PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 14, 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 Gregory A. Vasquez from the April 23, 2026, regular meeting.

7. **MINUTES**

A. Consider approval of the minutes for the April 23, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Residential, Multifamily (RM) District to Commercial, General (CG) District, Being 2.090 Acres Out of Lot 13, Block C, Amended Map of Edinburg, Located at 900 N. Business Highway 281, As Requested By Melden & Hunt, Inc.

B. 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 (RU) & Townhome District, Being 2.397 Acres Out of Lot 1, Tru Subdivision, Located at 409 W. Trenton Road, As Requested By Melden & Hunt, Inc.

C. 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 (RU) & Townhome District, Being a 9.54 Acre (415,724.88 Sq. Ft) Gross, 9.35 Acre (407,471.13 Sq. Ft) Net., Tract of Land Out of Lot 7, Section 244, Tex-Mex Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 3008 N. Business Highway 281, As Requested By Sames.

D. Consider Rezoning Request From Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lots 3 and 4, Merrill Subdivision, Hidalgo County, Texas, Save and Except a Tract of Land 60 Feet in Width Running East & West and 300 Feet Deep Running North & South Out of Lot 4, Located at 2825 E. Monte Cristo Road, As Requested By Juan Fonseca.

E. Consider the Special Use Permit For On-Premise Consumption of Alcoholic Beverages, Edinburg Townsite Subdivision, Lots 7 & 8, Block 229, Located at 310 W. McIntyre Street, As Requested By Jace Hughes on Behalf of JM Mejia Properties, LLC.

9. **SUBDIVISION VARIANCES**

A. Consider the Variance Requests to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability and Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements For Sanitary Sewer, Being Four Tracts of Land, Being All of Lot 12, Monte Cristo Heights, Hidalgo County, Texas, Located at 1008 Monte Cristo Heights Road, As Requested By Erica D. Nava on Behalf of RGValley Properties, LLC.

B. Consider the Variance Requests to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, For the Proposed Montemayor Estates, Being a 4.00 Acre Tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey Hidalgo County, Texas, Located at 3220 W. Chapin Road, As Requested By Quintanilla, Headley and Associates, Inc.

10. **SUBDIVISION CONSENT**

A. Consider the Preliminary Plat Approval of Residences at the Hub Subdivision, Being a 34.832 Acre Tract of Land Out of Lot 3, Section Number 275, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 3198 W. Sprague Street, As Requested By Melden & Hunt, Inc.

B. Consider the Preliminary Plat Approval of Tesoro Subdivision Phase II, Being a 14.73 Acres Tract of Land, Out of and Forming a Part or Portion of Lots 5, 6, 7, 8, and 9, Block 8 Santa Cruz Gardens Unit No. 3 Subdivision, Hidalgo County, Texas, Located at 3098 E. Davis, As Requested By Rio Delta Engineering.

C. Consider the Final Plat Approval of Tesoro Phase I Subdivision, Being a 22.63 Acres Tract of Land Out of and Forming a Part or Portion of Lots 5, 6, 7, 8, and 9, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, Recorded in Volume 9, Page 3, Map of Records of Hidalgo County, Texas, Located at 2812 East Davis Road, As Requested By Rio Delta Engineering.

D. 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.

E. 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.

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 11:00 A.M. on this 8th day of May, 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
APRIL 23, 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
VICTOR DANIEC
RODOLFO "RUDY" RAMIREZ

ABSENT:
GREGORY A. VASQUEZ – 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

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.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE-CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO "RUDY" RAMIREZ FROM THE MARCH 12, 2026, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER RODOLFO "RUDY" RAMIREZ ABSTAINED.

7. **MINUTES**

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

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE MINUTES FROM THE MARCH 12, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

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.

JAMES G. HESBROOK, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.

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

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS, 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 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.

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

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.

RAMONA CASAS, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS FOR THE REZONING REQUESTS.

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

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.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, STATED THE APPLICANT REQUESTED THE ITEM BE PULLED FROM AGENDA. THE PLANNING AND ZONING COMMISSION PULLED THE ITEM FROM THE AGENDA. - ITEM PULLED

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 (D.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.

VINCENT G. HUEBINGER, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REQUEST.

MANUEL GARZA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS FOR THE REQUEST.

ALLEN MALES, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND FURTHER EXPLAINED THE REASONING FOR THE REQUEST.

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

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.

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

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.

BOARD MEMBER VICTOR DANIEC STATED HE PURCHASED A NEIGHBORING PROPERTY AND WOULD ABSTAIN FROM DISCUSSION AND VOTING.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT, INC., WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO DENY THE VARIANCE REQUEST. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER VICTOR DANIEC ABSTAINED. – ITEM DENIED

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.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT, INC., WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

ANTHONY RIOJAS, EDINBURG FIRE MARSHALL, WAS PRESENT AND ADDRESSED HIS CONCERNS FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REQUEST WITH THE CONDITION THE CUL-DE-SAC RADIUS BE INCREASED, AS NECESSARY, TO MEET FIRE DEPARTMENT STANDARDS. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED WITH CONDITIONS

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.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT, INC., WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUESTS.

ANTHONY RIOJAS, EDINBURG FIRE MARSHALL, WAS PRESENT AND ADDRESSED HIS CONCERNS FOR THE VARIANCE REQUESTS.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ 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 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.

RAMON MEJIA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE PRELIMINARY PLAT APPROVAL.

DAVID VILLARREAL, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE PRELIMINARY PLAT APPROVAL.

SAMANTHA LUCIO, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE PRELIMINARY PLAT APPROVAL.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO TABLE THE PRELIMINARY PLAT APPROVAL. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM TABLED

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.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE SUBDIVISION CONSENT ITEMS 10B, 10C, 10E, AND 10F. MOTION CARRIED WITH A 6-0 VOTE FOR THE ITEMS LISTED AND A 5-0 VOTE FOR ITEM 10D. BOARD MEMBER ELISEO GARZA, JR., ABSTAINED FROM VOTING ON ITEM 10D. – ITEMS APPROVED

11. **DIRECTOR'S REPORT**

A. City Council Actions

B. Unified Development Code Updates

C. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE CITY COUNCIL REGULAR MEETING ON APRIL 7, 2026. THE PUBLIC HEARINGS FOR REZONING REQUESTS AT 801. S MCCOLL ROAD, 11911 N. I-69C, AND 300 DAWSON DRIVE WERE APPROVED; A REZONING REQUEST AT 1005 E. ALBERTA WAS TABLED. A REZONING REQUEST AT 513 W. PALM DRIVE WAS PULLED FROM THE AGENDA. A VARIANCE REQUEST AT 1101 N. ALAMO ROAD WAS DENIED. HE STATED THAT UPDATES TO THE UNIFIED DEVELOPMENT CODE ARE ONGOING.

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.

JORGE SOTELO, CHAIRMAN FOR THE PLANNING & ZONING COMMISSION ADJOURNED THE MEETING AT 6:58 P.M.

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
May 14, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District, Being 2.090 Acres out of Lot 13, Block C, Amended Map of Edinburg, located at 900 N. Business Highway 281, as Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:
This property is located at the southeast corner of the intersection of N. Business Highway 281 and E. Chavez Street. The property is currently zoned 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). The requested zoning is Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a total frontage of 255 feet along E. Chavez Street and a lot depth of 357 feet for a total area of 2.090 acres. Currently the property is a vacant land. The applicant wants to utilize the property for a single commercial lot.

Adjacent zoning is Industrial, General (IG) District to the north, Commercial, General (CG) District to the south, Commercial, General (CG) District to the west and Residential, Multifamily (RM) District to the east. Surrounding land uses consists of General Commercial uses and vacant land. The Future Land Use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, May 1, 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 13, 2026.

On May 5, 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 General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 05/14/2026
CITY COUNCIL – 06/02/2026
DATE PREPARED – 04/29/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District.

APPLICANT: Rio Properties Inc.

AGENT: Melden & Hunt, Inc.

LEGAL: Being 2.090 Acres out of Lot 13, Block C, Amended Map of Edinburg

LOCATION: Located at 900 N. Business Highway 281

LOT/TRACT SIZE: 2.090 acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Multifamily (RM) District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC.

