCIAL NEIGHBORHOOD.

5. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF (±_____) CUBIC–FEET (_____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SPECIFIED IN APPROVED DRAINAGE REPORT.

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

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

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

11. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PUBLIC STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENT IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL, AD OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER THE UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.

12. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOTS AT A MINIMUM SLOPE OF 1%

13. PARKLAND FEES $300.00PER RESIDENCE, $150.00 (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER $150.00 (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.

14. NO BUFFER IS REQUIRED, HOWEVER A FENCE PERMIT MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE.

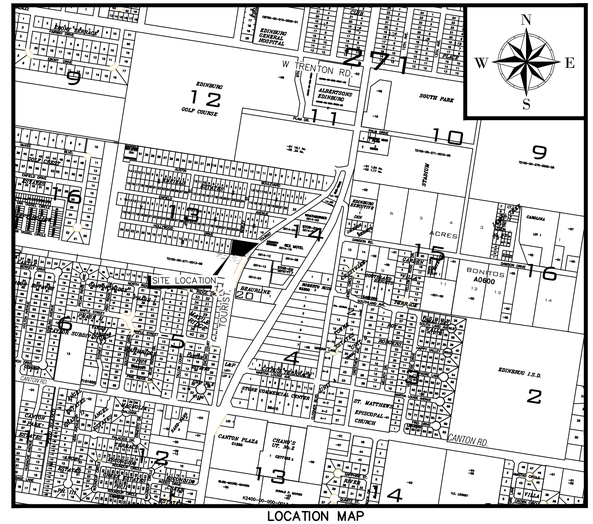
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION AT LOT 6.

16. A 5.0 FOOT SIDEWALK IS REQUIRED ALONG THE FRONT OF EACH LOT AND SHALL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

17. DRAINAGE FACILITY WILL BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.

18. 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.

19. LOT 6 WILL ONLY BE ALLOWED TO ACCESS FROM S. TOURIST DR. AND SHALL HAVE NO ACCESS FROM W. HOLLYWOOD DR.



LOCATION MAP
SCALE: #######

THE TOWNHOMES AT EBONY

A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2 AND THE EAST 39 FEET OF LOT 3, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2, AND THE EAST 39 FEET, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS CONVEYED TO ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, AS SHOWN IN DOCUMENT NUMBER 3504973, DEED RECORDS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;.

BEGINNING; AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 4, PG 27, HIDALGO COUNTY MAP RECORDS, SAID POINT BEING AT THE INTERSECTION OF W. HOLLYWOOD DRIVE AND S. TOURIST DRIVE, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N:16627757.6188', E:1092740.2695';

THENCE; CONTINUING SOUTH 38°09'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY LINE OF S. TOURIST DR. A DISTANCE OF 187.41 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°13'55" WEST, ALONG THE SOUTH LINE OF BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY OF W. SOUTHLAND AVE. A DISTANCE OF 135.75 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°46'05" EAST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 8, OF SAID ENFIELD ESTATES SUBDIVISION, A DISTANCE OF 163.30 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°13'55" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, A DISTANCE OF 227.70 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TOWNHOMES AT EBONY DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: ELISEO GARZA JR.
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

OWNER: JUDITH MICHELLE BENAVIDES
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

THE ___ DAY OF _____, 20___.

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

ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR COMMERCIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE _____ DAY OF _____ 20___

SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO P.E. # 100320 ON 04/10/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20___

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS THE TOWNHOMES AT EBONY 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

PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 4/10/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____ OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELISEO GARZA JR. JUDITH MICHELLE BENAVIDES	1111 S. 15TH AVE.	EDINBURG, TEXAS 78539	(956) 207–3525	
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

DATE OF PREPARATION: April 2026

SHEET 01 OF 01

SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702–8880
McALLEN, TEXAS 78501 FAX: (956) 702–8883
TEX. REG. ENGINEERING FIRM F–10602
TEX. REG. SURVEYING FIRM No. 101416–00

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE ELMS SUBDIVISION

Date Prepared: April 15, 2026
Planning and Zoning Meeting: April 23, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of The Elms Subdivision, being a 5.818 Acre tract of Land out of the Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County, Located at 1000 W. Alberta Road, as Requested by, Melden & Hunt, Inc.
Location:	The property is located south of Alberta Road and approximately 1,327 feet east of Sugar Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban and Townhome (RU) District.
Setbacks:	Setbacks as per approved variance are as follows, Front 20 ft., Garage 18ft, Side 0 ft, the opposite Side 12 ft. and Rear 15 ft.
Analysis:	The Preliminary Plat development consists of 54 Single-Family Residential lots averaging approximately from 3,004.37 to 6,187.50 square feet.
Utilities:	Water Distribution System will be provided by the City of Edinburg, with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

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

PERMIT ADDRESS: 1000 W ALBERTA
Edinburg, TX 78539

PARCEL: K2400-00-000-0059-16

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

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

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

SUBMITTAL DETAILS

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

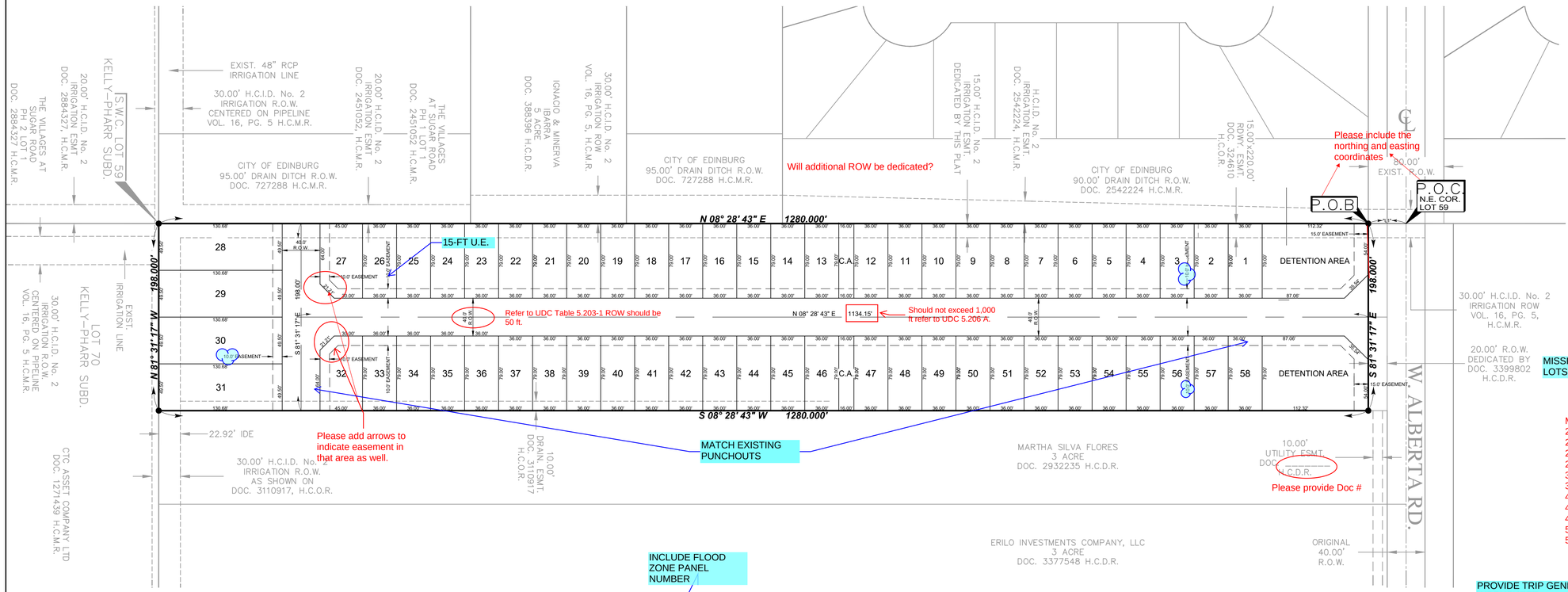
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	12/02/2025	11/21/2025	Complete
Comments	1) INCLUDE FLOOD ZONE PANEL NUMBER 2) SHOW PROPOSED DETENTION ON PLAT NOTES 3) PROVIDE TRIP GEN WORKSHEET 4) INCLUDE MISSING LOTS IN LOT TABLE 5) MATCH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

The preliminary utility fees are as follows:

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

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

Will submit comments to Engineering and Planning & Zoning.



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

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

LEGEND

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

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

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

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

correct spacing

correct spacing

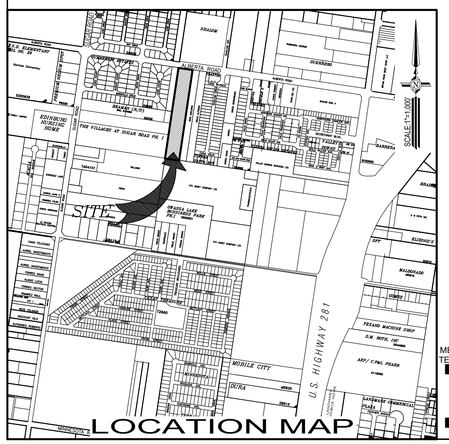
SUBDIVISION MAP OF

THE ELMS

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

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

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



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X" SHADED.

THIS PROPERTY LIES IN ZONE X AREAS OF 500--YEAR FLOOD; AREAS OF 100--YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-- YEAR FLOOD ACCORDING TO COMMUNITY-- PANEL NO.: 480338 0030 E, REVISED JUNE 6, 2000.

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

Verify setbacks

3. 7, MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT,
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 34,758 CUBIC--FEET OR 0.798 ACRE--FEET OF STORM WATER RUNOFF.
5. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
6. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG ALBERTA ROAD DURING SUBDIVISION STAGE,
8. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN COMMON AREAS (DETENTION POND) AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
13. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO ALBERTA ROAD FROM LOT 1.
15. DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED AT NO MORE THAN 5 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOT DURING BUILDING PERMIT.
16. HOA OR LOT 1 OWNER, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG ALBERTA ROAD.
17. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI --FAMILY CONSTRUCTION.
18. COMMON AREA LOT SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR ALBERTA SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP. MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

Verify spelling

Correct subdivision name

SHOW PROPOSED DETENTION AS WELL

COMMENT ON D.R.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

DATED THIS THE _____ DAY OF _____,

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

PRESIDENT

PLANNING AND ZONING

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

CHAIRMAN, PLANNING AND ZONING COMISSION — DATE

Correct spelling

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

MAYOR CITY OF EDINBURG

CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ELMS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

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

General Comments:

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

MICHAEL MANOJ, INSTRUMENT, AND CONSIDERATIONS

_____, 2024.

COUNTY COURT — COUNTY OF HIDALGO, TEXAS

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

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

BY: _____ DEPUTY

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS

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

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

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

JOB No.
25192.00

REVISION | DATE | BY

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PH: (956) 383-4183 - FAX: (956) 383-4185
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095800

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

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

THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

LOT LAYOUT

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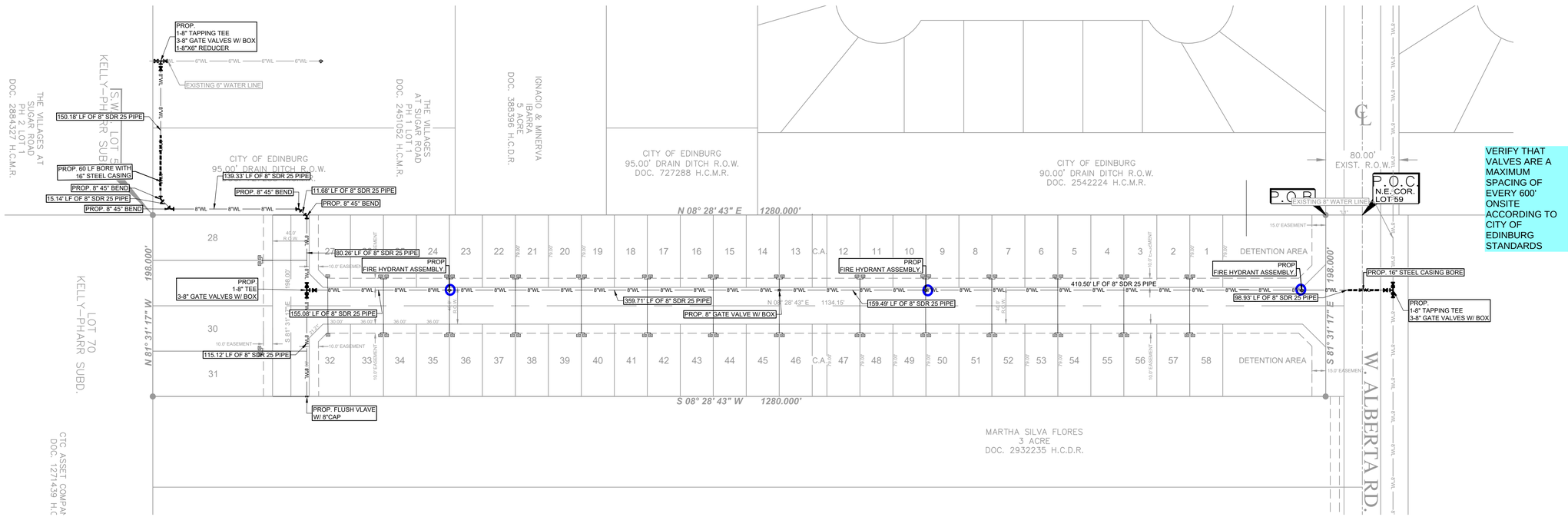
SHEET 01 OF 04



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THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

WATER LAYOUT

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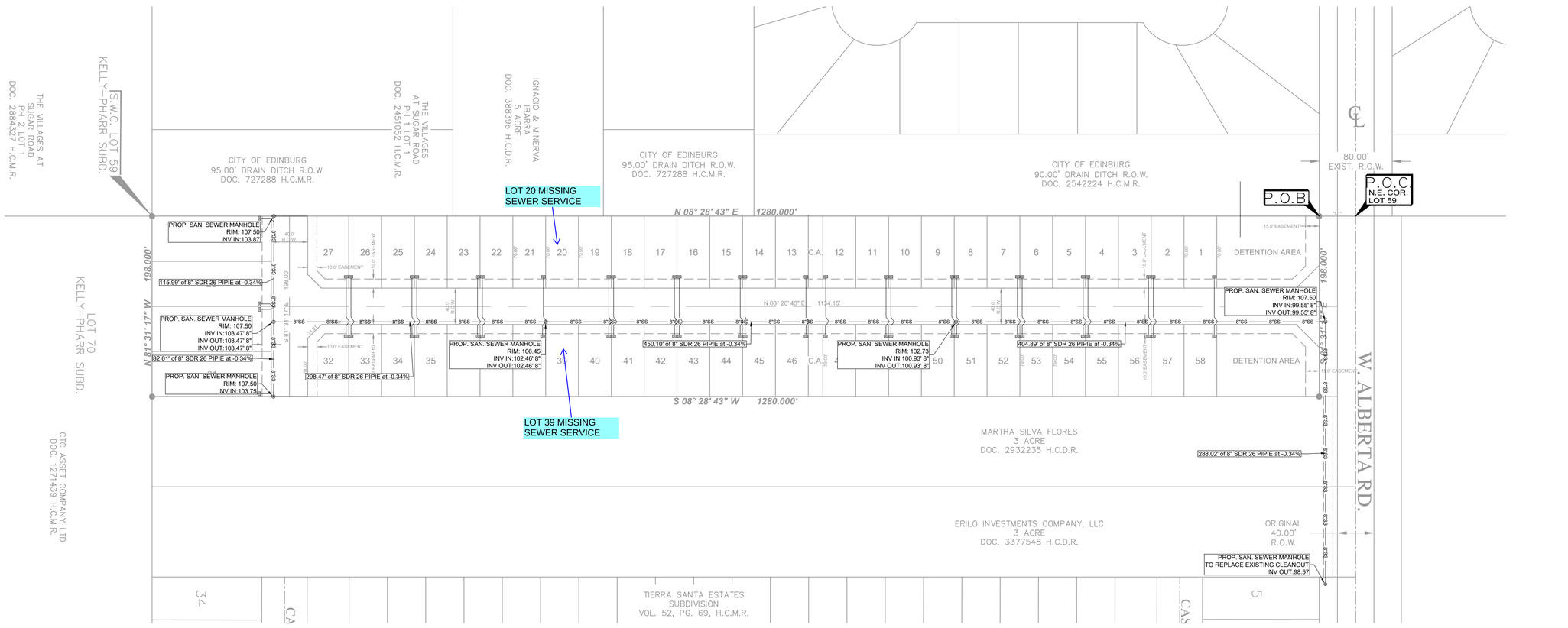
SHEET 02 OF 04



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TBPELS No. 10096800

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

SANITARY SEWER LAYOUT

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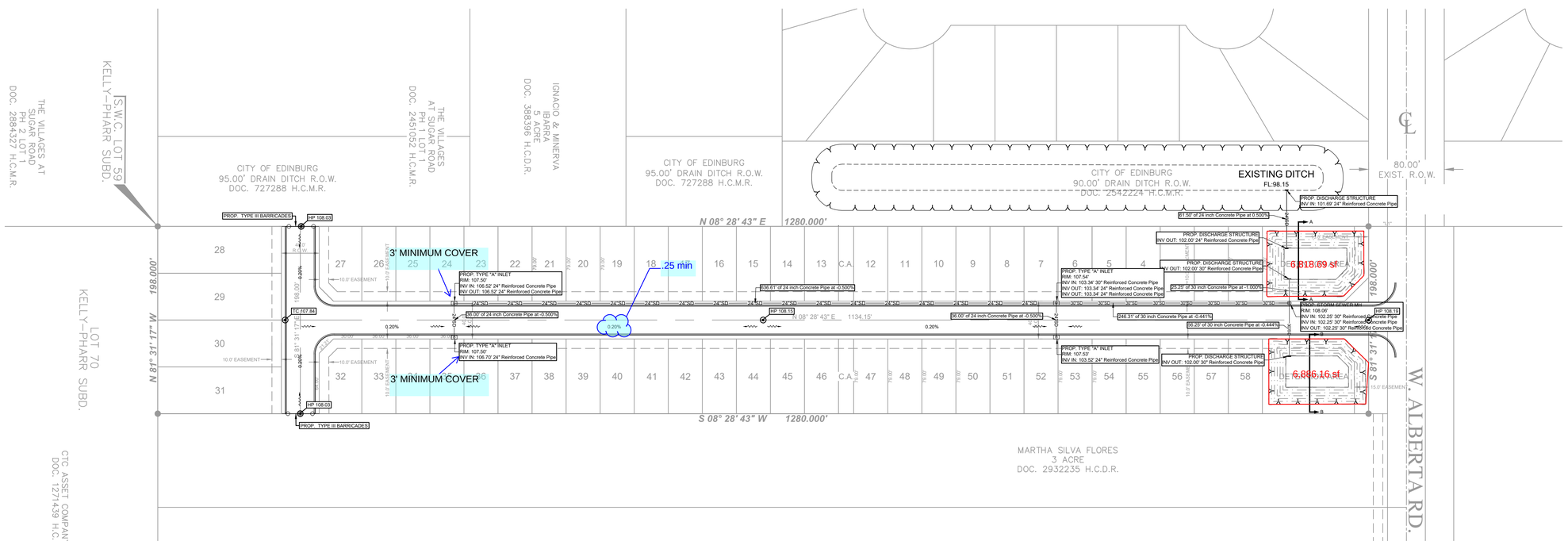
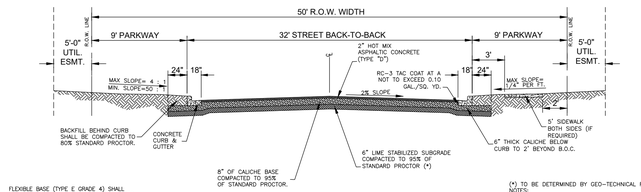


General Utility Storm Comments:

1.Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
3.Review of Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10YR storm as per Engineering Standards manual or provide a model of this development. 25-year HGL must be below the gutter line.
4.Provide the 10 and 25-year HGL on plan and profiles.
5. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
6. Pilot channel must be shown and labeled on cross-sections.
7. A Safety Buffer around detention pond shall be 6' for private detention ponds.
8.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
9.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
10. Use a lighter line weight for the water and sewer layout to avoid conflicts with the storm layout.
11. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
12.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
13. Label all street widths.
14. Show all valley gutters. Valley gutters are to be 6' wide.
15. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
16. Provide approved drainage report prior to recording of the plat.
17. Show street profiles with any required vertical curves.
18. Label all street radius and must comply with COE radius requirements.
19. All street slopes must have a min. slope of 0.25%.
20. Include trash racks into outlet structure design.
21.Provide a detention pond, along with cross-sections of the detention areas to verify dimensions and proposed volume. COE Standards notes that all detention must be calculated for a 50YR storm event, with a discharge to nearby storm system at a 10YR storm event conditions.