EVALUATION

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

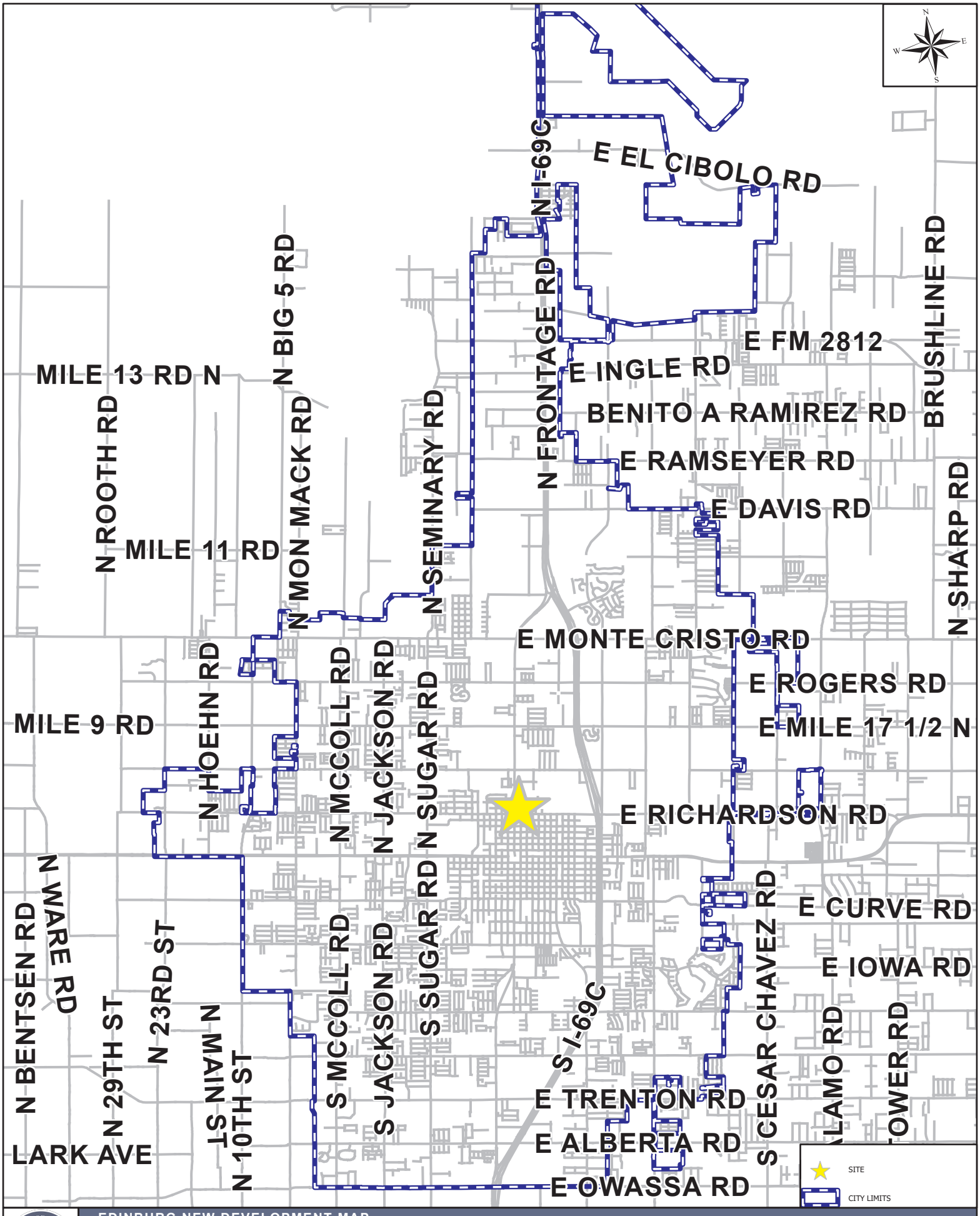
1. The property is currently a vacant land.

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

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

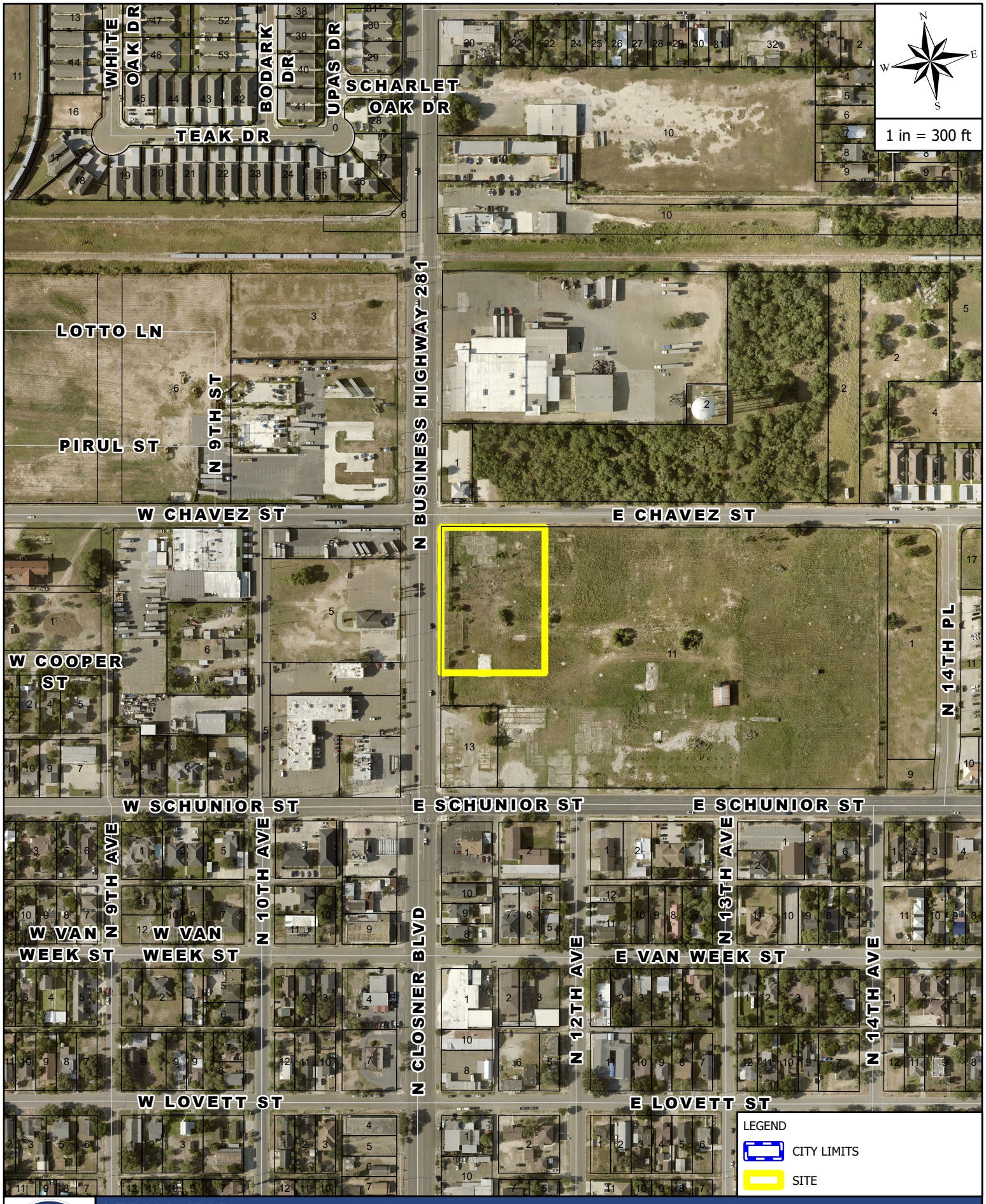
Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, May 1, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 13, 2026.



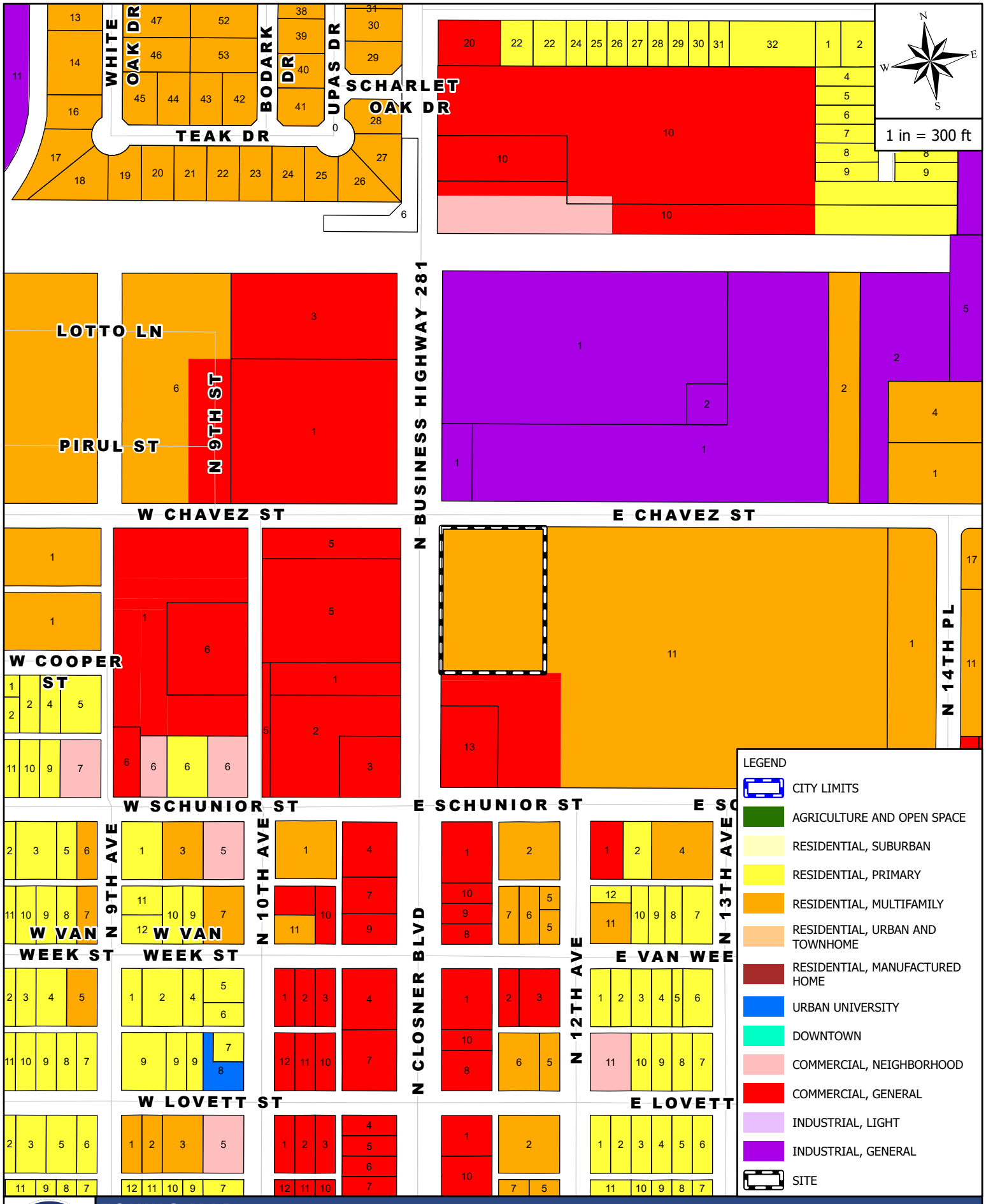
EDINBURG NEW DEVELOPMENT MAP

900 N BUSINESS HIGHWAY 281



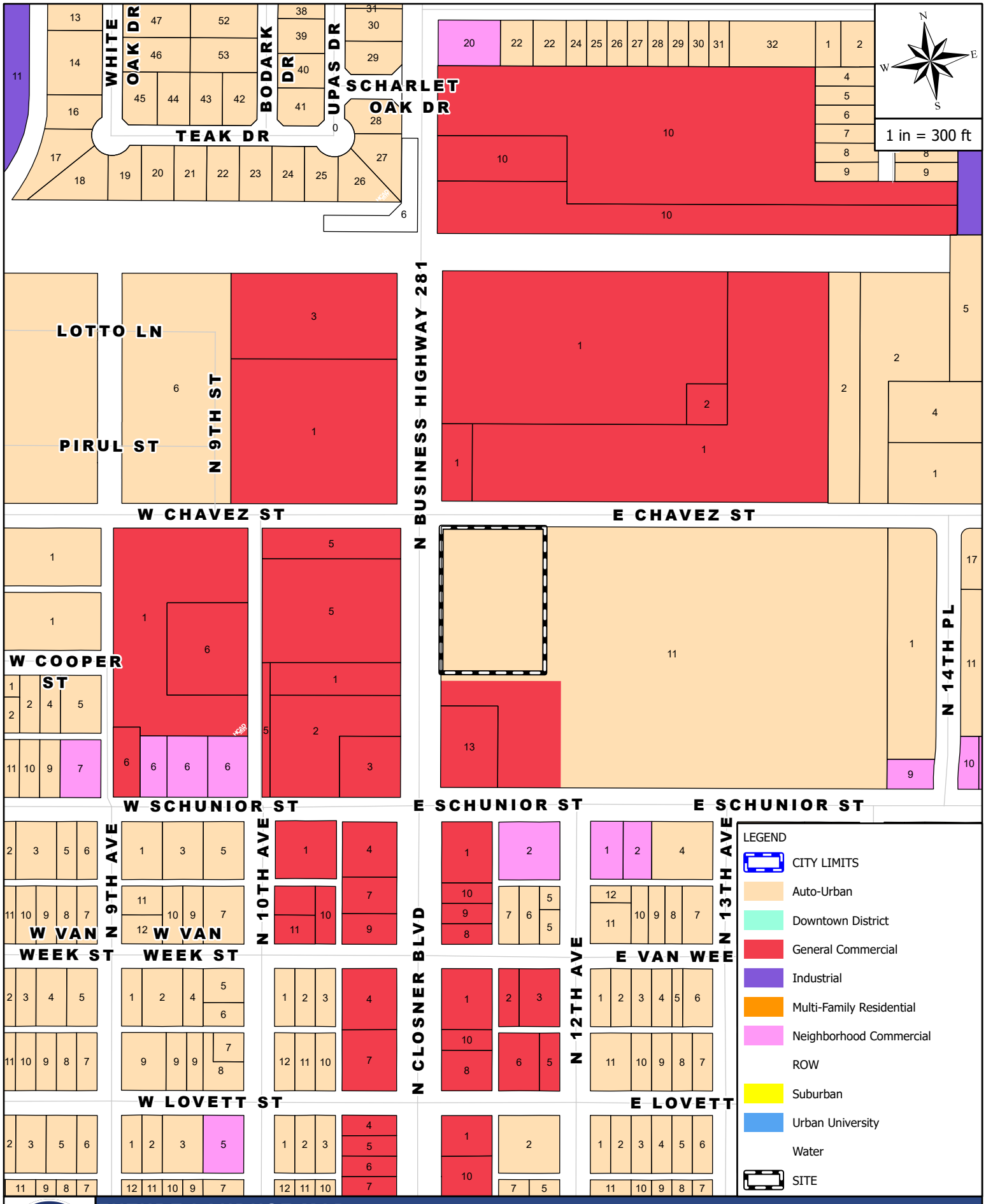
AERIAL MAP

900 N BUSINESS HIGHWAY 281



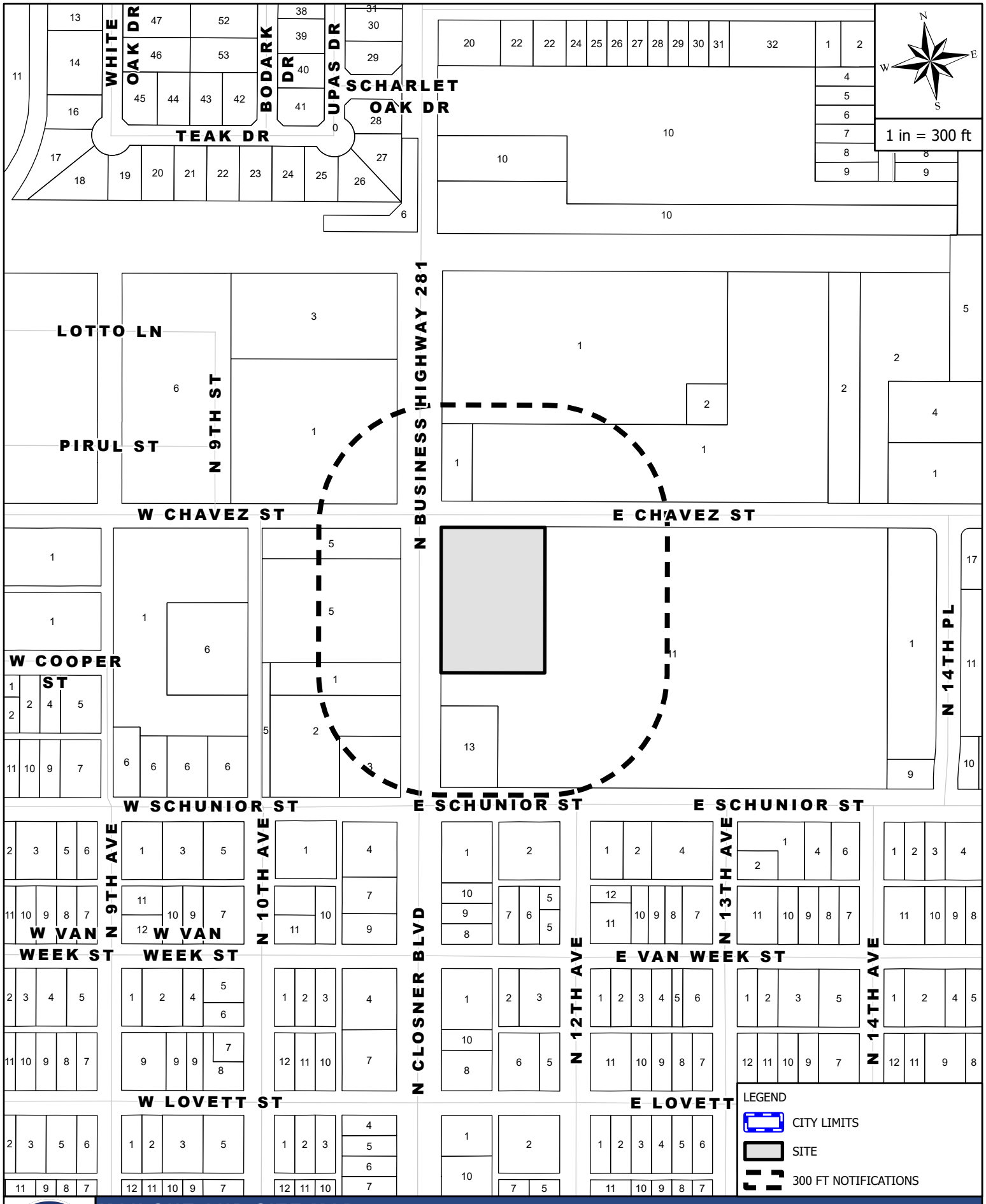
ZONING MAP

900 N BUSINESS HIGHWAY 281



FUTURE LANDUSE MAP

900 N BUSINESS HIGHWAY 281



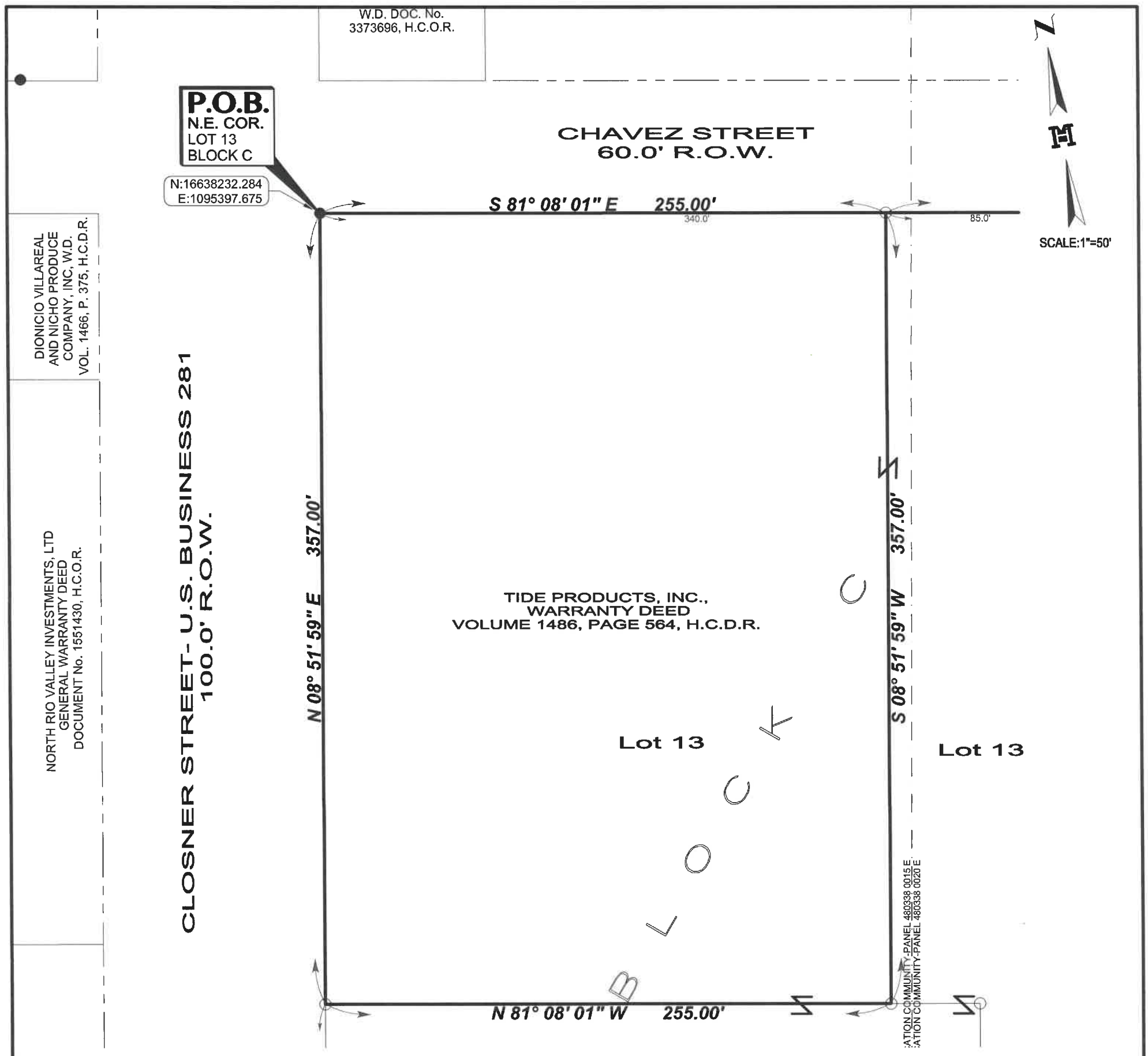
MAILOUT AND SITE MAP

900 N BUSINESS HIGHWAY 281

Rezoning Request Site Photo

Melden & Hunt, Inc.
900 N. Business Highway 281





LEGEND

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

PLAT SHOWING
2.090 ACRES
OUT OF LOT 13, BLOCK C, AMENDED MAP OF EDINBURG VOLUME 1, PAGE 23, H.C.M.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHWEST CORNER AND NAIL SET AT THE SOUTHWEST CORNER ALL OF JUBJECT TRACT.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
5. AS PER HIDALGO COUNTY'S THOROUGHFARE RIGHT-OF-WAY, MAP WEBSITE, CLOSNER BOULEVARD- U.S. BUSINESS 281 AND SCHUNIOR STREET ARE IS LABELED AS EXISTING PRINCIPAL ARTERIALS OF 120' WIDE. BUT CLOSNER STREET- U.S. BUSINESS 281, IS CURRENTLY MARKED AS AN EXISTING 100' R.O.W. AND SCHUNIOR STREET IS MARKED AS AN RIGHT-OF-WAY VARIES.
6. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT, THE SURVEYOR IS ADVISING THE RECIPENT OF THIS PLAT THATADDTIONAL EASEMENTS MAY AFFECT THIS TRACT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 01/06/2025 UNDER MY DIRECTION AND SUPERVISION.

02/19/2026

ROBERTO N. TAMEZ RPLS No. 6238 DATE:

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

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

REF.DWG:24833.08
BOOK: T-, PG.
DATE: 2/18/2026
JOB No. 25024.00
FILE NAME: 25024.00
DRAWN BY: J.C.,J.R.C.,M.L.S.

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

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City of Edinburg
PLANNING & ZONING COMMISSION