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

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

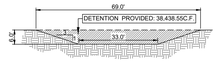
P-1

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

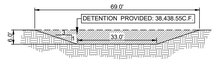
(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTES:
1. IF AN ALTERATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS)

NOTES:

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



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



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

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

JOB No.
25192.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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ENG. TECH: E.V.Z.
PROJECT ENG: RUBEN J. DE JESUS
REVIEWED BY: R.J., J.V.
1. RELEASE DATE:
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THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

STORM AND STREET LAYOUT

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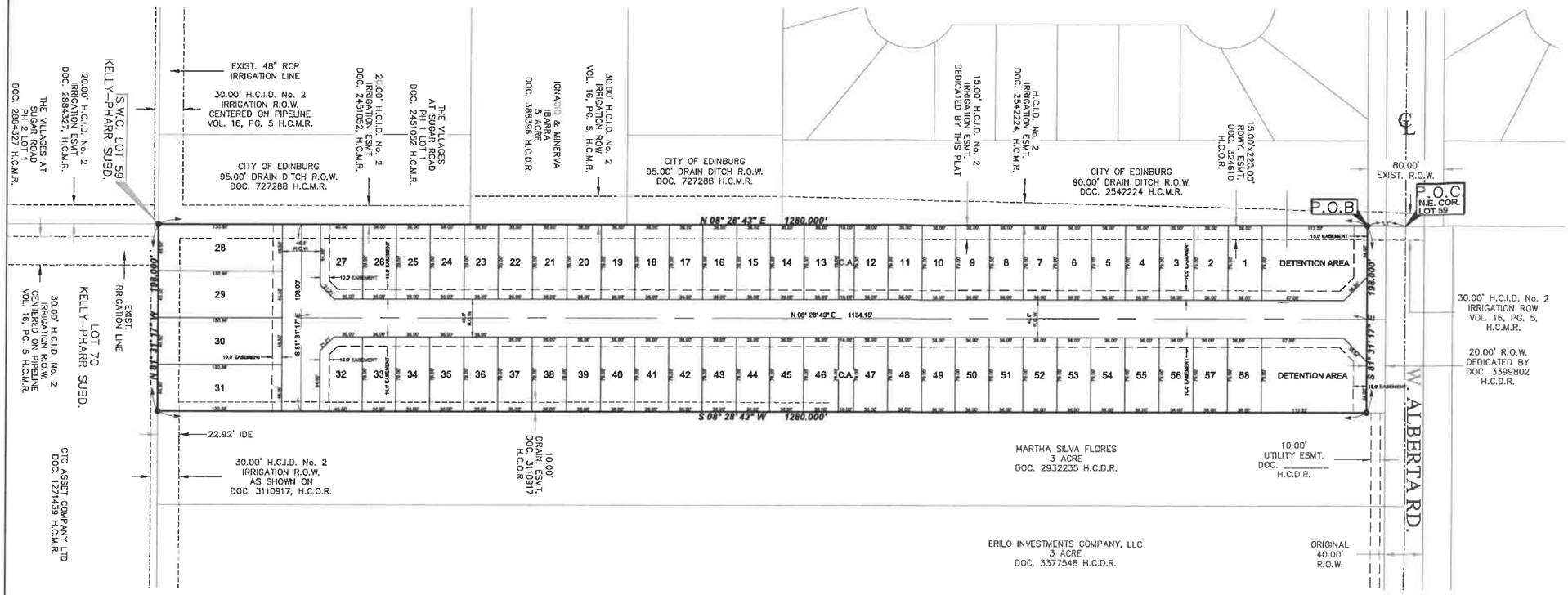

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH. ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE:1"=60'

LEGEND

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

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

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

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

SUBDIVISION MAP OF

THE ELMS

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

LOCATION MAP

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

   FLOOD ZONE DESIGNATION: ZONE "X" SHADED.

   THIS PROPERTY LIES IN ZONE X AREAS OF 500--YEAR FLOOD; AREAS OF 100--YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-- YEAR FLOOD ACCORDING TO COMMUNITY-- PANEL NO. 480338 0030 E, REVISED JUNE 6, 2000.
2. SETBACKS:
   FRONT: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER.
   REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. 7. MINIMUN FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT,
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 34,795 CUBIC--FEET OR 0.798 ACRE--FEET OF STORM WATER RUNOFF.
5. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
6. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. A 5 FOOT WIDE MINIMUN SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG ALBERTA ROAD DURING SUBDIVISION STAGE,
8. A 5 FOOT WIDE MINIMUN SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN COMMON AREAS (DETENTION POND) AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
13. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO ALBERTA ROAD FROM LOT 1.
15. DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED AT NO MORE THAN 5 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOT DURING BUILDING PERMIT.
16. HOA OR LOT 1 OWNER, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG ALBERTA ROAD.
17. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98-30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI --FAMILY CONSTRUCTION.
18. COMMON AREA LOT SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR ALBERTA SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

DATED THIS THE _____ DAY OF _____,

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

PRESIDENT

PLANNING AND ZONING

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

CHAIRMAN, PLANNING AND ZONING COMISSION — DATE

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

MAYOR CITY OF EDINBURG

CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

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

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 — DATE:
DATE SURVEYED: XX-XX-XXXX
SURVEY JOB No. 25192.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ELMS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

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

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

BY: _____ DEPUTY

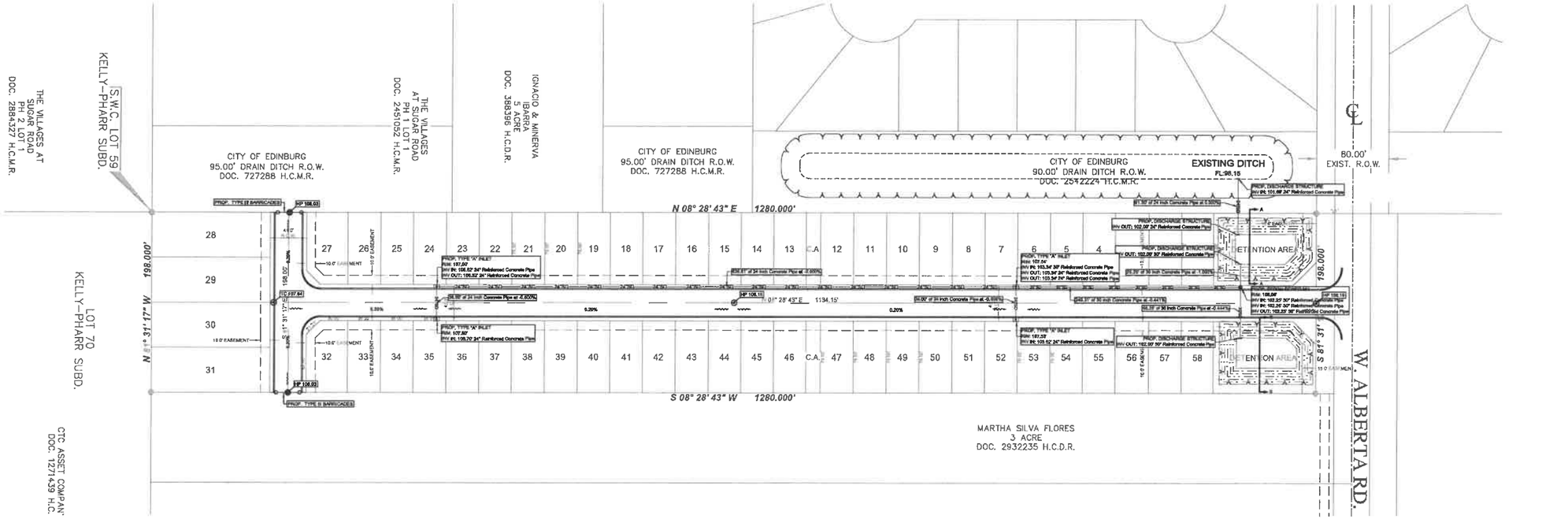
MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

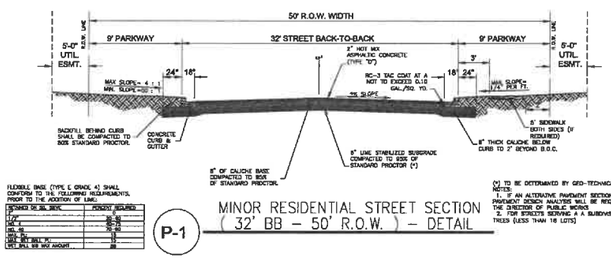
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

PRINCIPAL CONTACTS

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





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

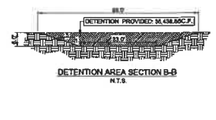
SCREEN OR SIEVE	PERCENT RETAINED
1"*	95-100
NO. 4	60-75
NO. 40	30-50
NO. 200	15-30
MAX. DRY DENS. (*)	135
OPT. MOIS. FOR MAX. DENSITY	8%

P-1 MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

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

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

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



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

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

JOB No. 25192.00

DATE	BY	REVISION

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE • EDINBURG, TX. 78541
PHONE (956) 383-4567 • FAX (956) 383-8149
ESTABLISHED 1947 • www.meldenandhunt.com
TBPE & TBPLS No. 10096500

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 130382 ON NOVEMBER 06, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

STORM AND STREET LAYOUT

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File Name: 25192.00

SHEET 04 OF 04

SCALE:1"=60'

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

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

JOB No.
25192.00

REVISION	DATE	BY

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

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

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THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

LOT LAYOUT

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File Name: 25192.00

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

SCALE:1"=60'

HOW THIS IS GOING TO BE POSSIBLE

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

THIS ROW IS NOT ALLOWED - REVISE DESIGN

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

EXISTING 6" WATER LINE

150.18' LF OF 8" SDR 25 PIPE

PROP. 60 LF BORE WITH 16" STEEL CASING

PROP. 8" 45° BEND

15.14' LF OF 8" SDR 25 PIPE

PROP. 8" 45° BEND

139.33' LF OF 8" SDR 25 PIPE

PROP. 8" 45° BEND

11.85' LF OF 8" SDR 25 PIPE

PROP. 8" 45° BEND

ADD GATE VALVE AT 600'

P.O.B. EXISTING 8" WATER LINE

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

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

PROP. 16" STEEL CASING BORE

SLEEVE

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

8" PVC C-900 DR-18

98.93' LF OF 8" SDR 25 PIPE

410.50' LF OF 8" SDR 25 PIPE

159.49' LF OF 8" SDR 25 PIPE

PROP. 8" GATE VALVE W/ BOX

359.71' LF OF 8" SDR 25 PIPE

80.26' LF OF 8" SDR 25 PIPE

155.08' LF OF 8" SDR 25 PIPE

115.12' LF OF 8" SDR 25 PIPE

PROP. FLUSH VLAVE W/ 8"CAP

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

PROP FIRE HYDRANT ASSEMBLY

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

ADD GATE VALVE AT STUB OUT

INSTALL CASING AT UTILITIES CROSSINGS

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

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

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

KELLY-PHARR SUBD. LOT 70

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

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

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

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

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

CTC ASSET COMPANY DOC. 1271439 H.C.

W. ALBERTA RD.

80.00' EXIST. R.O.W.

DETENTION AREA

N 08° 28' 43" E 1280.000'

S 08° 28' 43" W 1280.000'

N 81° 31' 17" W 198.000'

S 81° 31' 17" E 198.000'

1134.15'

C.A.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH. (956) 381-0981 - FAX (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095800

JOB No. 25192.00

REVISION	DATE	BY

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

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

THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

WATER LAYOUT

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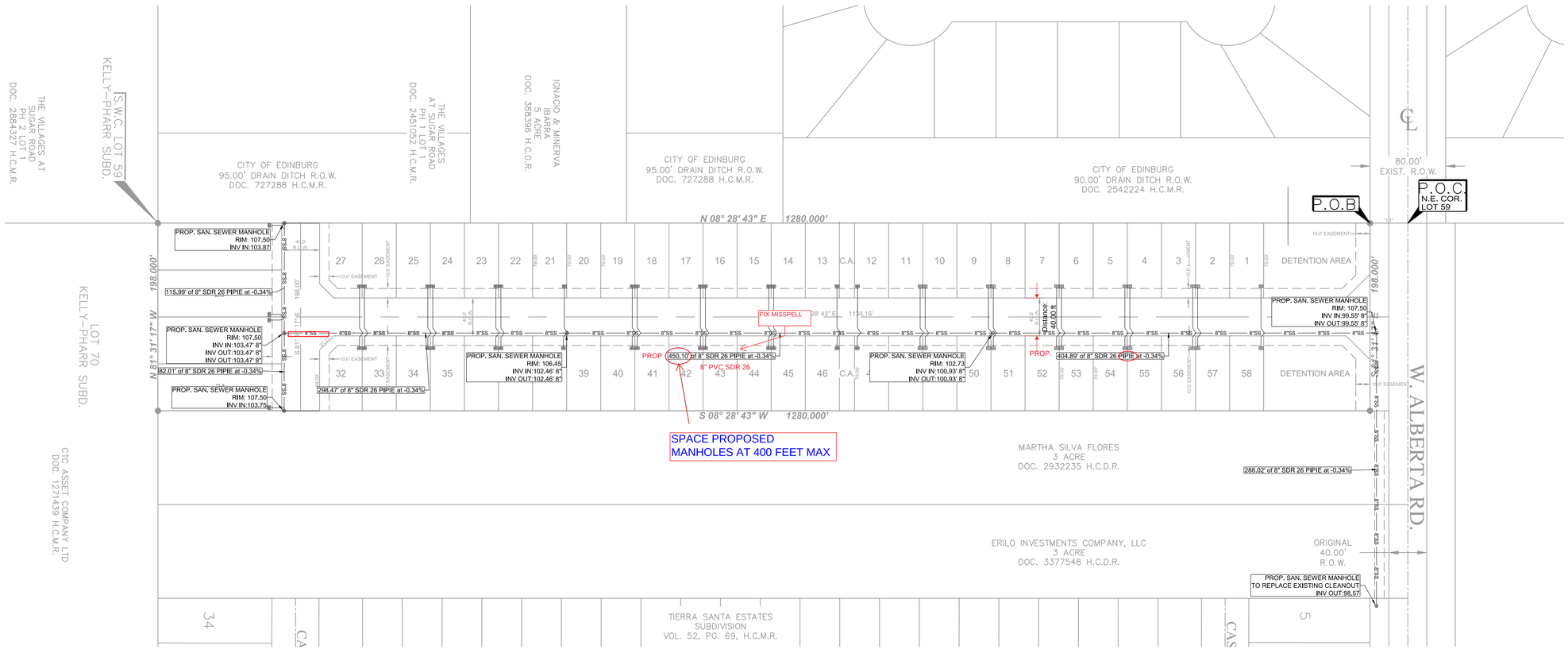
File Name: 25192.00

SCALE:1"=60'



JOB No.
25192.00

REVISION	DATE	BY

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TBPELS No. 10096800

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

SANITARY SEWER LAYOUT

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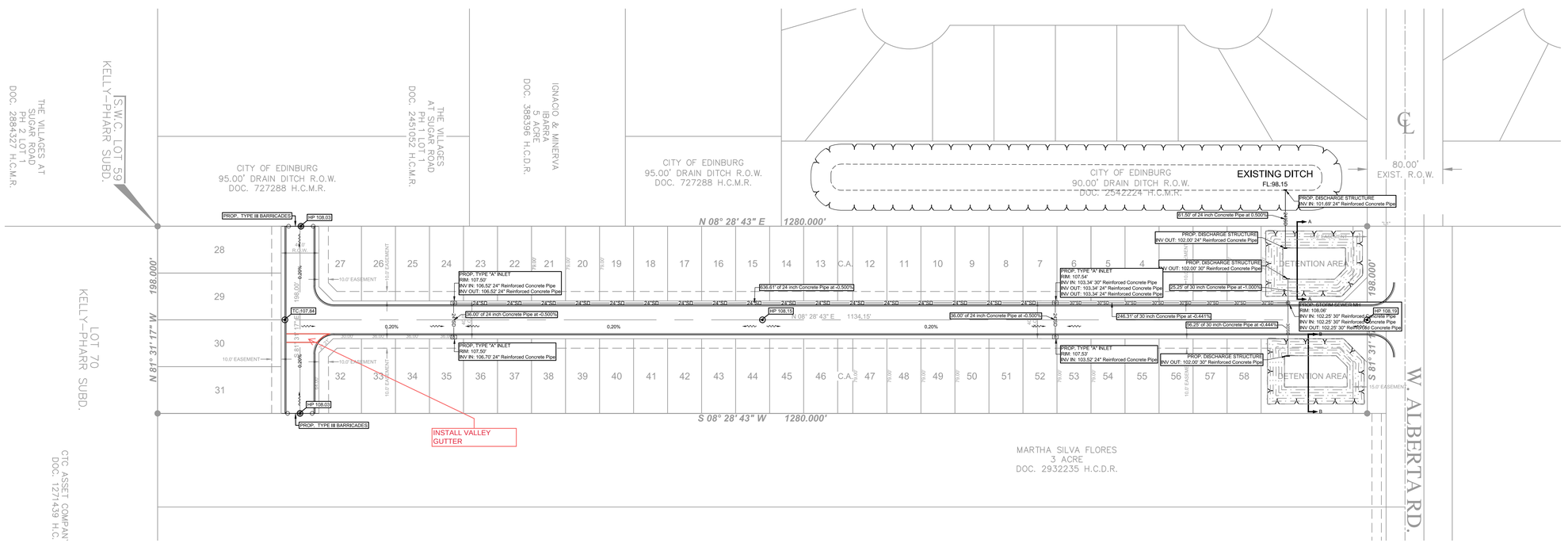
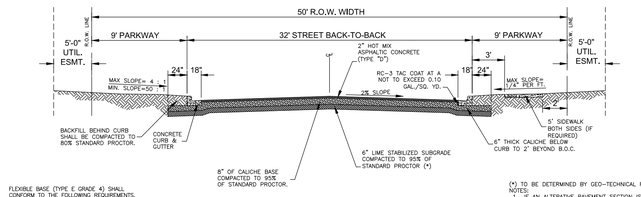
File Name: 25192.00

SHEET 03 OF 04





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

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

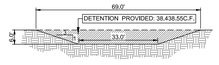
(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

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

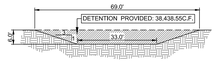
P-1 MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

NOTES:

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



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



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

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

JOB No. 25192.00

REVISION	DATE	BY

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

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

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

THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

STORM AND STREET LAYOUT

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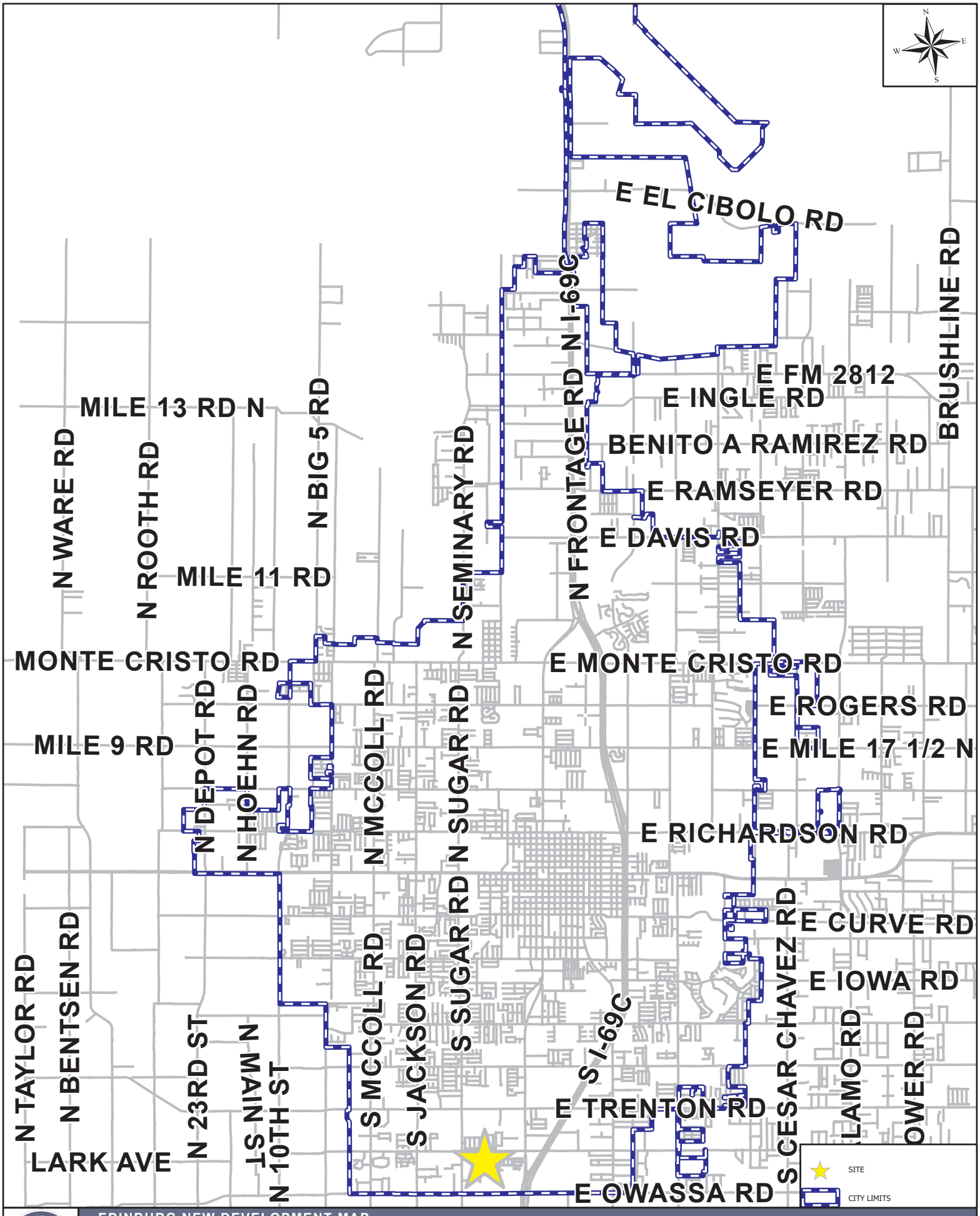
File Name: 25192.00

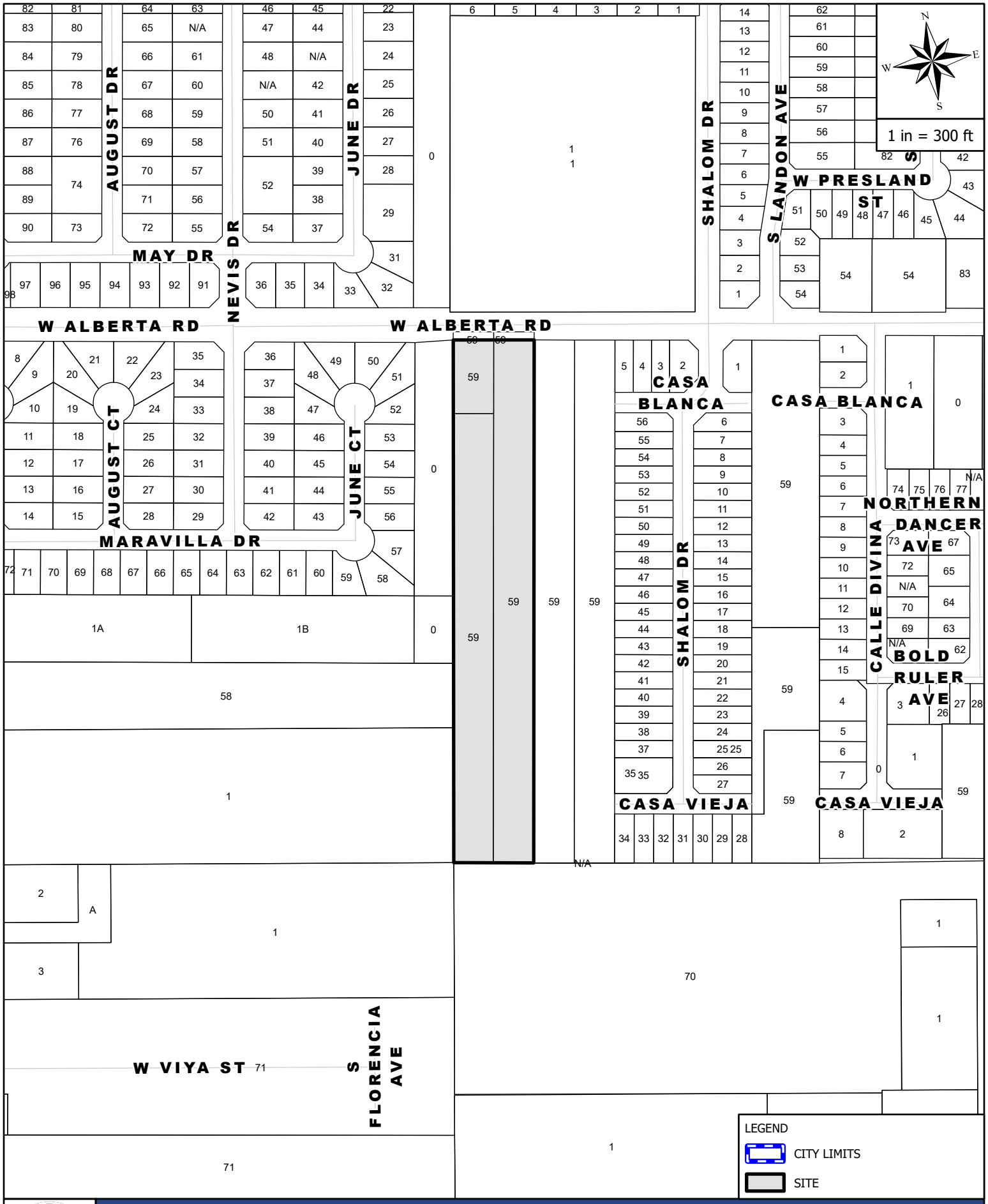
SHEET 04 OF 04



EDINBURG NEW DEVELOPMENT MAP

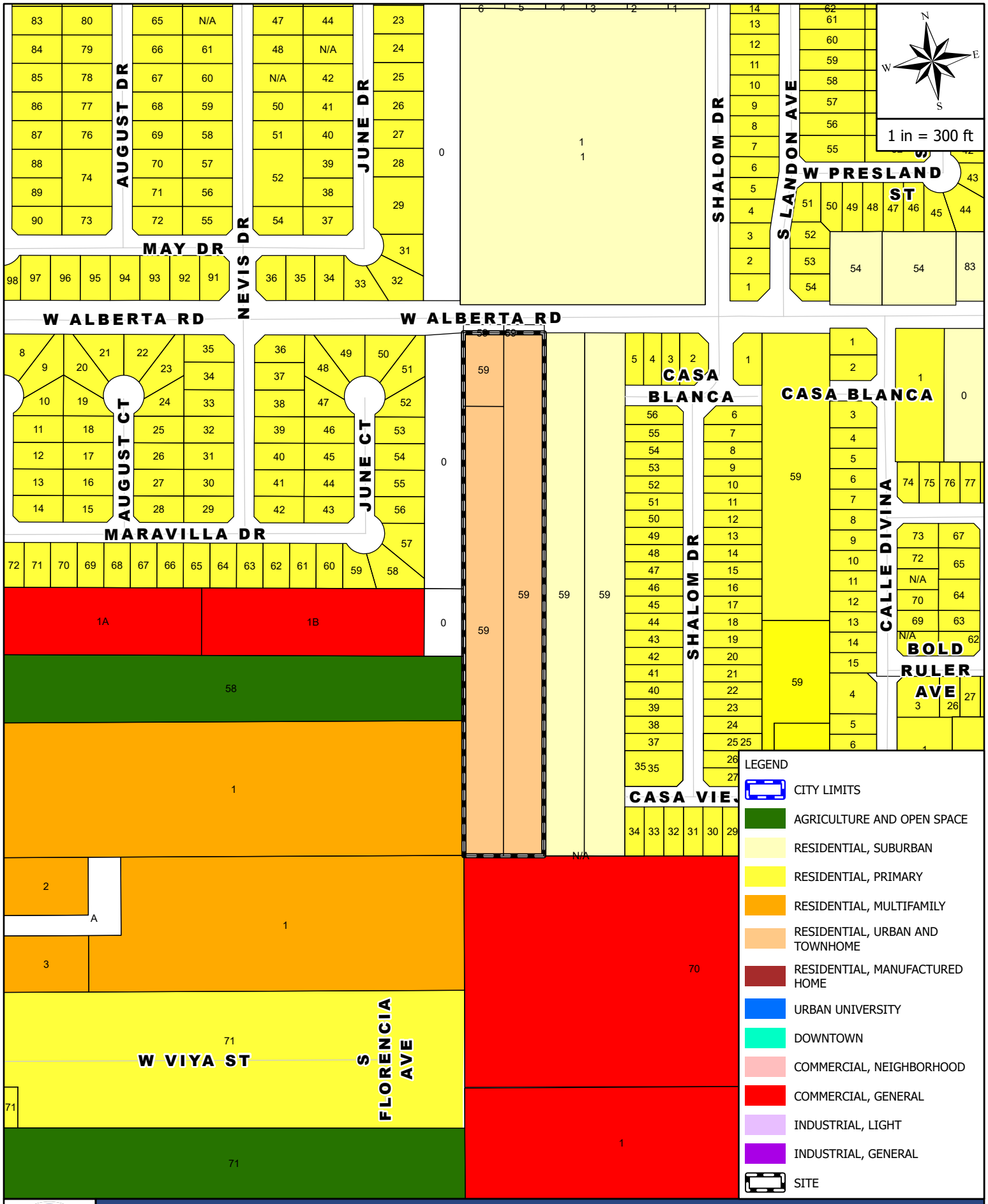
AERIAL MAP

1000 W ALBERTA



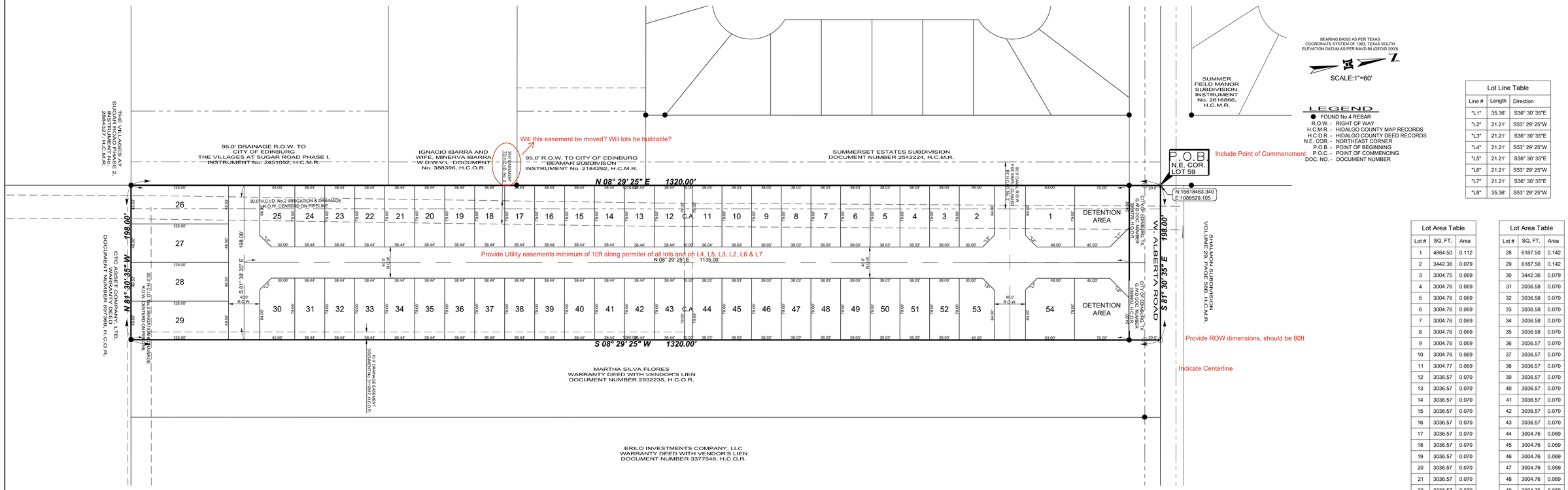
MAILOUT AND SITE MAP

1000 W ALBERTA



ZONING MAP

1000 W ALBERTA RD



Lot Line Table		
Line #	Length	Direction
"L1"	35.36'	S36° 30' 35"E
"L2"	21.21'	S53° 29' 25"W
"L3"	21.21'	S36° 30' 35"E
"L4"	21.21'	S53° 29' 25"W
"L5"	21.21'	S36° 30' 35"E
"L6"	21.21'	S53° 29' 25"W
"L7"	21.21'	S36° 30' 35"E
"L8"	35.36'	S53° 29' 25"W

Lot Area Table		
Lot #	SQ. FT,	Area
1	4864.50	0.112
2	3442.36	0.079
3	3004.75	0.069
4	3004.76	0.069
5	3004.76	0.069
6	3004.76	0.069
7	3004.76	0.069
8	3004.76	0.069
9	3004.76	0.069
10	3004.76	0.069
11	3004.77	0.069
12	3036.57	0.070
13	3036.57	0.070
14	3036.57	0.070
15	3036.57	0.070
16	3036.57	0.070
17	3036.57	0.070
18	3036.57	0.070
19	3036.57	0.070
20	3036.57	0.070
21	3036.57	0.070
22	3036.57	0.070
23	3036.57	0.070
24	3036.59	0.070
25	3442.36	0.079
26	6187.50	0.142
27	6187.50	0.142

Lot Area Table		
Lot #	SQ. FT,	Area
28	6187.50	0.142
29	6187.50	0.142
30	3442.36	0.079
31	3036.58	0.070
32	3036.58	0.070
33	3036.58	0.070
34	3036.58	0.070
35	3036.58	0.070
36	3036.57	0.070
37	3036.57	0.070
38	3036.57	0.070
39	3036.57	0.070
40	3036.57	0.070
41	3036.57	0.070
42	3036.57	0.070
43	3036.57	0.070
44	3004.76	0.069
45	3004.76	0.069
46	3004.76	0.069
47	3004.76	0.069
48	3004.76	0.069
49	3004.76	0.069
50	3004.76	0.069
51	3004.76	0.069
52	3004.76	0.069
53	3442.36	0.079
54	4864.50	0.112

METES AND BOUNDS DESCRIPTION

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

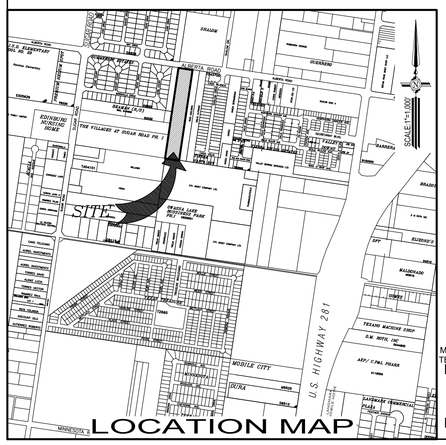
BEGINNING AT A POINT LYING IN THE CENTERLINE OF W. ALBERTA ROAD FOR THE NORTHWEST CORNER OF SAID LOT 59;

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

-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to be paid pror to NTP
-Will this subdivision be private?
-HOA documents need to be submitted prior to recording
-Must submit street light layout
-Please show sidewalks

SUBDIVISION MAP OF THE ELMS

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



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" SHADED.
   THIS PROPERTY LIES IN ZONE X AREAS OF 500--YEAR FLOOD; AREAS OF 100--YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-- YEAR FLOOD ACCORDING TO COMMUNITY-- PANEL NO. 480338 0030 E, REVISED JUNE 6, 2000.
2. SETBACKS:
   FRONT: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER
   REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
   Front setback should be 20 feet. One side yard shall have zero (0) foot setback with required fire rating; the opposit side yard shall maintain a 12 ft setback
3. 7, MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT,
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 34,184 CUBIC–FEET OR 0.785 ACRE–FEET OF STORM WATER RUNOFF. A TOTAL OF 39,351.69 CUBIC-FEET OR 0.903 ACRE-FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DETENTION PONDS,
5. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
6. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG ALBERTA ROAD DURING SUBDIVISION STAGE,
8. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN COMMON AREAS (DETENTION POND) AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
13. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO ALBERTA ROAD FROM LOT 1. Verify location of Lot 1
15. DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED AT NO MORE THAN 5 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOT DURING BUILDING PERMIT.
16. HOA OR LOT 1 OWNER, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG ALBERTA ROAD. Include Lot 54
17. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI –FAMILY CONSTRUCTION.
18. COMMON AREA LOT SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR THE ELMS SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

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.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

DATED THIS THE _____ DAY OF _____,

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

PRESIDENT

PLANNING AND ZONING

Chairperson

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

Remove (as Applicable)

~~CHAIRMAN~~, PLANNING AND ZONING COMMISSION — DATE
Chairperson

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF THE ELMS WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-07-2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 — DATE:
DATE SURVEYED: 11-07-2025
SURVEY JOB No. 25192.08

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ELMS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

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

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

BY: _____ DEPUTY

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS

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

SHEET 1 OF 1 SHEETS

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: UNIVERSITY MEADOWS SUBDIVISION

Date Prepared: March 2, 2026
Planning and Zoning Meeting: April 23, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of University Meadows Subdivision, a 6.994-acre tract of land out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, located at 4807 W. State Highway 107, as Requested by Rio Delta Engineering.
Location:	The property is located on the northside of State Highway 107 and 690 feet east of N. Hoehn Road, and is within the City of Edinburg, City Limits.
Zoning:	Residential, Urban, and Townhome (RU) District and Commercial, General, (CG) District
Setbacks:	Proposed setbacks for Residential, Urban, and Townhome (RU) District will abide by UDC, Article 3, Table 3.102-3 and setbacks for the Commercial, General (CG) District will abide by UDC, Article 3, Table 3.202-2
Analysis:	The Preliminary Plat development consists of 44 Single Family Residential Townhome lots averaging approximately 4,036.7 square feet and 1 Commercial lot that is approximately 24,929 square feet.
Utilities:	Water Distribution System will be provided by Sharyland 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.

SUBMITTAL SUMMARY REPORT (PLAT-2026-0362)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 4807 W STATE HIGHWAY 107
Edinburg, TX 78541

PARCEL: T2100-00-277-0005-06

APPLICATION DATE: 02/04/2026
EXPIRATION DATE: 02/04/2027
SQUARE FEET: 0
VALUATION: $0.00

DESCRIPTION: University Meadows. Being a 6.97 acre tract of land out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or play thereof recorded on Volume 24, Page 168-171, Map Records, Hidalgo County, Texas

CONTACTS	NAME	COMPANY	ADDRESS
Applicant		Rio Delta Engineering	921 S 10TH Edinburg, TX 78539
Authorized Agent		Rio Delta Engineering	921 S 10TH Edinburg, TX 78539
Engineer		Rio Delta Engineering	921 S 10TH Edinburg, TX 78539
Owner	Martin Villanueva	Villanueva Properties & Investments LLC	3528 Buddy Owens AVE MCALLEN, TX 78504

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	02/05/2026	02/18/2026		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	02/18/2026	02/20/2026	Complete
Comments	See comments on review.			
Fire (Fire)	Anthony Riojas	02/18/2026	02/19/2026	Complete

Comments

PENDING INFFORMATION:

1. PRIVATE SECURITY GATES: Please provide gate detail. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. 20ft gate width, 14ft high overhead clearance, 70ft minimum setbacks, emergency gate operation, and time delays/sensors for truck passage)

GENERAL COMMENTS:

2. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum)
3. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details)
4. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating)
5. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards.
6. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details)
7. FIRE HYDRANTS: Need to provide fire hydrant(s) at 300' 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)
8. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline).
9. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).