May 14, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being 2.397 Acres out of Lot 1, Tru Subdivision, located at 409 W. Trenton Road, as Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:
This property is located along the north side of W. Trenton Road, approximately 800 feet west of the intersection of N. Business Highway 281 and W. Trenton Road. The property is currently zoned Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The requested zoning is Residential, Urban (RU) & Townhome District. This district is the highest intensity single-family residential district. The district includes auto-urban and higher densities meant to meet the community's need for more compact developments, walkable areas, and affordable housing. This property has a total area of 2.397 acres. Currently the property is a vacant land. The applicant wants to utilize the property to develop 19 townhomes lots.

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

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, May 1, 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 13, 2026.

On May 5, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends denial of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses and 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 – 05/14/2026
CITY COUNCIL – 06/02/2026
DATE PREPARED – 04/29/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Resaca Investments LTD.

AGENT: Melden & Hunt, Inc.

LEGAL: Being 2.397 Acres out of Lot 1, Tru Subdivision

LOCATION: Located at 409 W. Trenton Road

LOT/TRACT SIZE: 2.397 Acres

CURRENT USE: Vacant land

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

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC.

EVALUATION

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

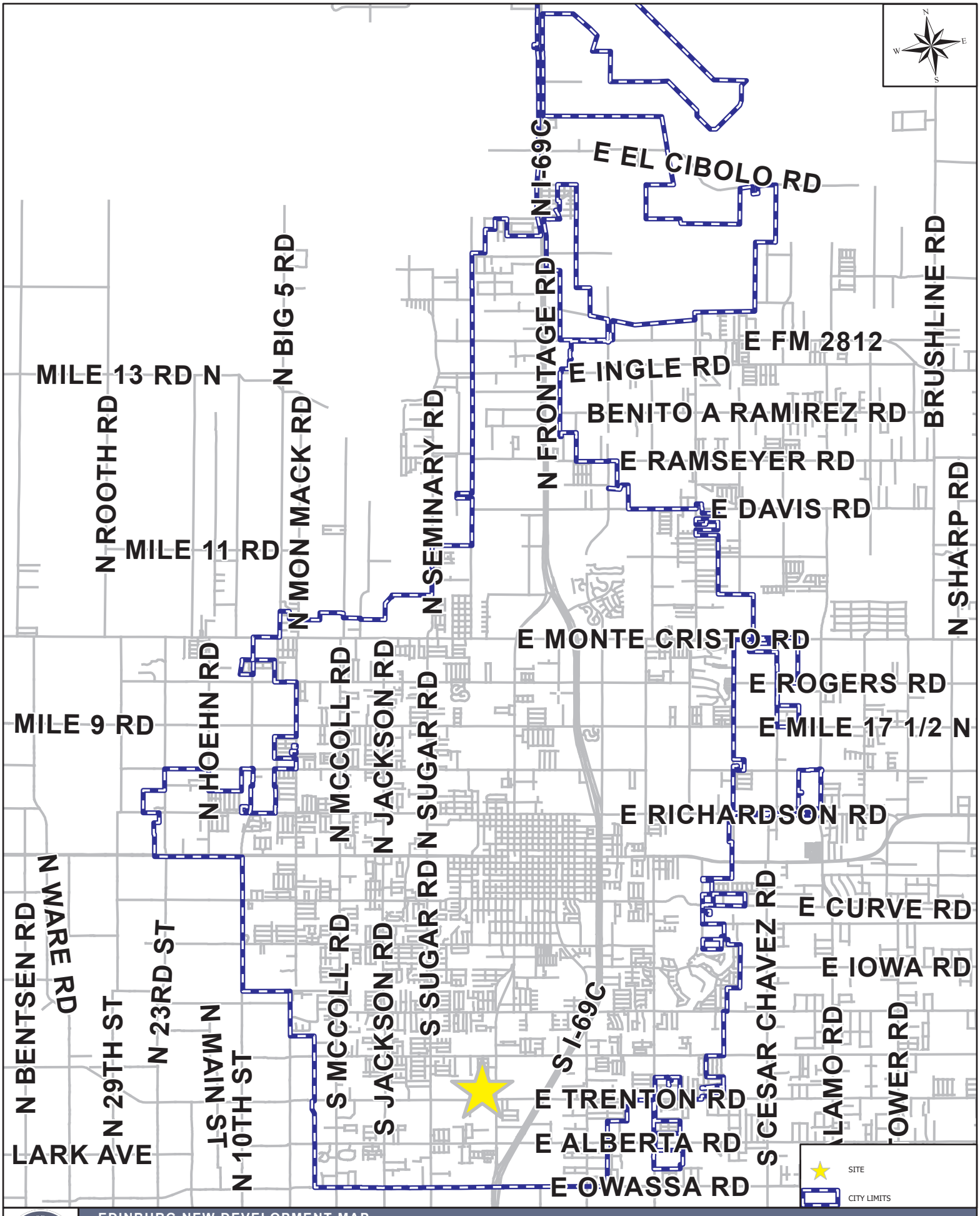
1. The property is currently a vacant land.