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)	Clarence Cruz Jr.	02/18/2026	02/20/2026	Requires Re-submit
Comments				

University Meadows PNZ COMMENTS - 2.20

PROVIDE TRIP GENERATION WORKSHEET

Please include sheets to show Gate Details - Private Subdivision (P-18 on COE Engineers Standard Manual)

Residential, Urban and Townhouse (RU) District
add setbacks for RU
Garage (front and rear): 18 ft
Side: 0 ft Attached, 6 ft Detached

Include:
Commercial, General lot C-1:
if Commercial Retail
Side Yard is 8 ft, others are 10 ft
Front and Exterior Yard: 25 ft
Rear Yard: 10 ft

include dwelling units (44 x $300) (parkland fees)

if HOA is created, document drafts required prior to recording

update year where necessary on plat blocks

update year where necessary (Cameron County) notary block

please provide contact information (owner phone #)

Add proposed street names and GIS engineering will confirm if approved or not.

Identify and label Centerline (CL) for HWY 107

as per City of Edinburg GIS map, ROW for HWY 107 is 150'

make more visible on each lot (lot # and sq ft)

AS PER COE STD MANUAL
MINOR STREETS MUST HAVE A MINIMUM RADIUS AT THE CENTERLINE OF 250 FEET. LOTS MUST FOLLOW CURVED ALIGNI

combine plat note 11 with plat note 2

please verify metes and bounds coordinates and distances with what is displayed on plat design

Planning & Zoning (Planning & Zoning)	Leonel Duran	02/18/2026	02/16/2026	Approved
Comments	Landscaping will be required in the form of street trees at the time of site plan/ building permit review. This will consist of one tree in the front of each lot to provide shading to paved surfaces and must provide a minimum of 7ft. of clearance from the lowest branches for pedestrians.			
Public Works (Public Works)	David De La Fuente	02/18/2026	02/20/2026	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan			
Solid Waste (Solid Waste)	Laura Olivarez	02/18/2026	02/06/2026	Complete
Comments	Plat massage with submittal requirements and guidelines sent.(ET)			
Utilities (Utilities)	Priscilla Bernal	02/18/2026	02/13/2026	Approved

Comments

The preliminary utility fees are as follows:
1. Water Tap Fees - SWSC
2. Sewer Fees - $2,950
3. Water Rights - N/A
4. Transfer Fees - $225

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.

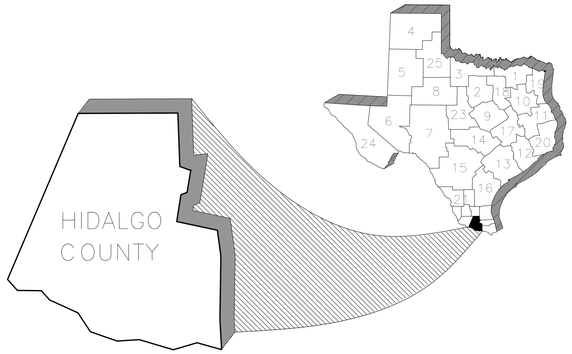
Utilities (Utilities)	Gerardo Carmona	02/18/2026	02/20/2026	Complete

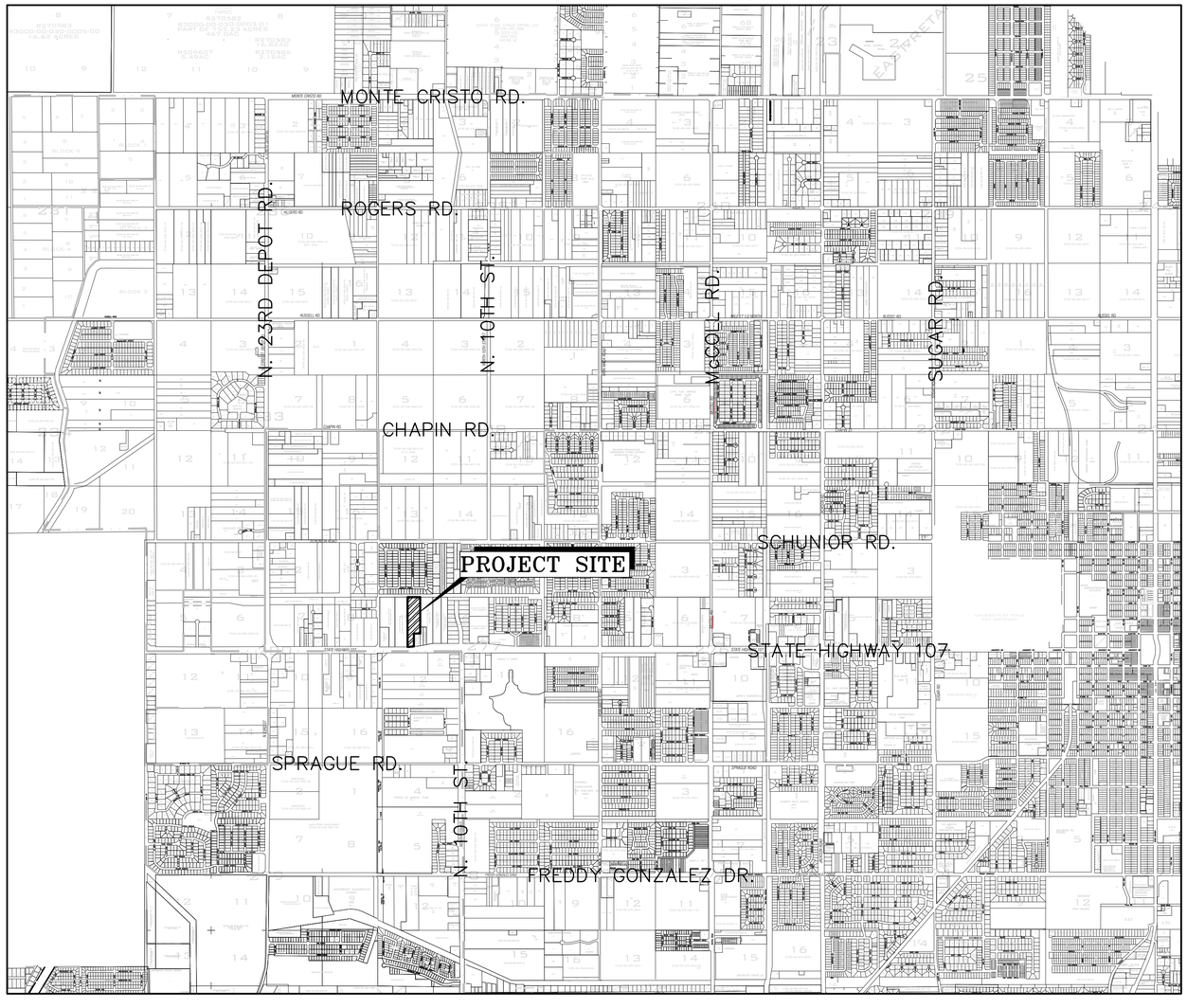
SUBMITTAL SUMMARY REPORT (PLAT-2026-0362)

Comments	REQUIRES RE-SUBMIT CROSSING PERMIT FROM HCID # 1 IS REQUIRED COE -UTILITIES DEPARTMENT REQUIRES ACCESS GATE, AND ACCESS ROAD. FOR PERMANENT ACCESS TO THEIR ROW FOR MAINTENANCE, REPAIRS AND IMPROVEMENTS. FOLLOW COE DETAIL S-10 FOR DITCH CROSSING FOR REFERENCE - FOUNDATION MUST BE DESIGNED BY AN ENGINEER. SIGNED AND SEALED PLANS MUST BE PROVIDED NEED TO SHOW DRAIN DITCH FL ELEVATION FOR SAN SEWER CROSSING REFERENCE SHOW ALSO INFORMATION ON P&P LAYOUTS 15.0' UE RELOCATE SAN. SEWER INSIDE EASEMENT 15.0' UE IS REQUIRED FOR SAN SEWER- PLEASE RELOCATE PROPOSED LINE INSIDE EASEMENT. COE DETAIL S-6 NEED GATE AND ACCESS ROAD FOR MAINTENANCE

UNIVERSITY MEADOWS SUBDIVISION (PRIVATE)

EDINBURG, TEXAS





VICINITY MAP

SCALE: 1"=1000'

PROVIDE TRIP GENERATION WORKSHEET

INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 3	EXISTING TOPOGRAPHICAL & DEMOLITION PLAN
SHT 4	SANITARY SEWER LAYOUT
SHT 5	SANITARY SEWER PLAN AND PROFILE OFF-SITE
SHT 6	SANITARY SEWER PLAN AND PROFILE STREET A
SHT 7	SANITARY SEWER PLAN AND PROFILE STREET B
SHT 8	WATER LAYOUT
SHT 9	PAVING & DRAINAGE LAYOUT
SHT 10	STORM SEWER PLAN AND PROFILE STREET A
SHT 11	STORM SEWER PLAN AND PROFILE STREET B
SHT 12	LIGHTING LAYOUT
SHT 13	SIGNAGE LAYOUT
SHT 14	RECOMMENDED EROSION CONTROL PLAN
SHT 15	POST CONSTRUCTION BMP'S PLAN
SHT 16-20	TYPICAL DETAILS

Please include sheets to show
Gate Details - Private Subdivision
(P-18 on COE Engineers Standard
Manual)

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON FEBRUARY 3, 2026 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

COVER SHEET
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT:

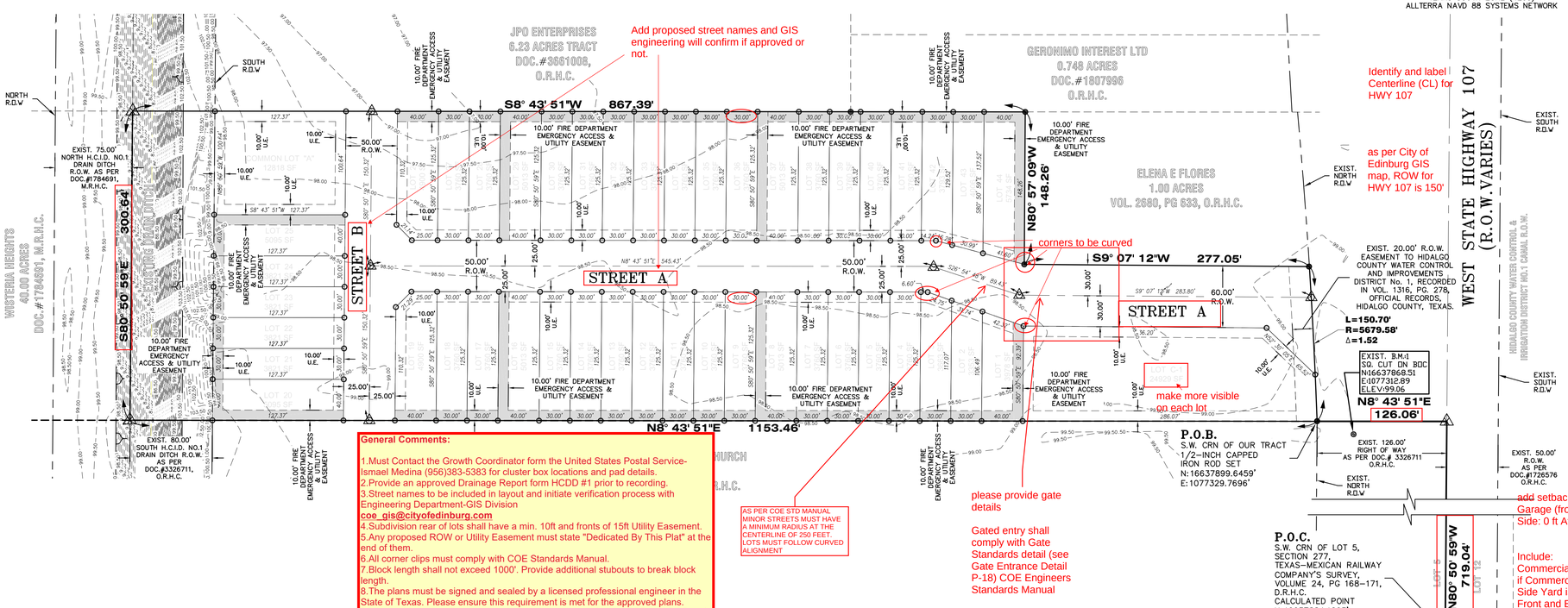
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: N.T.S.
DATE: FEBRUARY 3, 2026
PROJECT: SUB 25.069
REVISIONS:
PAGE NO: SHT 1

Y:\RDE SUBDIVISIONS 2025\SUB 25.069 - VILLANUEVA 107\DWG\SUB 25 069_SHT 1 COVER SHEET.dwg OSCAR 2/3/2026 3:17 PM

DATE OF PREPARATION: JANUARY 12, 2026

UNIVERSITY MEADOWS SUBDIVISION
(PRIVATE)

BEING A 6.97 ACRES TRACT OUT OF LOT 5, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS HIDALGO COUNTY, TEXAS.



Add proposed street names and GIS engineering will confirm if approved or not.

Identify and label Centerline (CL) for HWY 107

as per City of Edinburg GIS map, ROW for HWY 107 is 150'

corners to be curved

Lot Line Adjustment Document #

make more visible on each lot

please provide gate details

Gated entry shall comply with Gate Standards detail (see Gate Entrance Detail P-18) COE Engineers Standards Manual

AS PER COE STD MANUAL MINOR STREETS MUST HAVE A MINIMUM RADIUS AT THE CENTERLINE OF 250 FEET. LOTS MUST FOLLOW CURVED ALIGNMENT

add setbacks for RU
Garage (front and rear): 18 ft
Side: 0 ft Attached, 6 ft Detached

Include:
Commercial, General lot C-1:
if Commercial Retail
Side Yard is 8 ft, others are 10 ft
Front and Exterior Yard: 25 ft
Rear Yard: 10 ft

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.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **UNIVERSITY MEADOWS SUBDIVISION (PRIVATE)** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS."

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY. PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

VILLANUEVA PROPERTIES AND INVESTMENTS, LLC.
A TEXAS LIMITED LIABILITY COMPANY
MARTIN VILLANUEVA, PRESIDENT
3528 BUDDY OWENS AVENUE
McALLEN TEXAS, 78504.

STATE OF TEXAS
COUNTY OF CAMERON verify and/or update

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY **MARTIN VILLANUEVA, PRESIDENT–VILLANUEVA PROPERTIES AND INVESTMENTS, LLC.** OWNER. THE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____-__-___

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 update year where necessary

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS ____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

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

_____ PRESIDENT
_____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **UNIVERSITY MEADOWS SUBDIVISION (PRIVATE)** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2026

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

PRINCIPAL CONTACTS: please provide contact information

NAME		ADDRESS		PHONE & FAX	
OWNER:	VILLANUEVA PROPERTIES AND INVESTMENTS, LLC.	3528 BUDDY OWENS AVE.	McALLEN, TX 78504	XXX XXX–XXXX	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083

(PRIVATE)

SHARYLAND WATER SUPPLY CORPORATION Edinburg

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

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

is there a waterline access agreement in place?

_____ DATE
CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS_____DAY OF _____ ,2026.

_____ DATE
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL · LAND SURVEYOR

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.

DATED THIS _____DAY OF _____ ,2026.

_____
IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 – STATE OF TEXAS

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED · PROFESSIONAL ENGINEER

METES AND BOUNDS:

BEING A 6.96 ACRES TRACT OUT OF LOT 5, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS HIDALGO COUNTY,TEXAS, SAID 6.96 ACRES TRACT MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE SAID LOT 5, SECTION 277, SAME BEING A POINT AT THE INTERSECTION OF THE WEST STATE HIGHWAY 107(F.M. 107) & HOEHN ROAD CENTERLINE;

THENCE, S 81° 16' 09" E ALONG THE WEST STATE HIGHWAY 107 CENTERLINE, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 5, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;

THENCE, N 08° 43' 51" E ACROSS THE SAID LOT 5, SECTION 277, TO A POINT ON THE EXISTING NORTH RIGTH-OF-WAY OF THE WEST STATE HIGHWAY 107(R.O.W. VARIES), A DISTANCE OF 926.03 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE **POINT OF BEGINNING;**

THENCE, N 08° 43' 51" E ACROSS THE SAID LOT 5, SECTION 277, TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID LOT 5, PASSING AT A DISTANCE OF 1071.07 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE SOUTH H.C.I.D. NO.1 IRRIGATION DITCH RIGHT OF WAY, AS PER DOCUMENT # 1225151, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1151.07 FEET FOR A CALCULATED POINT (UNABLE TO SET CORNER AS IT FALLS WITH IN AN EXISTING IRRIGATION DITCH) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 16' 09" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 5, SECTION 277, SAME BEING ALONG THE EXISTING IRRIGATION DITCH, TO THE NORTHWEST CORNER OF A CALLED 6.23 ACRES TRACT OF LAND CONVEYED TO JPO ENTERPRISES RECORDED IN DOCUMENT.#3661008, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, A DISTANCE OF 300.43 FEET TO A CALCULATED POINT(UNABLE TO SET CORNER AS IT FALLS WITH IN AN EXISTING IRRIGATION DITCH) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 43' 51" W ACROSS THE SAID LOT 5, SECTION 277, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 6.23 ACRES TRACT, PASSING AT A DISTANCE OF 80.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE SOUTH H.C.I.D. NO.1 IRRIGATION DITCH RIGHT OF WAY, CONTINUING FOR A TOTAL DISTANCE OF 870.79 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR AN EXTERIOR CORNER;

THENCE, N 81° 16' 09" W ACROSS THE SAID LOT 5, SECTION 277, A DISTANCE OF 150.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 43' 51" W, ACROSS THE SAID LOT 5, SECTION 277, TO A POINT ON THE EXISTING NORTH RIGTH-OF-WAY OF WEST STATE HIGHWAY 107, A DISTANCE OF 273.60 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A POINT OF CURVATURE TO THE RIGHT, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, ACROSS THE SAID LOT 5, SECTION 277, SAME BEING ALONG THE EXISTING NORTH RIGTH-OF-WAY OF WEST STATE HIGHWAY 107, WITH A CURVE TO THE RIGHT, ARC LENGTH OF 150.58 FFET, RADIUS OF 5679.58, A DELTA ANGLE OF 1.52°, CHORD BEARING AND DISTANCE N 83° 48' 34" W 150.58 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 6.96 ACRES OF LAND MORE OR LESS;**

please include nothing and easting coordinates within metes and bounds description for P.O.C. and P.O.B.

please verify metes and bounds coordinates and distances with what is displayed on plat design

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
U.E.	UTILITY EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
L	LOT LINE
D.E.	DRAINAGE EASEMENT
T.E.	EXCLUSIVE TECHNOLOGY EASEMENT FOR BENEFIT OF RBD–MUD AUXINC, LLC

LEGEND

○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
✖	– FOUND 5/8 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
⊠	– FOUND 60–D NAIL
△	– SET COTTON PICKER SPINDLE
○	– POWER POLE
◑	– GUY WIRE
□	– FOUND FENCE POST
▭	– TRAFFIC SIGN
W	– WATER METER
⋈	– WATER VALVE
Ⓦ	– IRRIGATION STAND PIPE
(XXXX)	– DEED RECORD CALL
XXXX	– NATURAL GROUND
⚠	– CALCULATED POINT
	– FIRE DEPARTMENT EMERGENCY ACCESS & UTILITY EASEMENT

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS 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. COMMUNITY PANEL NO. **480338 0015 E**. REVISED **DECEMBER 16, 2003.**
2. SETBACKS: Residential, Urban and Townhouse (RU) District

FRONT:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
REAR:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
SIDES:	0.00	FEET	OR EASEMENT WHICHEVER IS GREATER
CORNER:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER

3. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
5. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
6. BENCHMARK (B.M.):
SQUARE CUT TOP OF BACK OF CURB ON THE NORTH OF THE HWY 107. ELEV.=99.06 (N.A.V.D. 88) NORTHING: 16637868.5100 EASTING: 1077312.8890 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
7. DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **41.078** CUBIC–FEET OR **0.943** ACRE–FEET OF STORM WATER RUNOFF.
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. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
11. THIS PROPERTY IS ZONED FOR RESIDENTIAL URBAN & TOWNHOMES FOR LOTS 1–44 & COMMERCIAL GENERAL FOR C–1 .move this note to Note 2
12. ALL RIGHT–OF–WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. 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.
15. LOT DETENTION AREA SHALL BE MAINTAINED BY LOT OWNERS OR H.O.A.
16. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
17. 50% OF PARKLAND FEES WILL BE DUE AT THE TIME OF PERMIT include dwelling units (44 x $300)
18. ENSURE THAT WALLS ARE FIRE RATED FOR ATTACHED STRUCTURES
19. 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.
AS PER UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G. HOMEOWNERS ASSOCIATION – WILL REQUIRE DOCUMENTS PRIOR TO FINAL PLAT APPROVAL. WILL BE REQUIRED FOR DEDICATED PARK AND PLAYGROUND AREA AS WELL
20. EMERGENCY ACCESS EASEMENTS HAVE BEEN PROVIDED THROUGHOUT THE SUBDIVISION TO ALLOW FOR EMERGENCY PASSAGE AS DESIGNATED ON THE PLAT. THESE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES FOR EMERGENCY RESPONSE PURPOSES. ANY IMPROVEMENTS OR FENCING WITHIN THESE EASEMENTS MUST ALLOW FOR EMERGENCY ACCESS IN A MANNER ACCEPTABLE TO THE CITY OF EDINBURG FIRE DEPARTMENT.

if HOA is created, document drafts required prior to recording

THE COUNTY OF HIDALGO · TEXAS

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

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

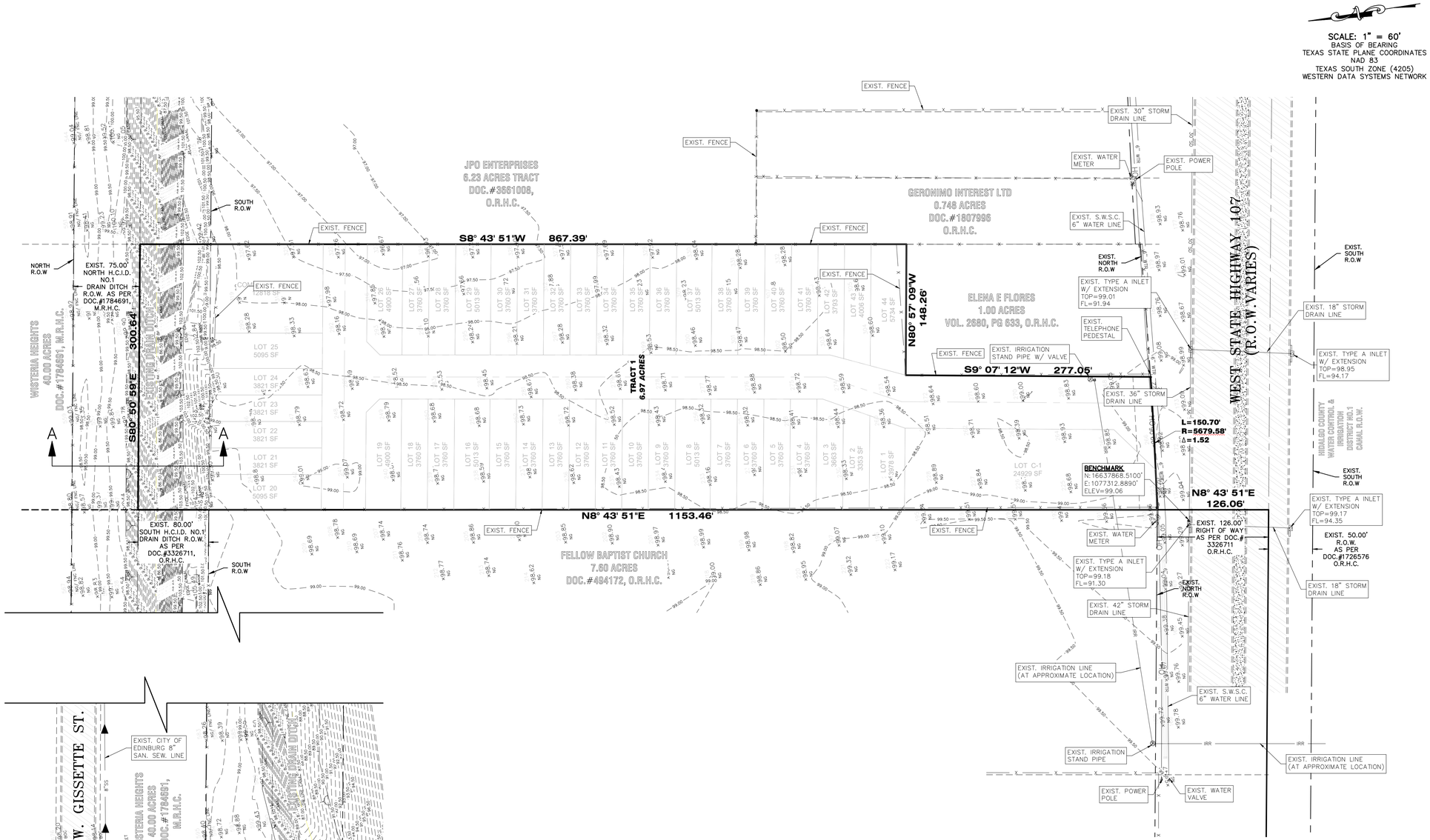
BY:_____ DEPUTY

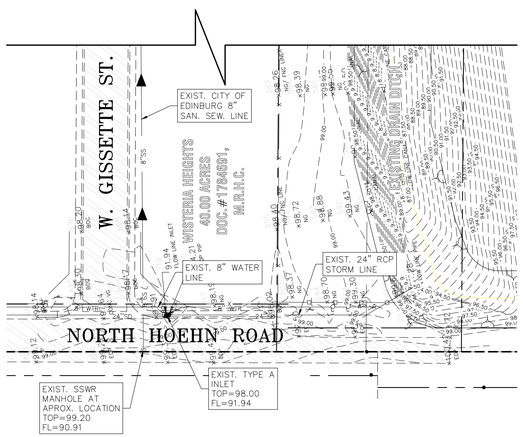
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

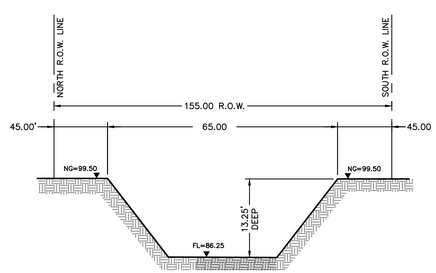
ISSUED FOR: PRELIMINARY

PROJECT: PLAT SHEET
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=60'
DATE:	JANUARY 30, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO.	1–OF–1







EXIST. DITCH CROSS-SECTION "A-A"
NOT TO SCALE

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
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- EXIST. POWER POLE
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- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON FEBRUARY 3, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT:
EXISTING TOPOGRPHICAL LAYOUT
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=60'
DATE:	FEBRUARY 3, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO:	SHT 3

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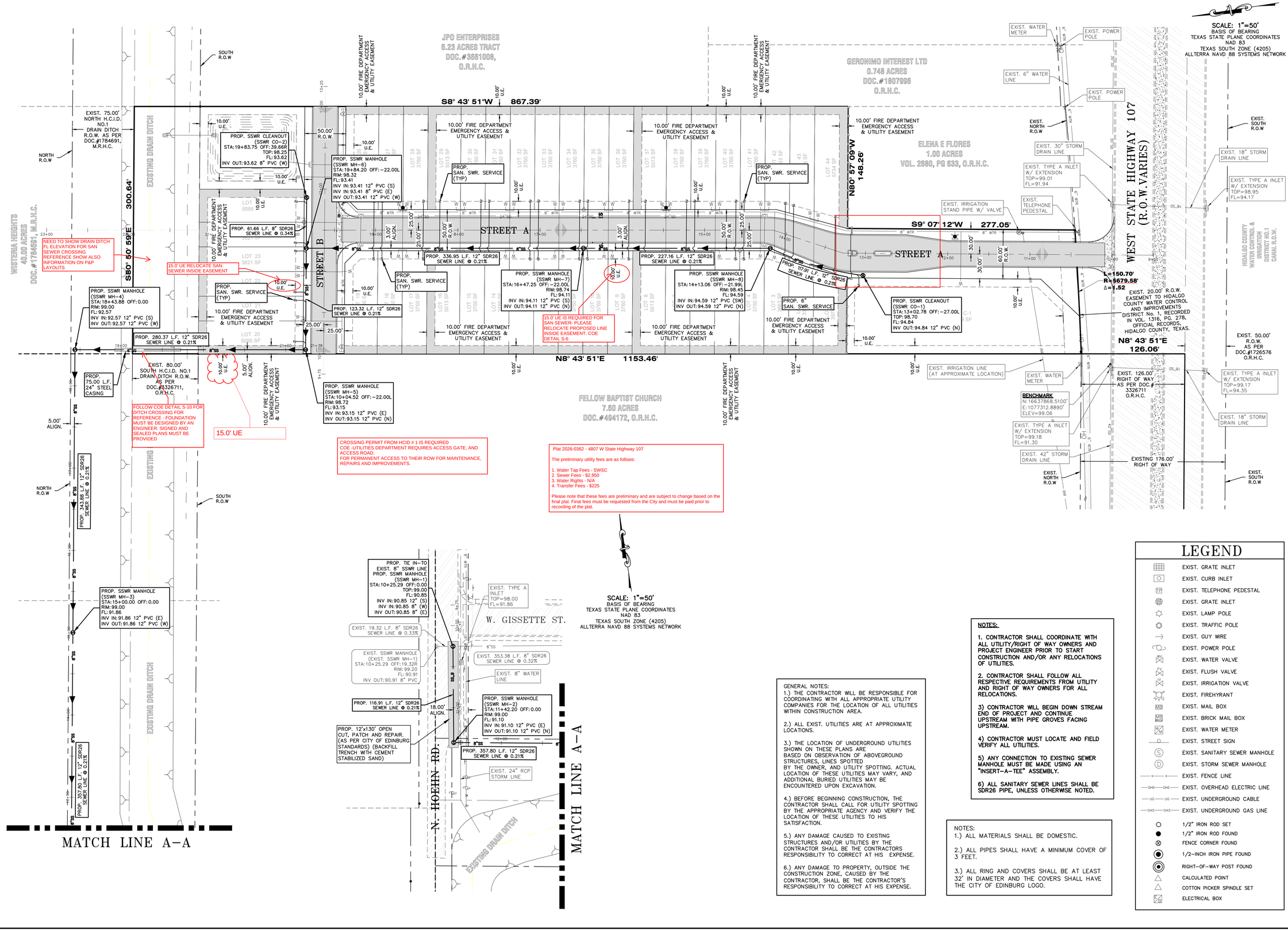

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NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.

2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.

3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.

5) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.

6) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVERS SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
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- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

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

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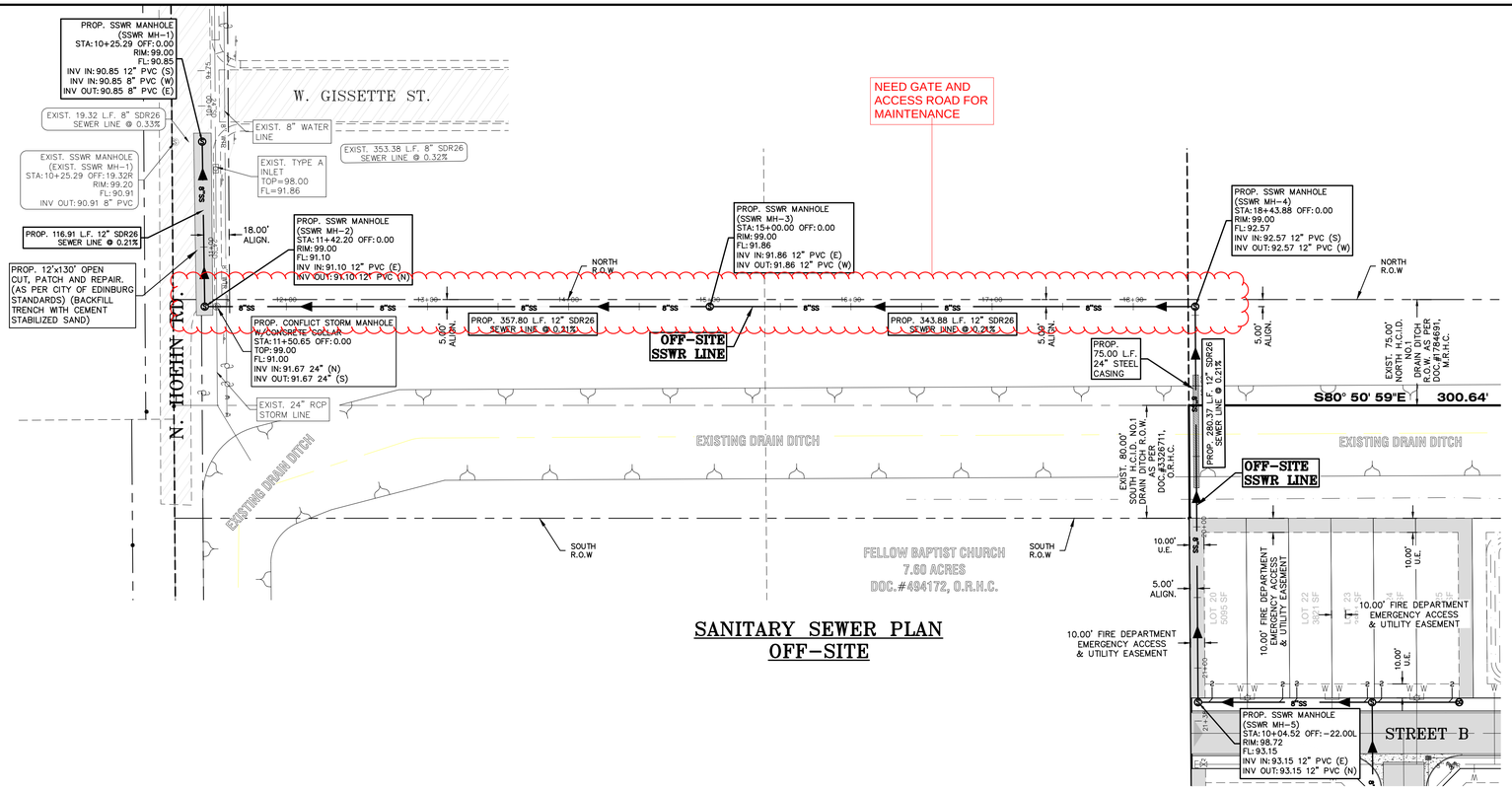
ISSUED FOR:
PRELIMINARY

SANITARY SEWER LAYOUT
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: FEBRUARY 3, 2026
PROJECT: SUB 25.069
REVISIONS:
PAGE NO: SHT 4

Y:\ROE SUBDIVISIONS 2025\SUB 25.069 - VILLANUEVA 107\DWG\SUB 25 069_SHT 4 SANITARY SEWER LAYOUT.dwg OSCAR 2/3/2026 2:32 PM



SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

SANITARY SEWER PLAN OFF-SITE

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
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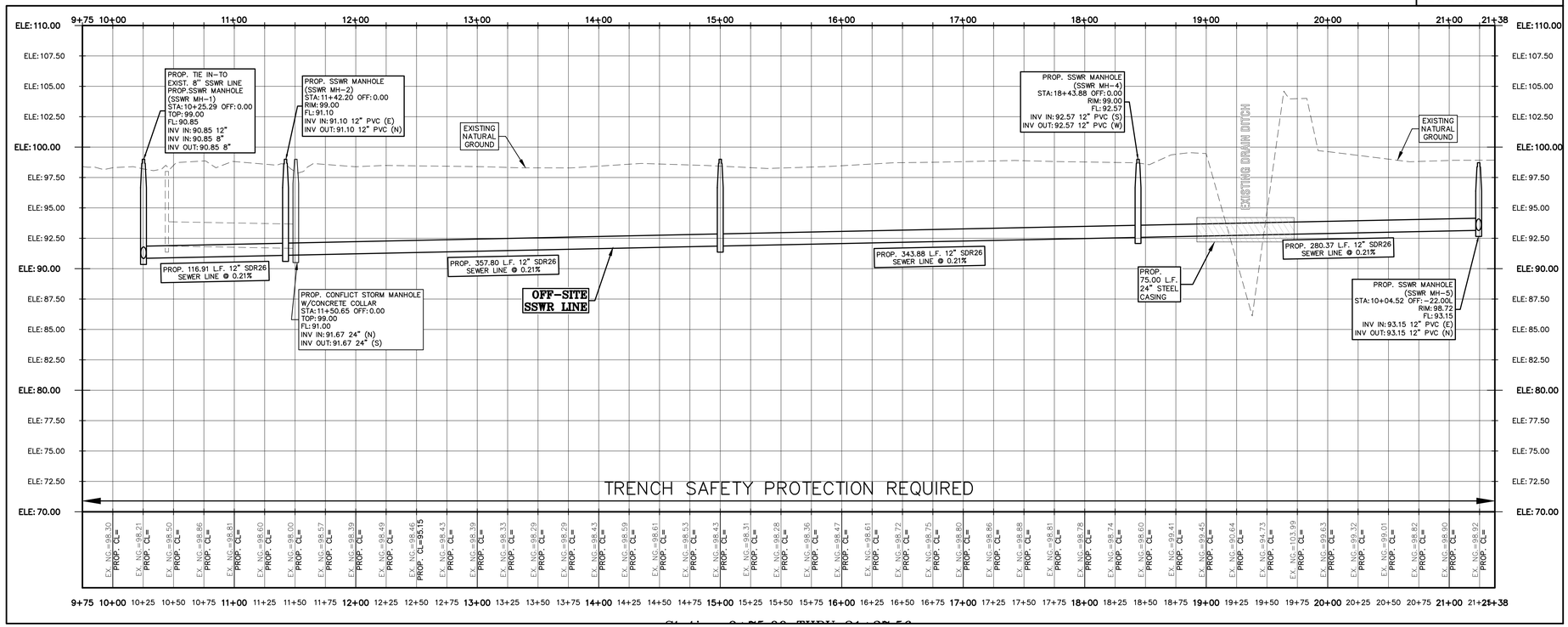
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



SANITARY SEWER PROFILE OFF-SITE

NOTES:

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NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

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

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ISSUED FOR: **PRELIMINARY**

PROJECT: SSWR PLAN & PROFILE OFF-SITE
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	FEBRUARY 3, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO:	SHT 5