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

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

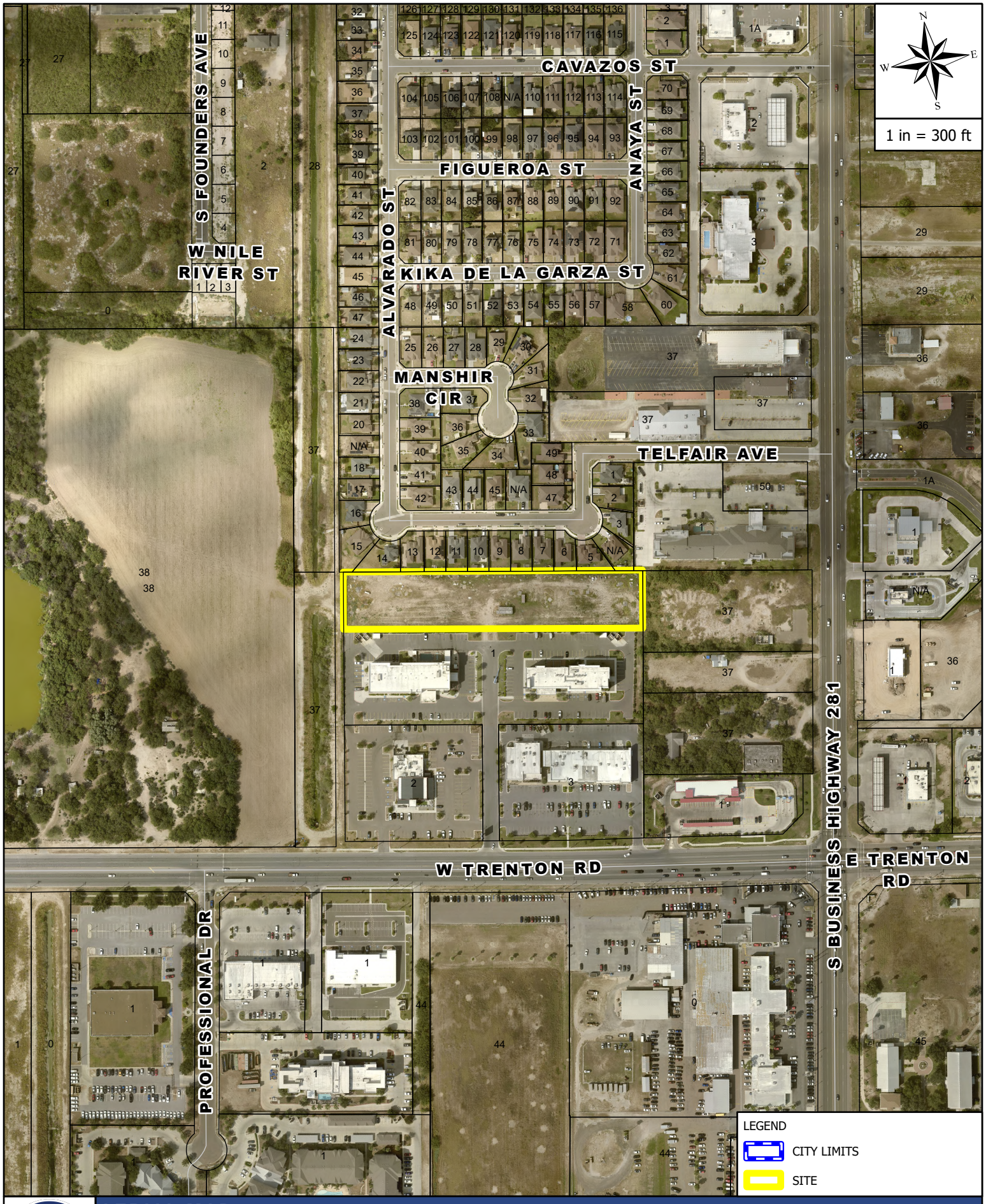
Staff recommends denial of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses and future land use. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, May 1, 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 13, 2026.