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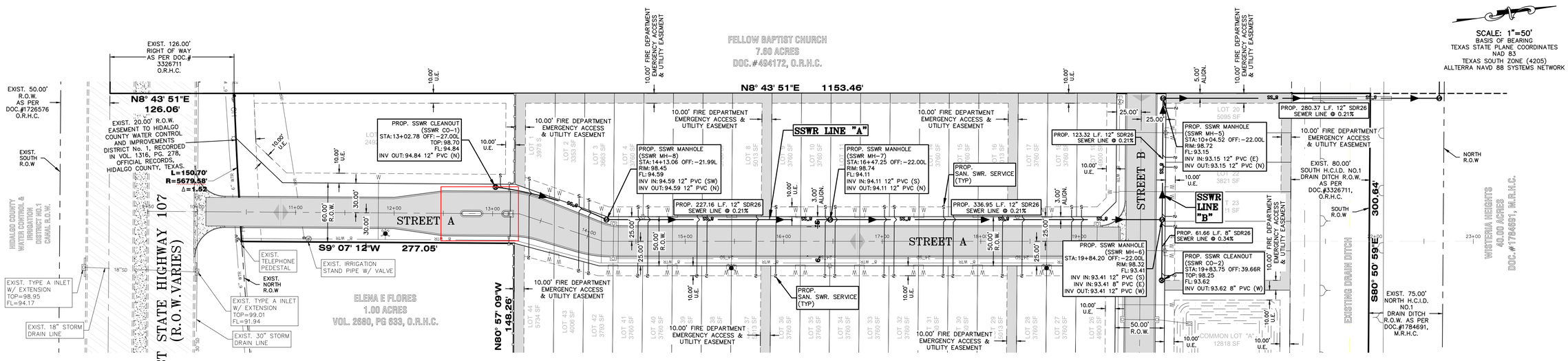
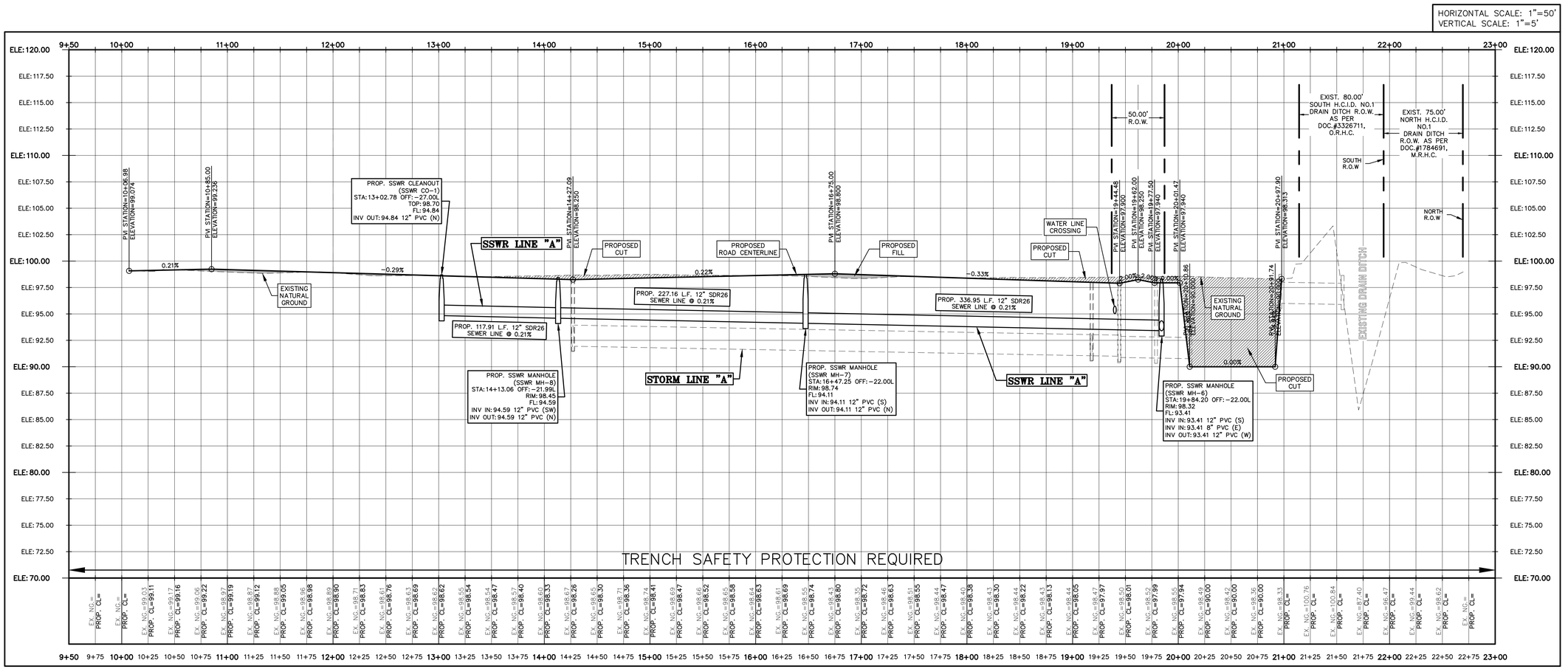


SANITARY SEWER PLAN
STREET A



SANITARY SEWER PROFILE
STREET A

RIO DELTA ENGINEERING
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SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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ISSUED FOR: **PRELIMINARY**

PROJECT:
SSWR PLAN & PROFILE STREET A
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=60'
DATE:	FEBRUARY 3, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO:	SHT 6

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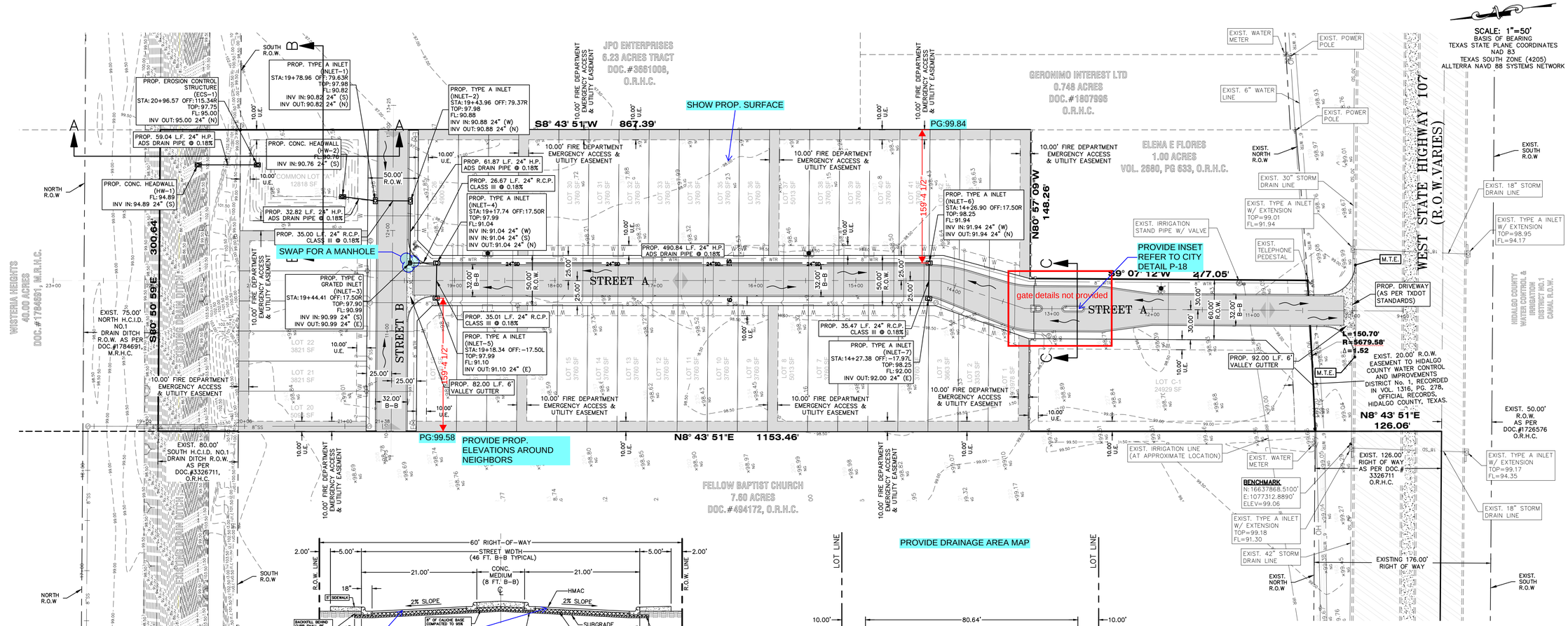
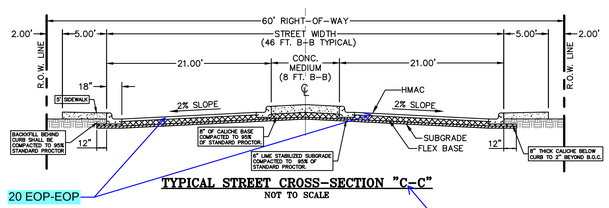
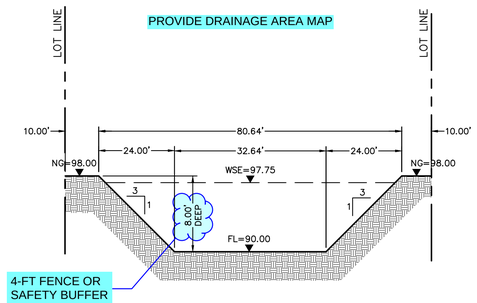
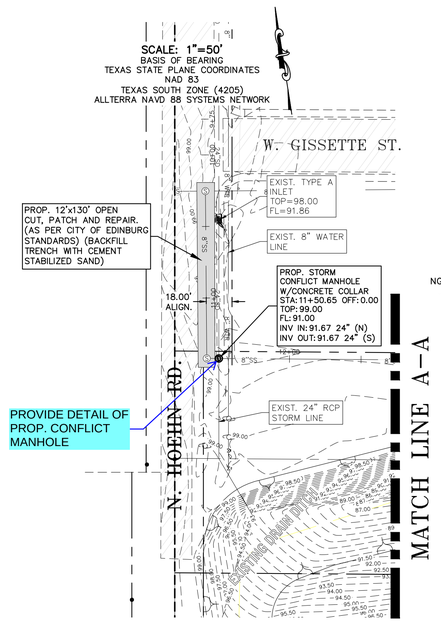


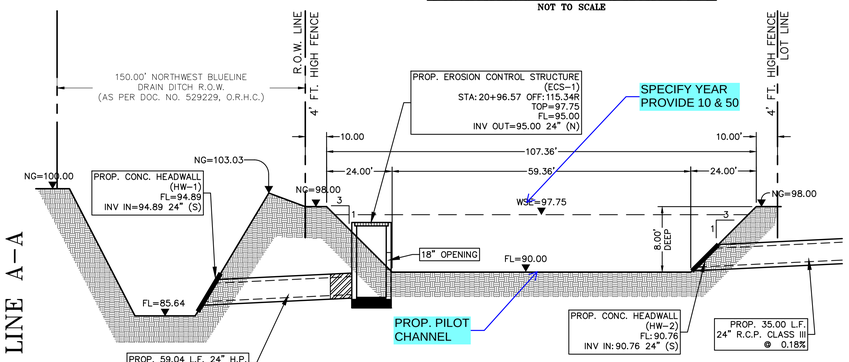


TYPICAL STREET CROSS-SECTION "C-C"
NOT TO SCALE



DETENTION AREA CROSS-SECTION "B-B"
NOT TO SCALE





DETENTION AREA CROSS-SECTION "A-A"
NOT TO SCALE

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 41,078 CF (AS PER DRAINAGE REPORT CALCULATIONS)

VOLUME PROVIDED IN DETENTION AREAS = 42,278 CF (CALCULATED GRAPHICALLY)(102.92% OF VOLUME REQUIRED)

NOTES:
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4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION

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

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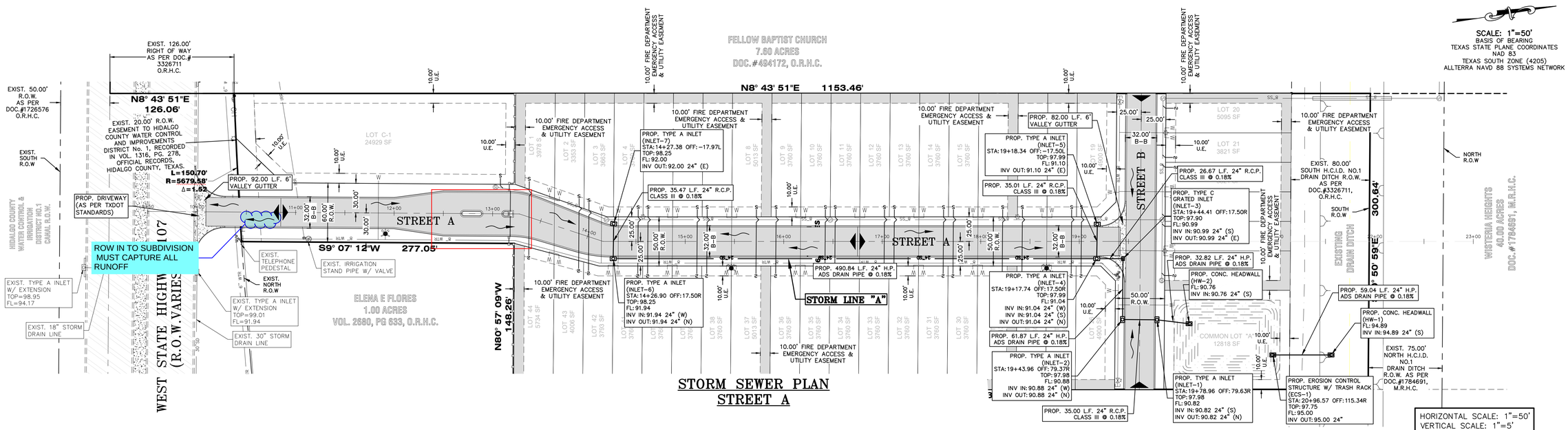
ISSUED FOR:
PRELIMINARY

PAVING DRAINAGE LAYOUT
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

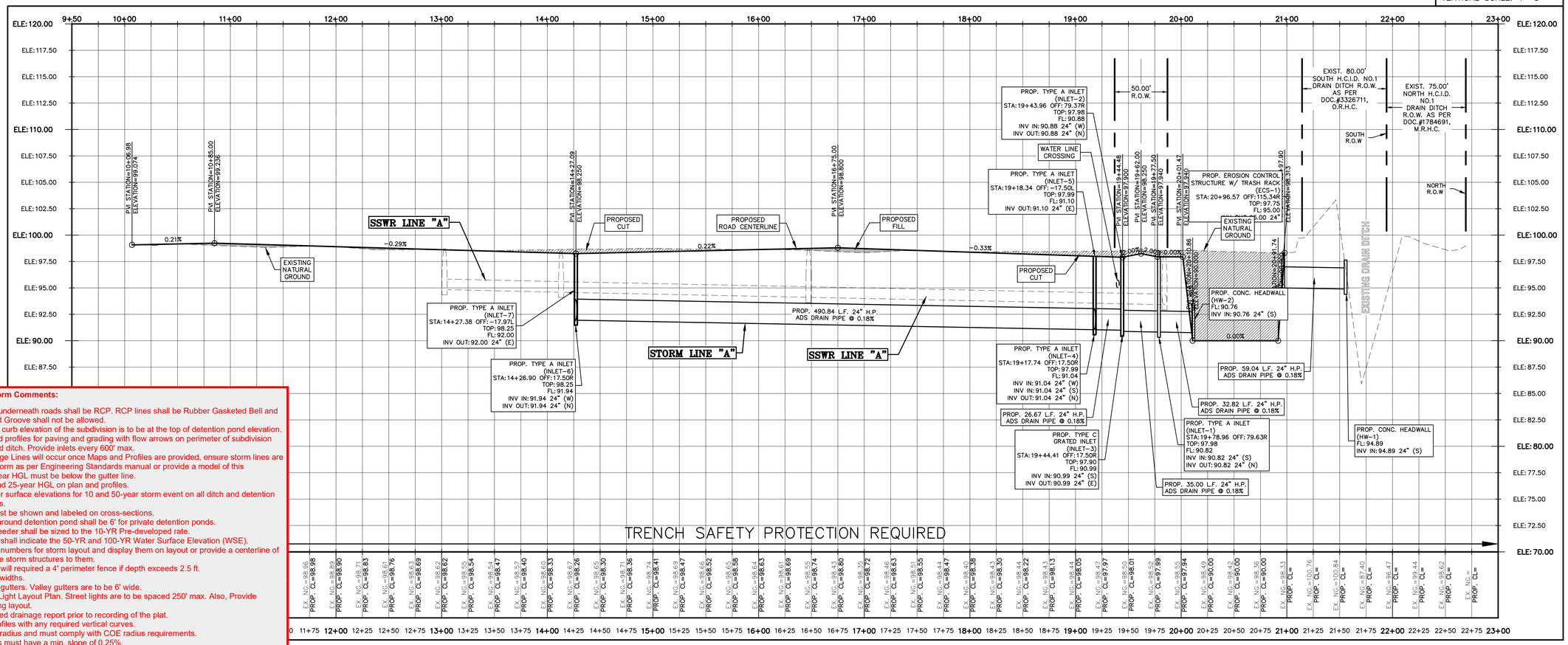
PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: FEBRUARY 3, 2026
PROJECT: SUB 25.069
REVISIONS:
PAGE NO: SHT 9

X:\YDE SUBDIVISIONS 2025\SUB 25.069 - VILLANUEVA 107\DWG\SUB 25.069_SHT 9 DRAINAGE LAYOUT.dwg OSCAR 2/3/2026 3:06 PM



STORM SEWER PLAN
STREET A



STORM SEWER PROFILE
STREET A

General Utility Storm Comments:

1.Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2.The lowest top of curb elevation of the subdivision is to be at the top of detention pond elevation.
3.Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
4.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.
5.Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
7. Pilot channel must be shown and labeled on cross-sections.
8. A Safety Buffer around detention pond shall be 6' for private detention ponds.
9.Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
10.Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
11. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
12.Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
13. Label all street widths.
14. Show all valley gutters. Valley gutters are to be 6' wide.
15. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
16. Provide approved drainage report prior to recording of the plat.
17. Show street profiles with any required vertical curves.
18. Label all street radius and must comply with COE radius requirements.
19. All street slopes must have a min. slope of 0.25%.
20. Include trash racks into outlet structure design.
21.Provide a detention pond, along with cross-sections of the detention areas to verify dimensions and proposed volume. COE Standards notes that all detention must be calculated for a 50YR storm event, with a discharge to nearby storm system at a 10YR storm event conditions.

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

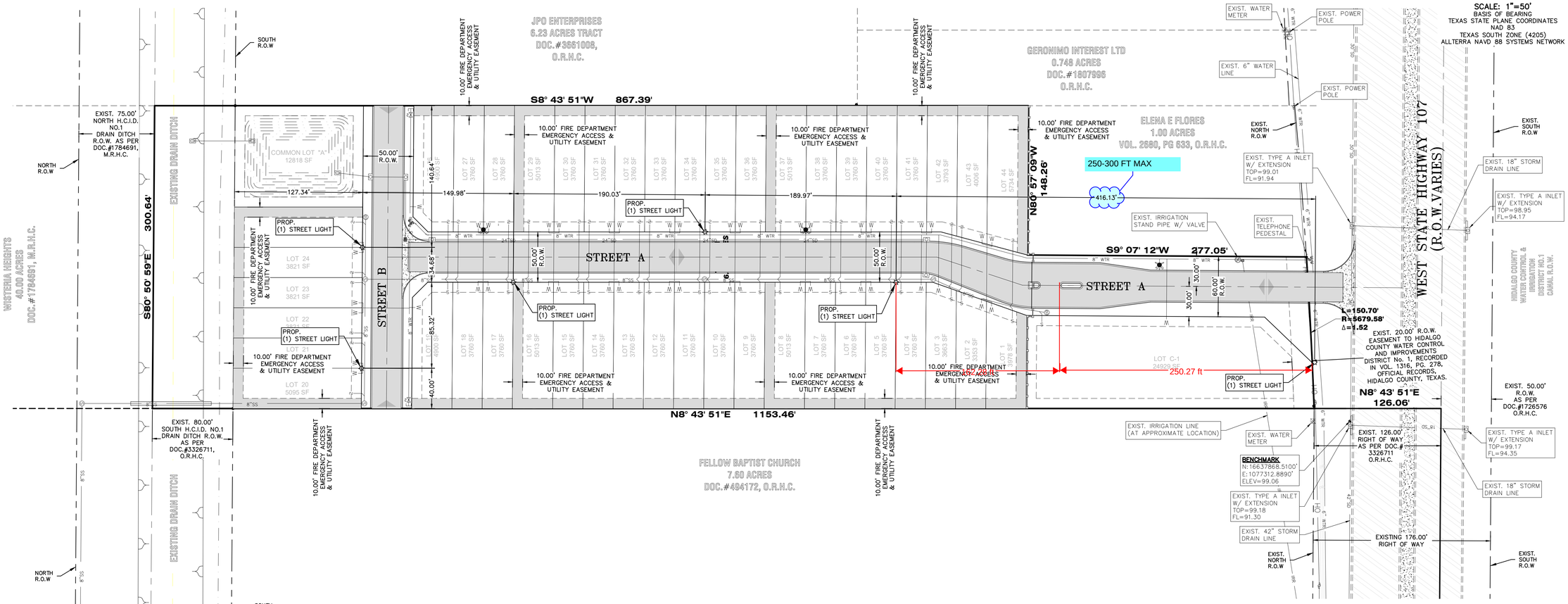
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON FEBRUARY 3, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT: STORM PLAN & PROFILE STREET A
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: FEBRUARY 3, 2026
PROJECT: SUB 25.069
REVISIONS:
PAGE NO: SHT 10

Y:\RDE SUBDIVISIONS 2025\SUB 25.069 - VILLANUEVA 107\DWG\SUB 25.069_SHT 10 STORM PnP STREET A.dwg OSCAR 2/3/2026 3:08 PM



GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

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

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ISSUED FOR:

PRELIMINARY

LIGHTING LAYOUT
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	FEBRUARY 3, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO:	SHT 12

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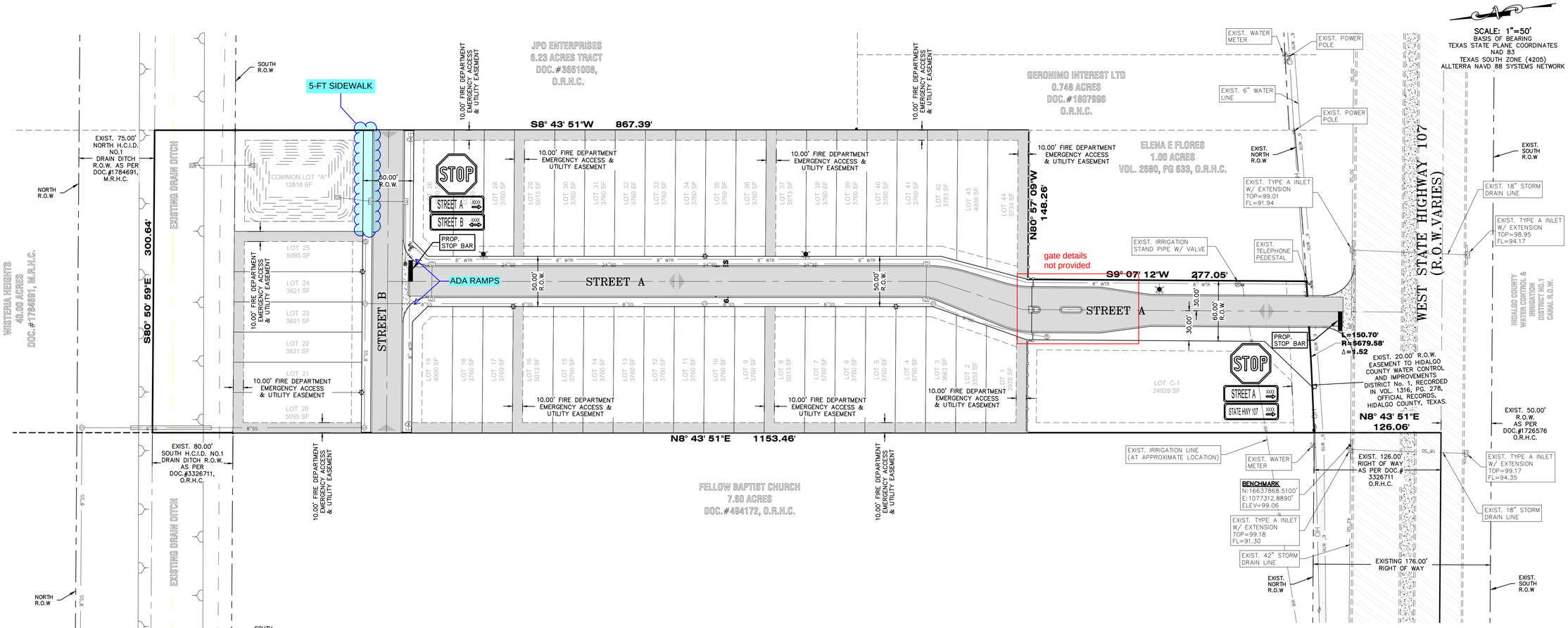

NOTES:
30" STOP SIGN WITH STREET SINGS

NOTES:
1.) STOP BARS SHALL BE 24" IN WIDTH AND MUST MEASURE FROM CENTER OF ROAD TO EDGE OF PAVEMENT.

2.) FIRE LANE 15' IN WIDTH SHALL BE PAINTED INFRONT OF ALL FIRE HYDRANTS.

3.) PROVIDE DOUBLE FACE BLUE FIRE HYDRANT STREET MARKER ON CENTER OF THE STREET IN FRONT OF FIRE HYDRANT.

3.) SIZE 30" (ALUMINUM)

4.) FILM HIP.

5.) METAL POLE 3/8" MINIMUM OF 7' FROM GROUND

6.) SOCKET & WEDGE (WEDGE FACING ONCOMING TRAFFIC)

7.) POLE INSTALLATION MINIMUM OF 24" DEEP (BACK FILL WITH CONCRETE)

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

RIO DELTA ENGINEERING
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921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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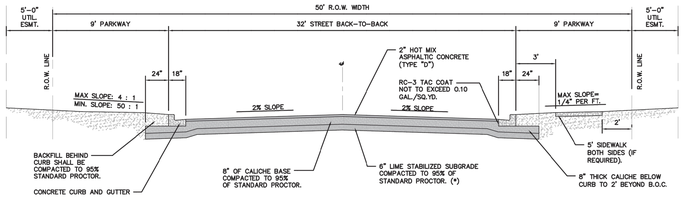
ISSUED FOR:
PRELIMINARY

SIGNAGE LAYOUT
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	FEBRUARY 3, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO:	SHT 13

X:\RDE SUBDIVISIONS 2025\SUB 25.069 - VILLANUEVA 107\DWG\SUB 25 069_SHT 13 SIGNAGE LAYOUT.dwg OSCAR 2/3/2026 2:40 PM



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

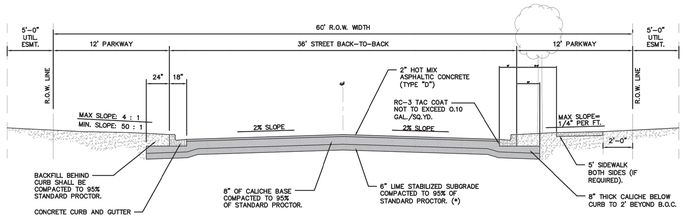
Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

P-1 MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL



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

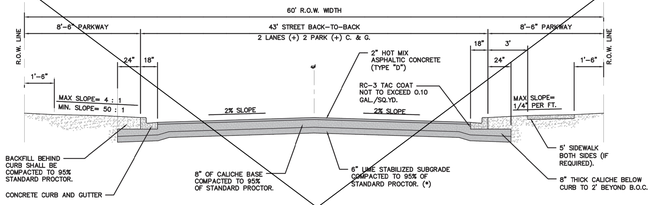
Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

P-2 MINOR RESIDENTIAL STREET SECTION W/ STREET (36' BB – 60' R.O.W.) – DETAIL



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

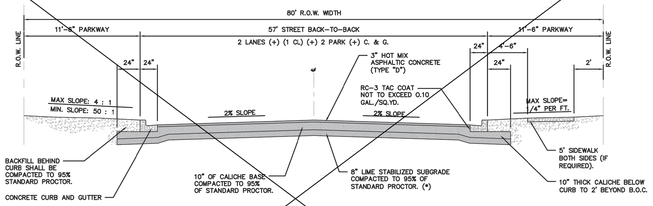
Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

P-3 RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL



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

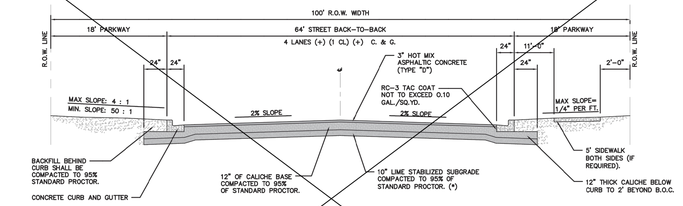
Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

P-4 COLLECTOR STEET SECTION DETAIL



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

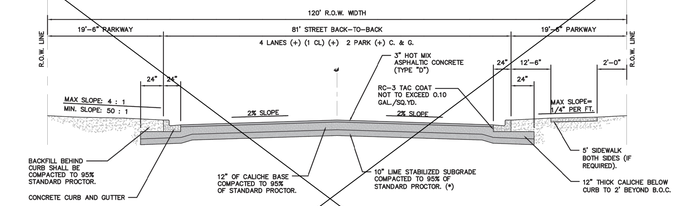
Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

P-5 MINOR ARTERIAL STREET SECTION DETIAL



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

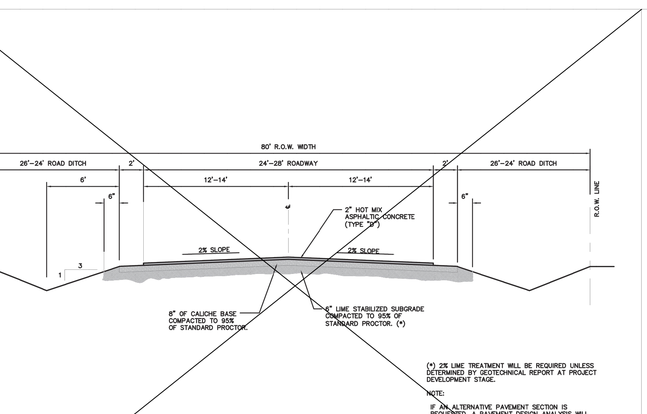
Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

P-6 PRINCIPAL ARTERIAL STREET SECTION DETAIL

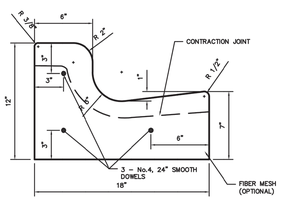


(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTE:

IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

P-7 RURAL ARTERIAL STREET SECTION DETAIL

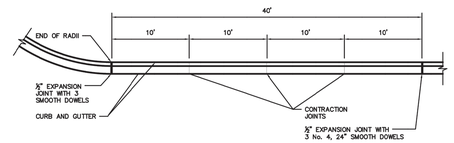


GENERAL NOTES:

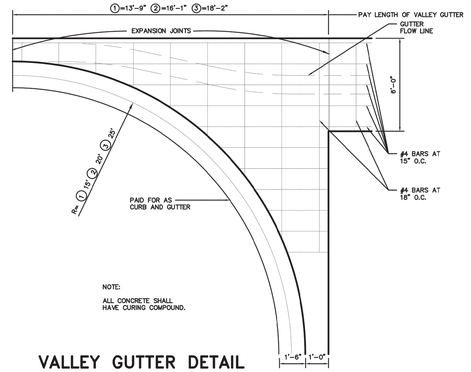
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. ½"EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
4. EXPANSION JOINTS SHALL HAVE ½" EXPANSION JOINT MATERIAL AND 3 No.4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

CURB AND GUTTER DETAIL

NOT TO SCALE



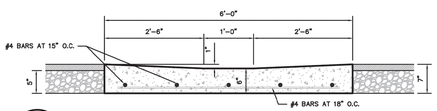
P-8 TYPICAL JOINTS



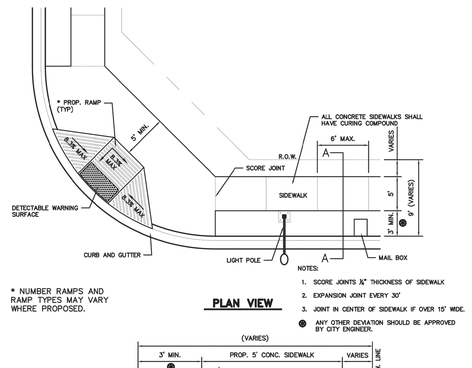
NOTE:

ALL CONCRETE SHALL HAVE CURING COMPOUND.

VALLEY GUTTER DETAIL

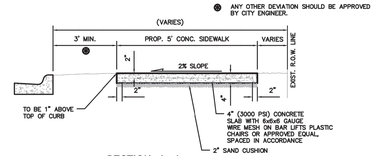


P-9 TYPICAL VALLEY GUTTER SECTION



* NUMBER RAMPS AND RAMP TYPES MAY VARY WHERE PROPOSED.

PLAN VIEW



SECTION A-A

P-10 TYPICAL CONCRETE SIDEWALK DETAIL

THE CITY OF EDINBURG TEXAS

NO.	DATE	ISSUE/REVISION	APP.

Missing COE Gate Details

Gated entry shall comply with Gate Standards detail (see Gate Entrance Detail P-18).

PROJECT NAME:

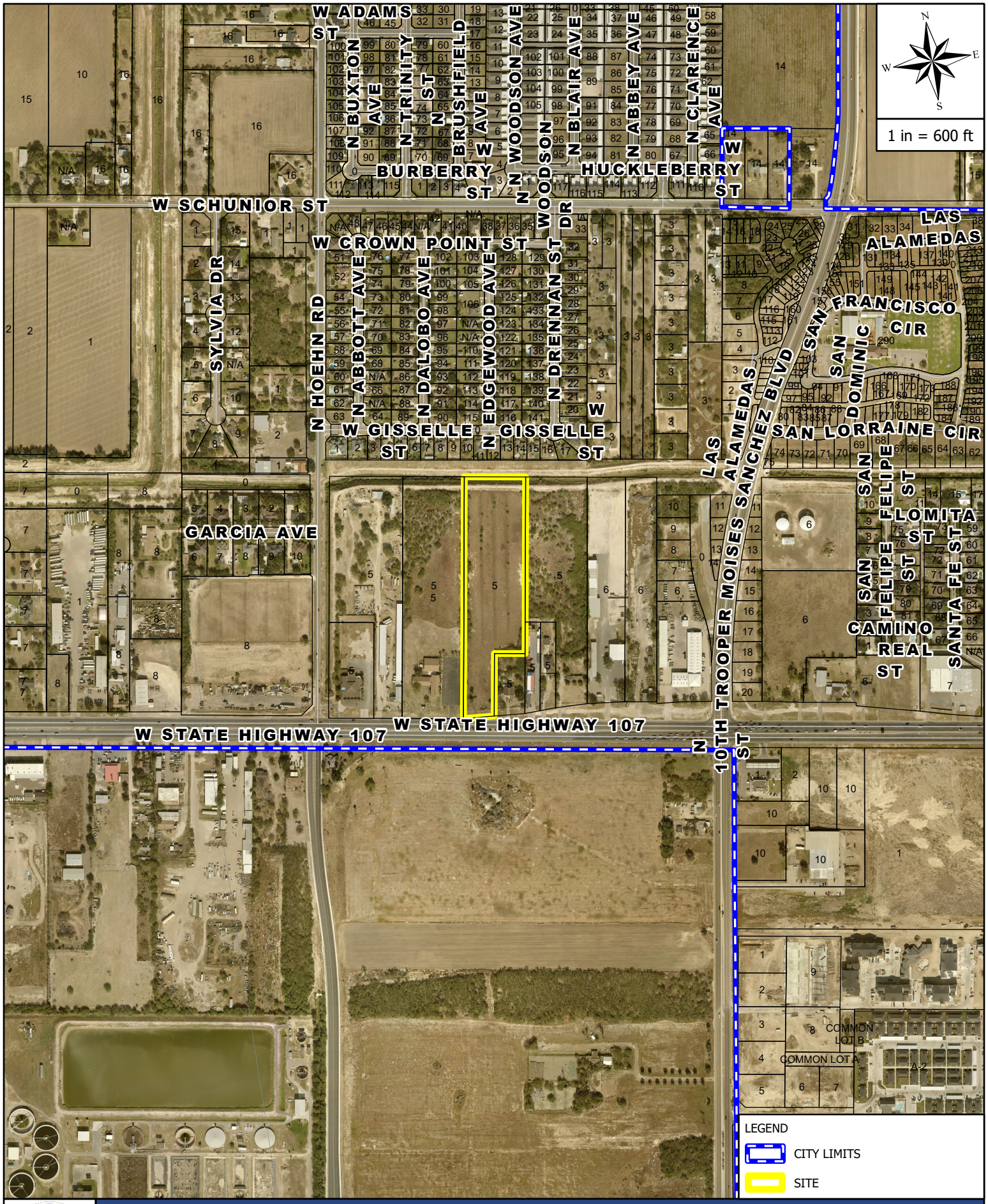
SHEET NAME:
PAVING STANDARD DETAILS (1 OF 2)

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

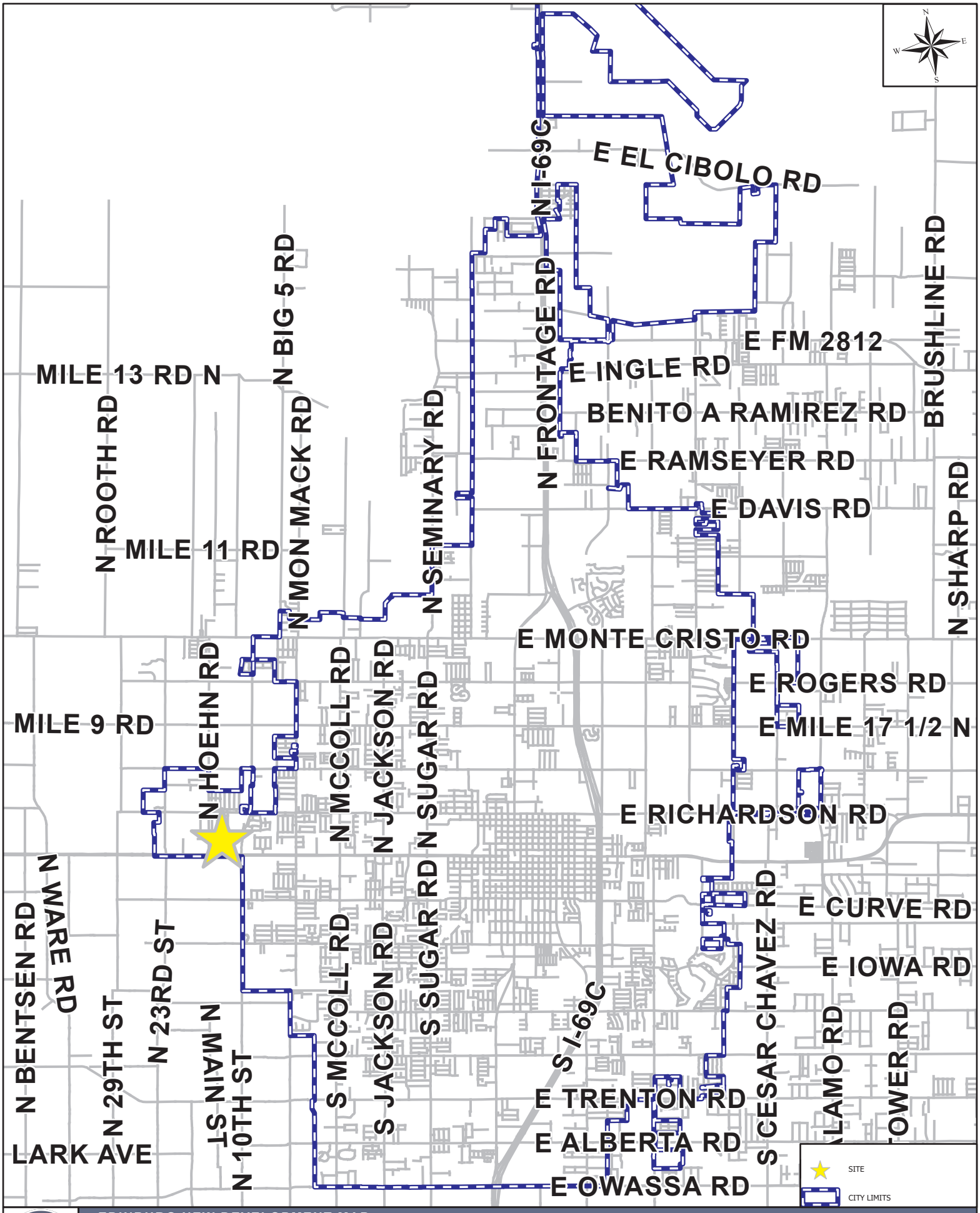
DRAWING SCALE: N.T.S.