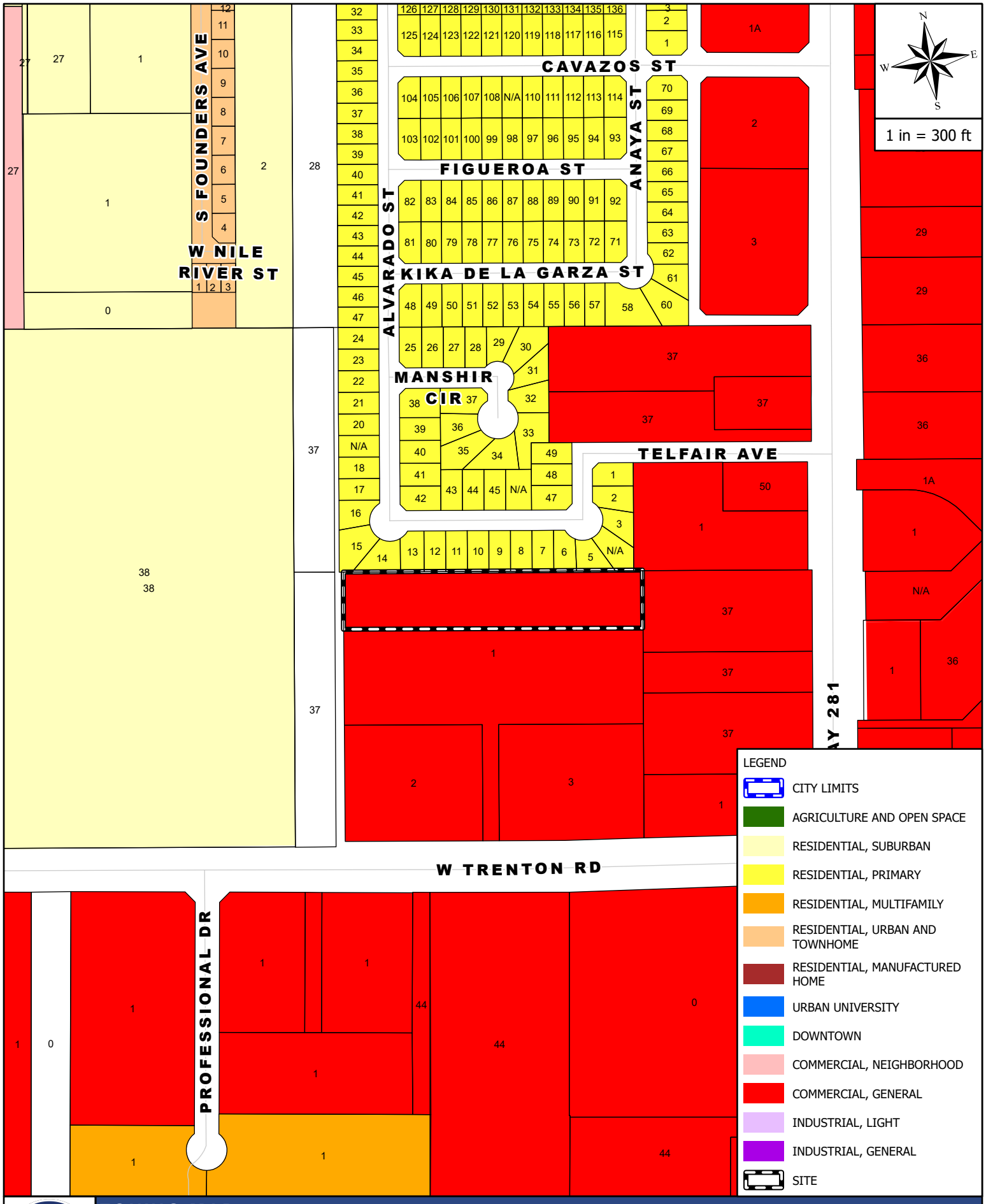
EDINBURG NEW DEVELOPMENT MAP

409 W TRENTON RD



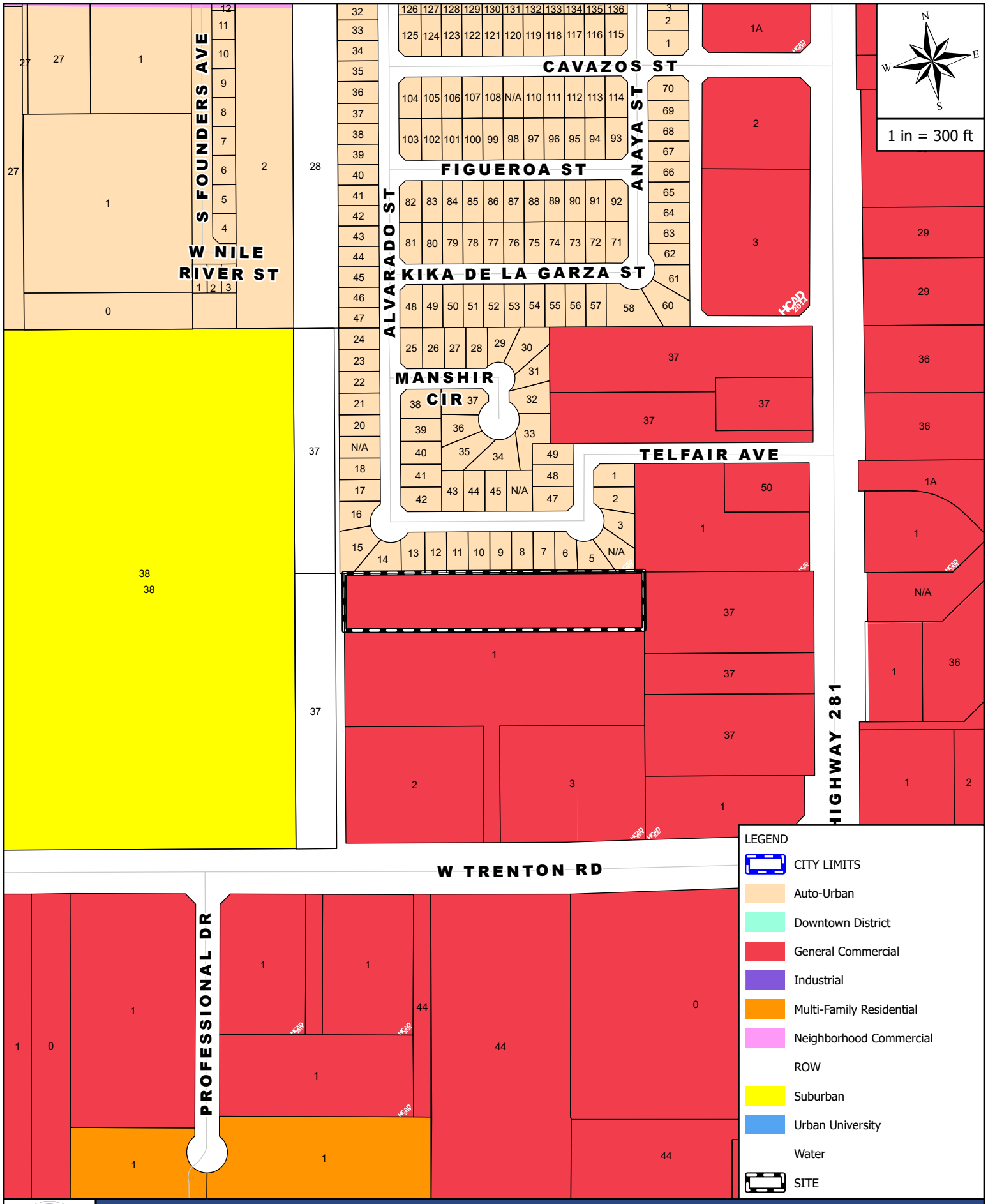
AERIAL MAP

409 W TRENTON RD



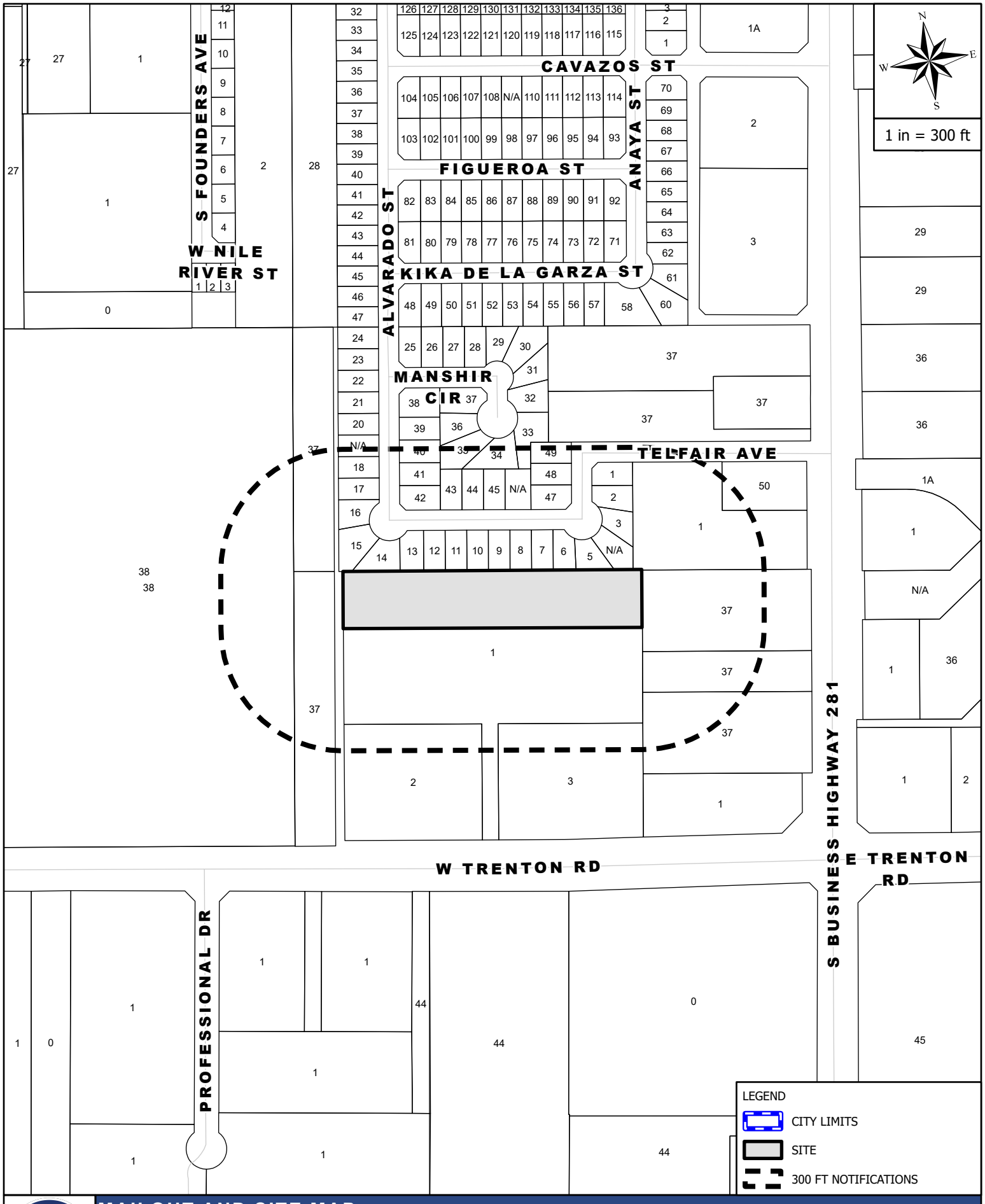
ZONING MAP

409 W TRENTON RD



FUTURE LANDUSE MAP

409 W TRENTON RD



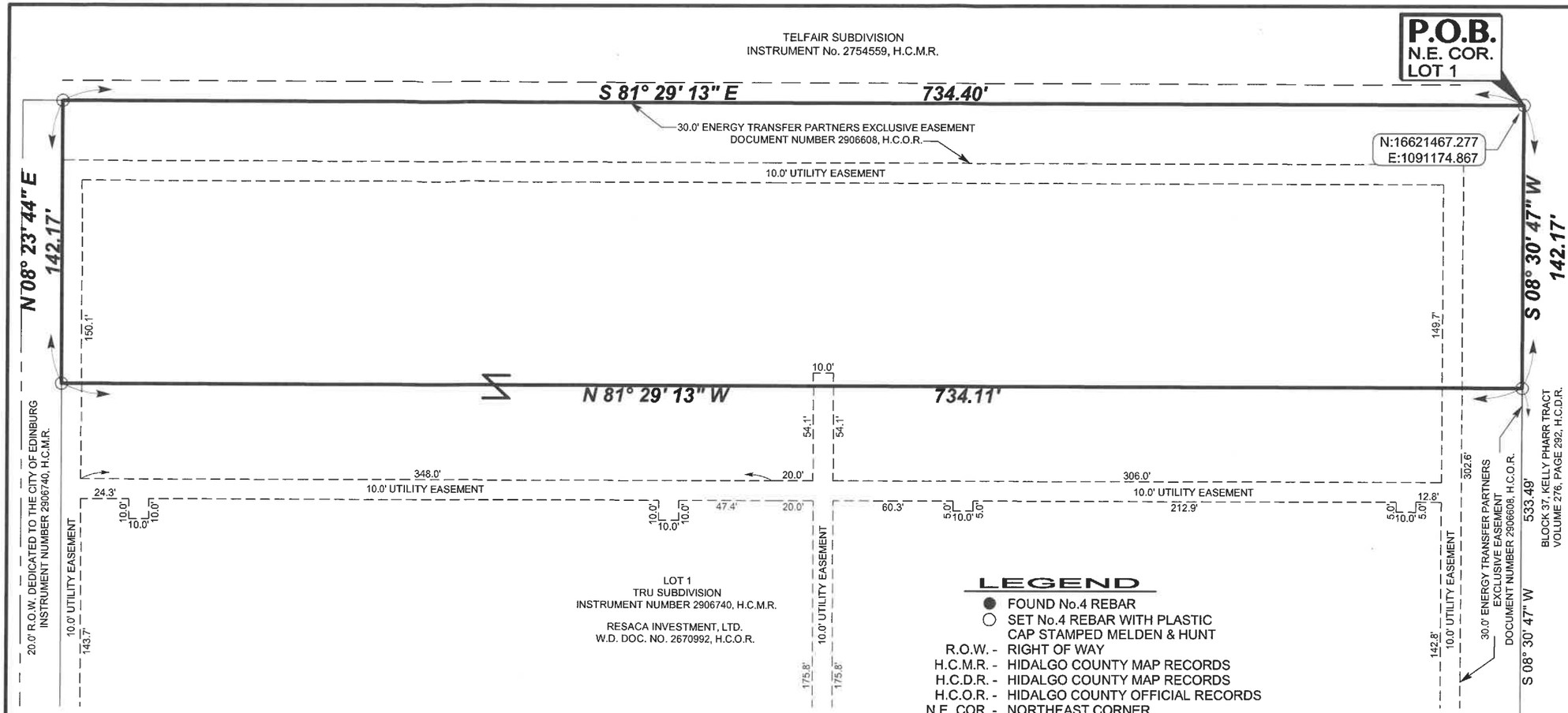
MAILOUT AND SITE MAP

409 W TRENTON RD

Rezoning Request Site Photo

Melden & Hunt, Inc.
409 W. Trenton Road





BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

LEGEND

- ● FOUND No.4 REBAR
- ○ 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 MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- DOC. NO. - DOCUMENT NUMBER
- W.D. - WARRANTY DEED
- ≅ - SAME OWNER

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: 480338 0030 E
MAP REVISED: JUNE 6, 2000
REVISED TO TO REFLECT LOMR: MAY 14, 2001

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 12/02/2016 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 07/10/2025

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

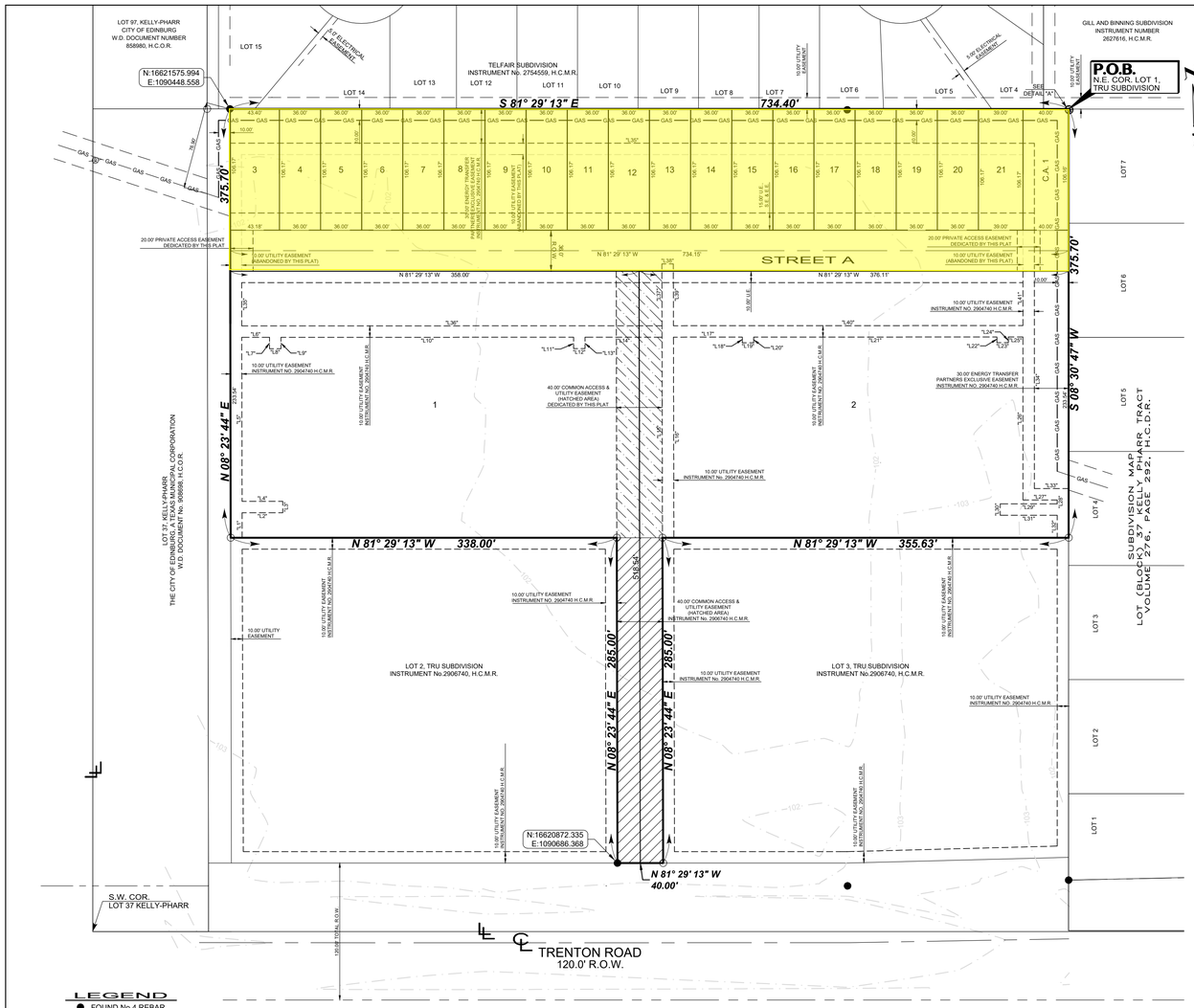
PLAT SHOWING
2.397 ACRES OUT OF
LOT 1, TRU SUBDIVISION
INSTRUMENT NUMBER 2906740, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

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

PAGE: 2 OF 2
DATE: 7/10/2025
JOB No. 25111.07
REFERENCE JOB No. 16142.09
FILE NAME: 25111_Tract 3
DRAWN BY: J.L.G.

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

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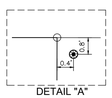


LEGEND

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

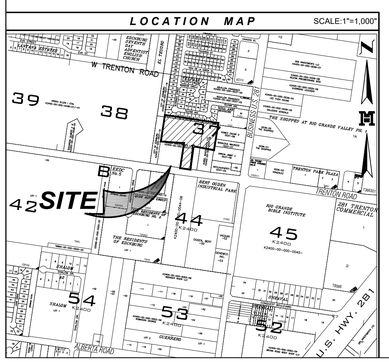
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
N.T.S. - NOT TO SCALE
U.E. - UTILITY EASEMENT
S.E. - SIDEWALK EASEMENT
E.E. - ELECTRICAL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

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

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

City of Edinburg
PLANNING & ZONING COMMISSION
May 14, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being a 9.54 Acre (415,724.88 sq. ft) gross, 9.35 Acre (407,471.13 sq. ft) net., Tract of land out of Lot 7, Section 244, Tex Mex Railway Company Survey Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, located at 3008 N. Business Highway 281, as Requested by SAMES.

DESCRIPTION / SCOPE:
This property is located along the east side of N. Business Highway 281, approximately 1,000 feet north of the intersection of N. Business Highway 281 and E. Rogers Road. The property is currently zoned Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The requested zoning is Residential, Urban (RU) & Townhome District. This district is This district is the highest intensity single-family residential district. This property has a total frontage of 300.15 feet along N. Business Highway 281 and a lot depth of 1,259.20 feet for a total area of 9.35 acres. Currently the property has an existing residential home and agriculture use. The applicant wants to develop attached townhome development consisting of 83 lots.

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

Staff mailed a notice of the public hearing to 51 neighboring property owners on Friday, May 1, 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 13, 2026.

On May 5, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will not support the proposed development. Future upgrade improvements to public facilities will be necessary to accommodate the increased demand associated with the development.

STAFF RECOMMENDATION:

Staff recommends denial of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, based on maintaining consistency with the existing and future development pattern which supports commercial uses along the frontage and auto-urban uses at the rear. 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 – 05/14/2026
CITY COUNCIL – 06/02/2026
DATE PREPARED – 05/29/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Elizondo Brothers and Bertha Recio Elizondo

AGENT: SAMES

LEGAL: Being a 9.54 Acre (415,724.88 sq. ft) gross, 9.35 Acre (407,471.13 sq. ft) net., Tract of land out of Lot 7, Section 244, Tex Mex Railway Company Survey Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas

LOCATION: Located at 3008 N. Business Highway 281

LOT/TRACT SIZE: 9.35 Acre net

CURRENT USE: Residential home and Agriculture use

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

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

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

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

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
SAMES

EVALUATION

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

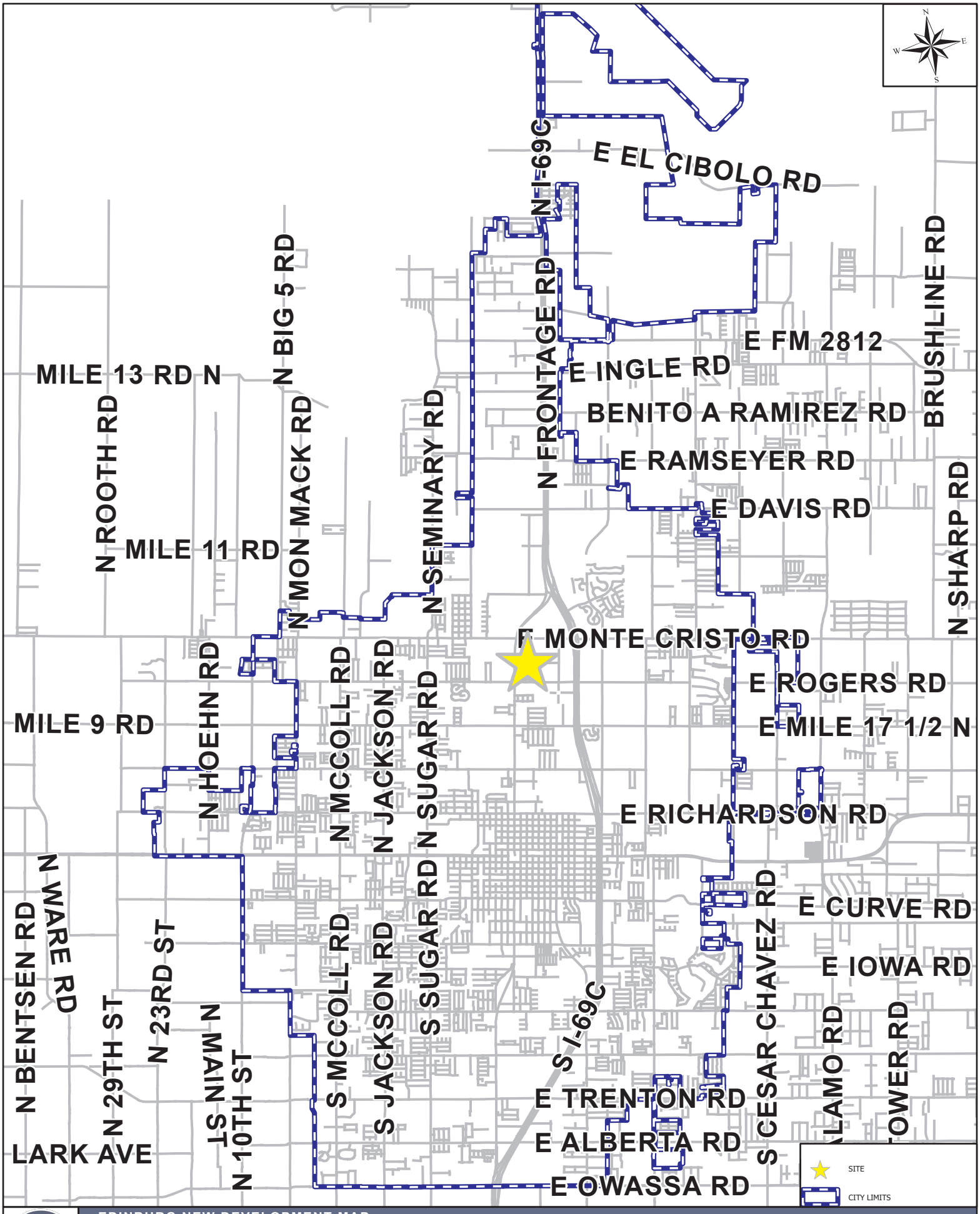
1. The property is currently a residential home and agriculture use.