SHEET OF



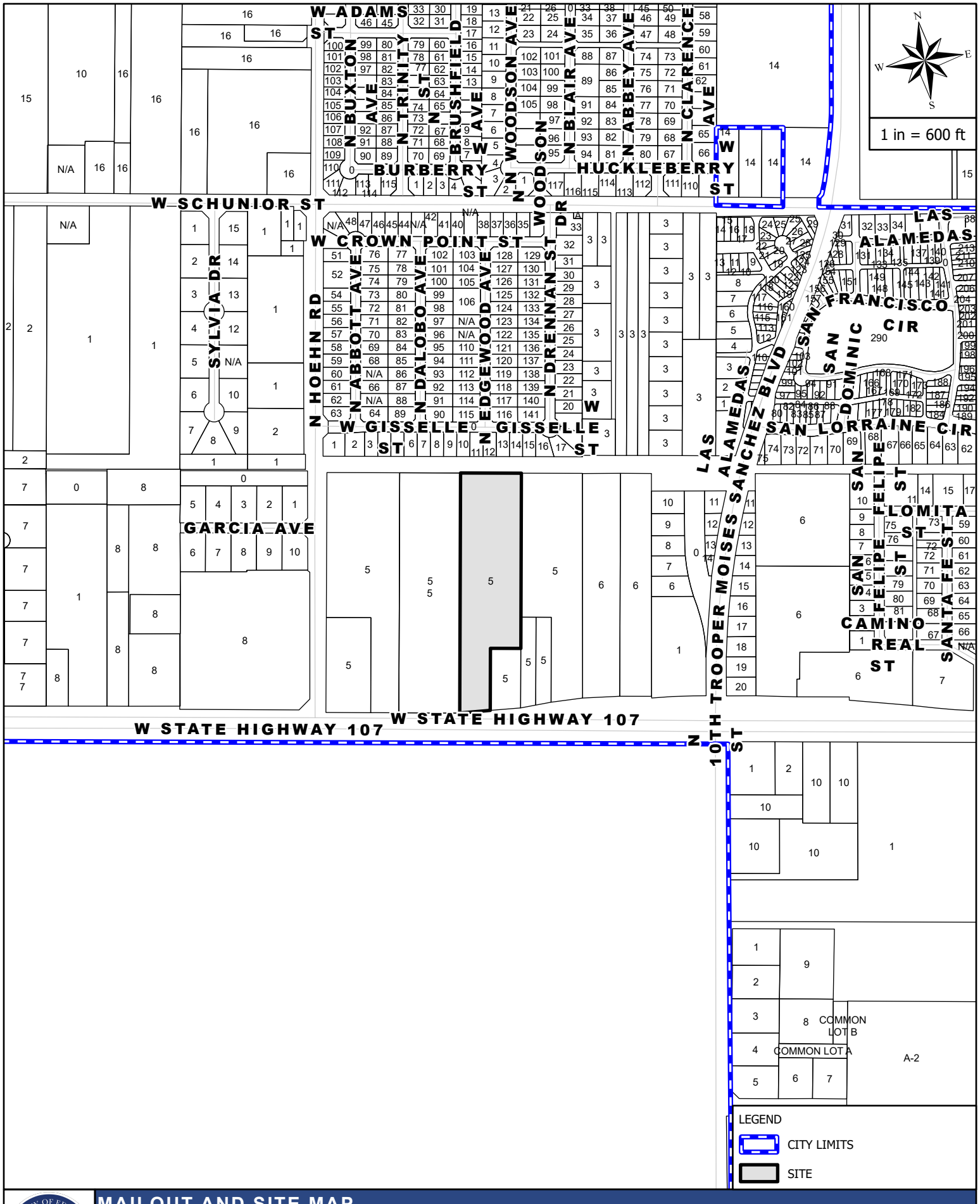
AERIAL MAP

4807 W Highway 107



EDINBURG NEW DEVELOPMENT MAP

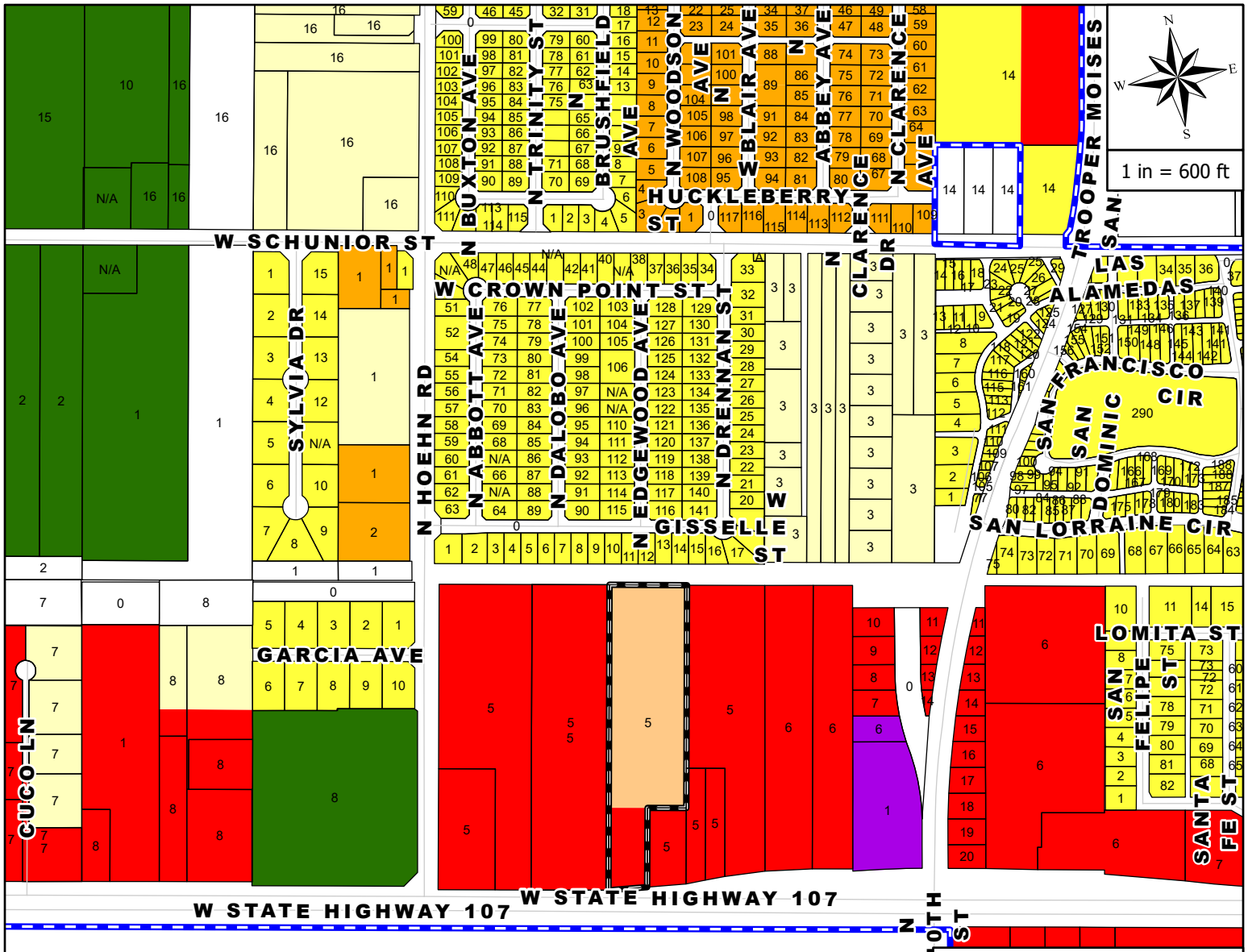
4807 W Highway 107



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

4807 W Highway 107



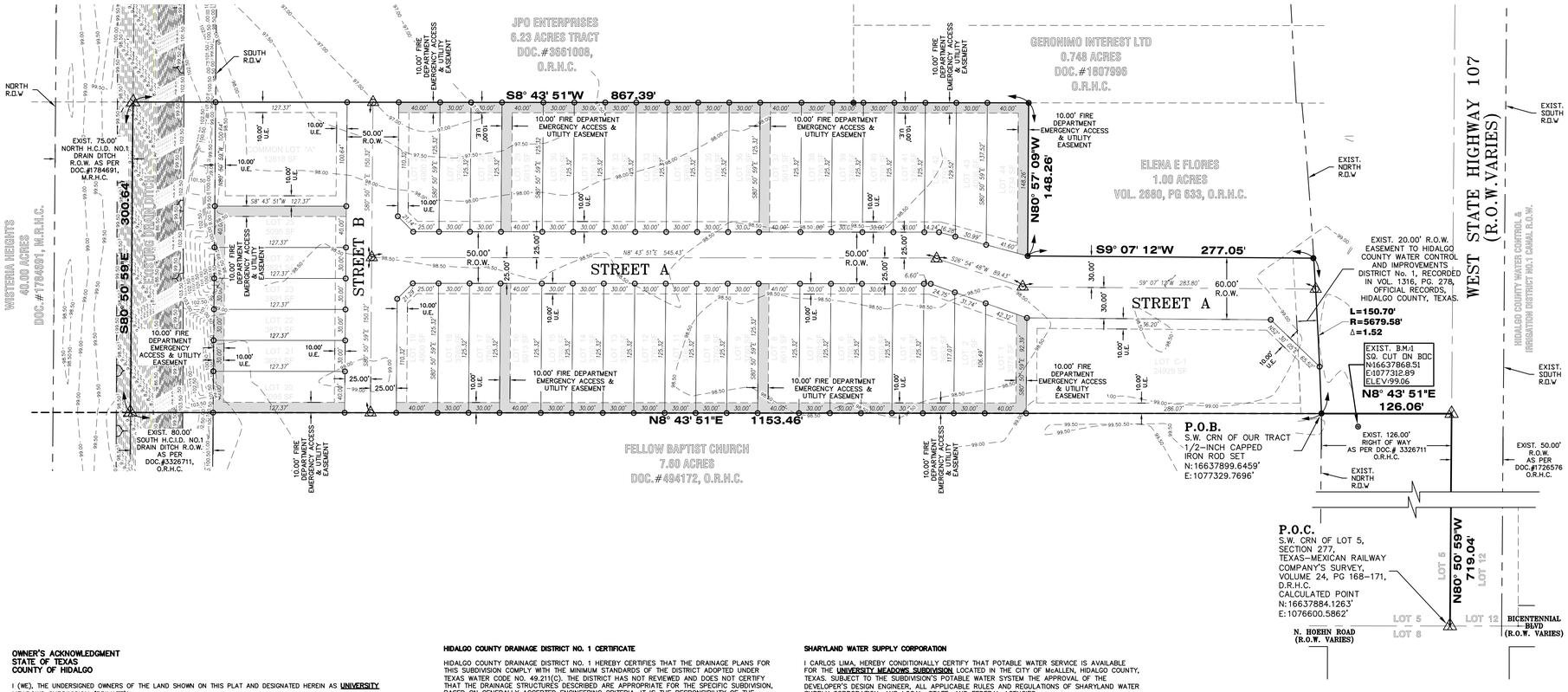
ZONING MAP

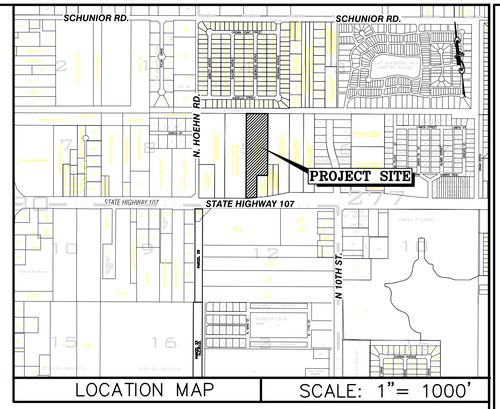
4807 W Highway 107

DATE OF PREPARATION: JANUARY 12, 2026

UNIVERSITY MEADOWS SUBDIVISION
(PRIVATE)

BEING A 6.97 ACRES TRACT OUT OF LOT 5, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS HIDALGO COUNTY, TEXAS.





LOCATION MAP | SCALE: 1"= 1000'

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
L	LOT LINE
D.E.	DRAINAGE EASEMENT
T.E.	EXCLUSIVE TECHNOLOGY EASEMENT FOR BENEFIT OF RBD-MUD AUXINC, LLC

LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ⊛ – FOUND 5/8 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- ⊠ – FOUND 60-D NAIL
- △ – SET COTTON PICKER SPINDLE
- ○ – POWER POLE
- ◑ – GUY WIRE
- □ – FOUND FENCE POST
- ⊤ – TRAFFIC SIGN
- [W] – WATER METER
- ⋈ – WATER VALVE
- Ⓢ – IRRIGATION STAND PIPE
- (XXXX) – DEED RECORD CALL
- XXXX – NATURAL GROUND
- ⚠ – CALCULATED POINT
- – – – FIRE DEPARTMENT EMERGENCY ACCESS & UTILITY EASEMENT

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THE SUBDIVISION IS 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. COMMUNITY PANEL NO. **480338 0015 E**, REVISED **DECEMBER 16, 2003.**
2. SETBACKS:
   FRONT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDES: 0.00 FEET OR EASEMENT WHICHEVER IS GREATER
   CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
5. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
6. BENCHMARK (B.M.):
   SQUARE CUT TOP OF BACK OF CURB ON THE NORTH OF THE HWY 107, ELEV.=99.06 (N.A.V.D. 88) NORTHING:16637868.5100 EASTING:1077312.8890 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
7. DRAINAGE:
   IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **41.078** CUBIC-FEET OR **0.943** ACRE-FEET OF STORM WATER RUNOFF.
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. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
11. THIS PROPERTY IS ZONED FOR RESIDENTIAL URBAN & TOWNHOMES FOR LOTS 1-44 & COMMERCIAL GENERAL FOR C-1 .
12. ALL RIGHT-OF-WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. 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.
15. LOT DETENTION AREA SHALL BE MAINTAINED BY LOT OWNERS OR H.O.A.
16. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
17. 50% OF PARKLAND FEES WILL BE DUE AT THE TIME OF PERMIT
18. ENSURE THAT WALLS ARE FIRE RATED FOR ATTACHED STRUCTURES
19. 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. AS PER UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G. HOMEOWNERS ASSOCIATION – WILL REQUIRE DOCUMENTS PRIOR TO FINAL PLAT APPROVAL WILL BE REQUIRED FOR DEDICATED PARK AND PLAYGROUND AREA AS WELL
20. EMERGENCY ACCESS EASEMENTS HAVE BEEN PROVIDED THROUGHOUT THE SUBDIVISION TO ALLOW FOR EMERGENCY PASSAGE AS DESIGNATED ON THE PLAT. THESE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES FOR EMERGENCY RESPONSE PURPOSES. ANY IMPROVEMENTS OR FENCING WITHIN THESE EASEMENTS MUST ALLOW FOR EMERGENCY ACCESS IN A MANNER ACCEPTABLE TO THE CITY OF EDINBURG FIRE DEPARTMENT.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **UNIVERSITY MEADOWS SUBDIVISION (PRIVATE)** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS."

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

VILLANUEVA PROPERTIES AND INVESTMENTS, LLC.
A TEXAS LIMITED LIABILITY COMPANY
MARTIN VILLANUEVA, PRESIDENT
3528 BUDDY OWENS AVENUE
McALLEN TEXAS, 78504.

STATE OF TEXAS
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY **MARTIN VILLANUEVA, PRESIDENT-VILLANUEVA PROPERTIES AND INVESTMENTS, LLC.** OWNER. THE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____-___-___

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ , 2025 SUBJECT TO THE FOLLOWING:

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

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **UNIVERSITY MEADOWS SUBDIVISION (PRIVATE)** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2026

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

DATED THIS_____DAY OF _____ ,2026.

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL · LAND SURVEYOR

IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

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.

DATED THIS _____DAY OF _____ ,2026.

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED · PROFESSIONAL ENGINEER

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 – STATE OF TEXAS

METES AND BOUNDS:

BEING A 6.96 ACRES TRACT OUT OF LOT 5, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS HIDALGO COUNTY,TEXAS. SAID 6.96 ACRES TRACT MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE SAID LOT 5, SECTION 277, SAME BEING A POINT AT THE INTERSECTION OF THE WEST STATE HIGHWAY 107(F.M. 107) & HOEHN ROAD CENTERLINE;

THENCE, S 81° 16' 09" E ALONG THE WEST STATE HIGHWAY 107 CENTERLINE, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 5, A DISTANCE OF 718.38 FEET TO A CALCULATED POINT;

THENCE, N 08° 43' 51" E ACROSS THE SAID LOT 5, SECTION 277, TO A POINT ON THE EXISTING NORTH RIGTH-OF-WAY OF THE WEST STATE HIGHWAY 107(R.O.W. VARIES), A DISTANCE OF 126.03 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE **POINT OF BEGINNING;**

THENCE, N 08° 43' 51" E ACROSS THE SAID LOT 5, SECTION 277, TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID LOT 5, PASSING AT A DISTANCE OF 1071.07 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE SOUTH H.C.I.D. NO.1 IRRIGATION DITCH RIGHT OF WAY, AS PER DOCUMENT # 1225151, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1151.07 FEET FOR A CALCULATED POINT (UNABLE TO SET CORNER AS IT FALLS WITH IN AN EXISTING IRRIGATION DITCH) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 16' 09" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 5, SECTION 277, SAME BEING ALONG THE EXISTING IRRIGATION DITCH, TO THE NORTHWEST CORNER OF A CALLED 6.23 ACRES TRACT OF LAND CONVEYED TO JPO ENTERPRISES RECORDED IN DOCUMENT.#3661008, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, A DISTANCE OF 300.43 FEET TO A CALCULATED POINT(UNABLE TO SET CORNER AS IT FALLS WITH IN AN EXISTING IRRIGATION DITCH) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 43' 51" W, ACROSS THE SAID LOT 5, SECTION 277, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 6.23 ACRES TRACT, PASSING AT A DISTANCE OF 80.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE SOUTH H.C.I.D. NO.1 IRRIGATION DITCH RIGHT OF WAY, CONTINUING FOR A TOTAL DISTANCE OF 870.79 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR AN EXTERIOR CORNER;

THENCE, N 81° 16' 09" W, ACROSS THE SAID LOT 5, SECTION 277, A DISTANCE OF 150.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 43' 51" W, ACROSS THE SAID LOT 5, SECTION 277, TO A POINT ON THE EXISTING NORTH RIGTH-OF-WAY OF WEST STATE HIGHWAY 107, A DISTANCE OF 273.60 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A POINT OF CURVATURE TO THE RIGHT, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, ACROSS THE SAID LOT 5, SECTION 277, SAME BEING ALONG THE EXISTING NORTH RIGTH-OF-WAY OF WEST STATE HIGHWAY 107, WITH A CURVE TO THE RIGHT, ARC LENGTH OF 150.58 FFET, RADIUS OF 5679.58, A DELTA ANGLE OF 1.52°, CHORD BEARING AND DISTANCE N 83° 48' 34" W 150.58 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 6.96 ACRES OF LAND MORE OR LESS;**

PRINCIPAL CONTACTS:

	NAME	ADDRESS		PHONE & FAX	
OWNER:	VILLANUEVA PROPERTIES AND INVESTMENTS, LLC.	3528 BUDDY OWENS AVE.	McALLEN, TX 78504	XXX XXX-XXXX	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

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

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

ISSUED FOR: **PRELIMINARY**

PLAT SHEET
UNIVERSITY MEADOWS
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=60'
DATE:	JANUARY 30, 2026
PROJECT:	SUB 25.069
REVISIONS:	
PAGE NO:	1-OF-1

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	P																	
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A	P																	
Ruby	Casas	Commissioner	P	P	P	P	P																	
Jorge	Gonzalez	Commissioner	P	P	P																			
Victor	Daniec	Commissioner	P	A	P	A	P																	
Rene	Olivarez	Commissioner	P	P	A																			
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A	A																	
Eliseo	Garza	Commissioner				P	P																	
Gregory	Vasquez	Commissioner				P	P																	