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

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

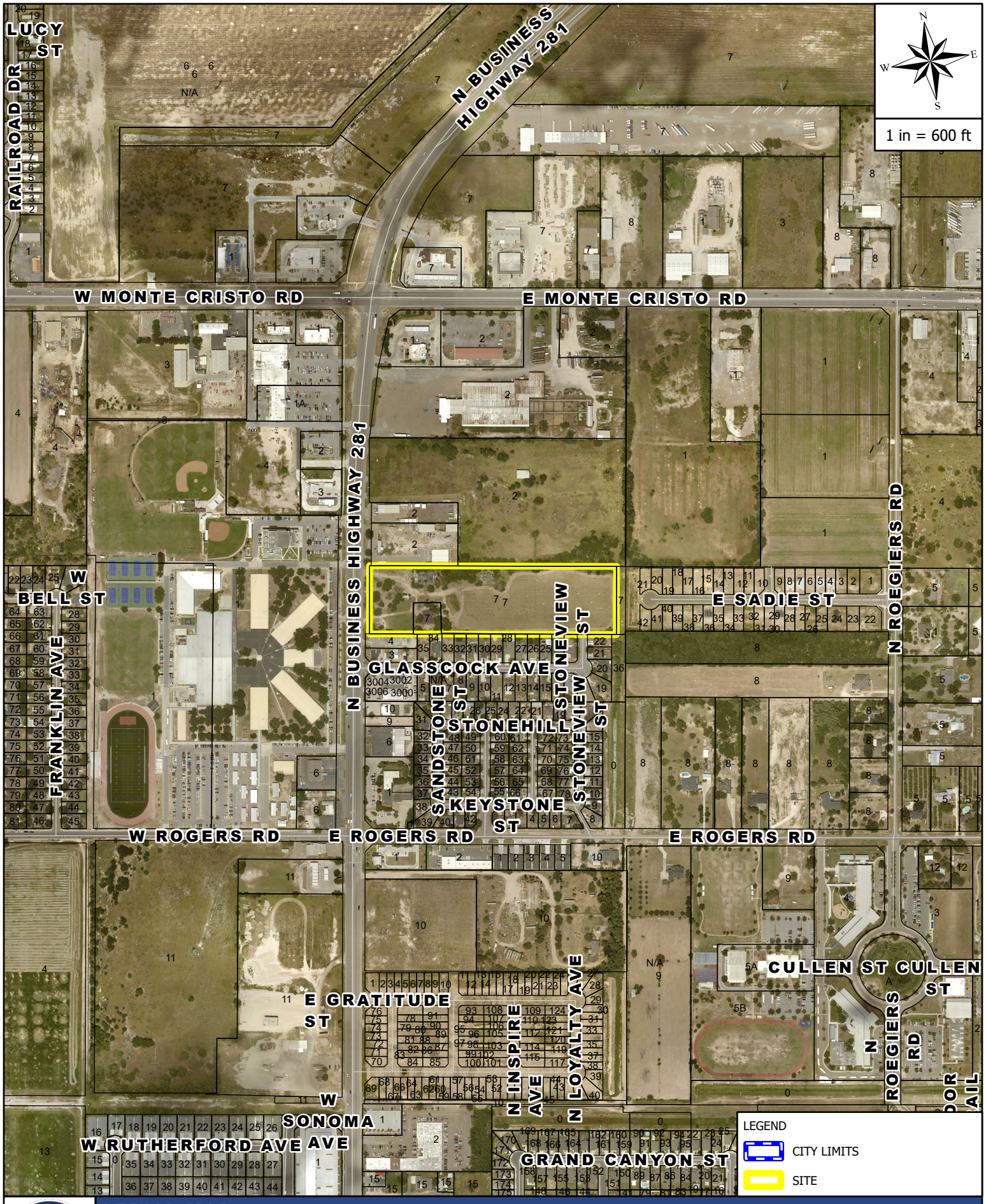
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Staff mailed a notice of the public hearing to 51 neighboring property owners on Friday, May 1, 2026, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 13, 2026.



EDINBURG NEW DEVELOPMENT MAP

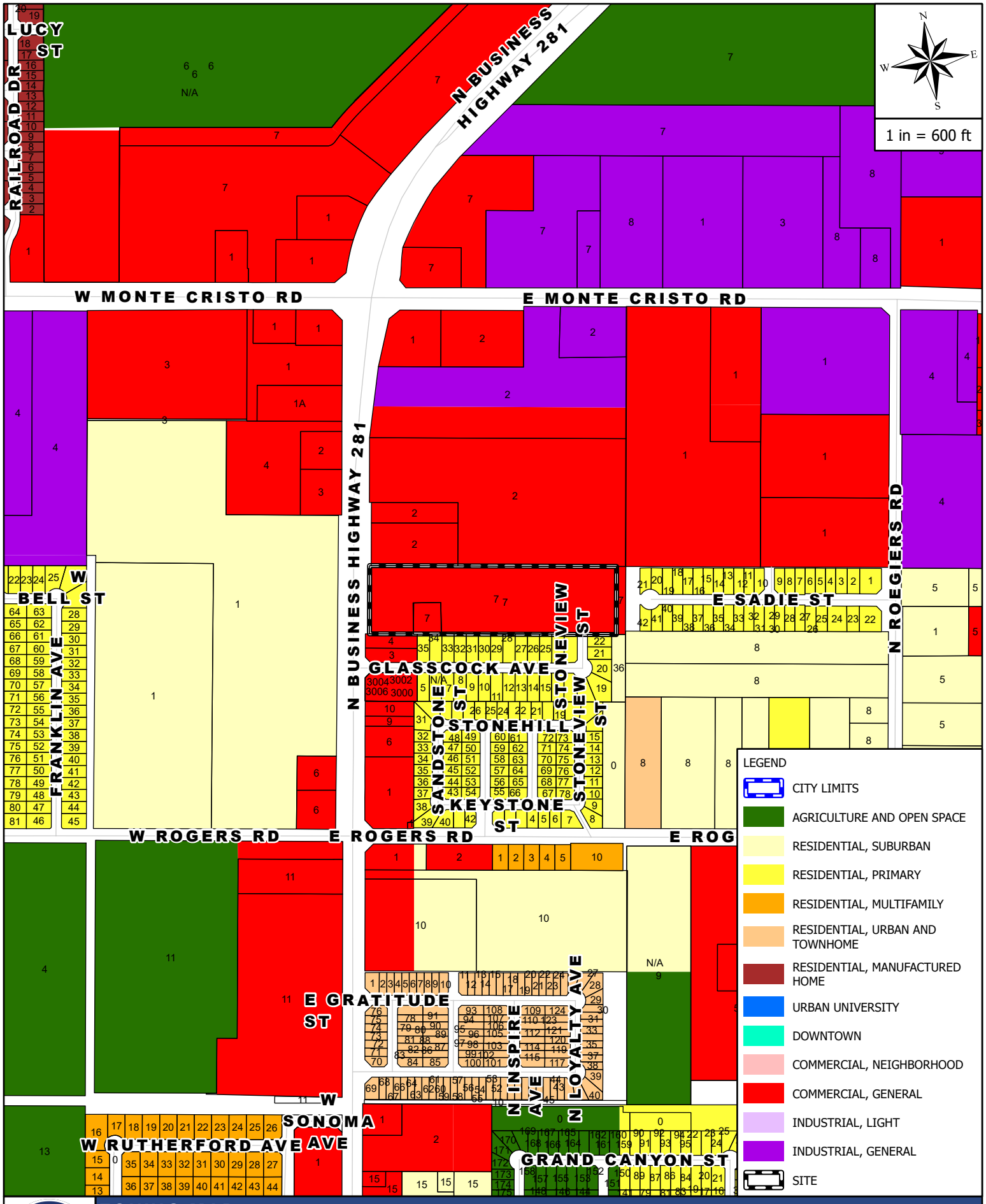
3008 N BUSINESS HIGHWAY 281



THE CITY OF EDINBURG TEXAS

AERIAL MAP

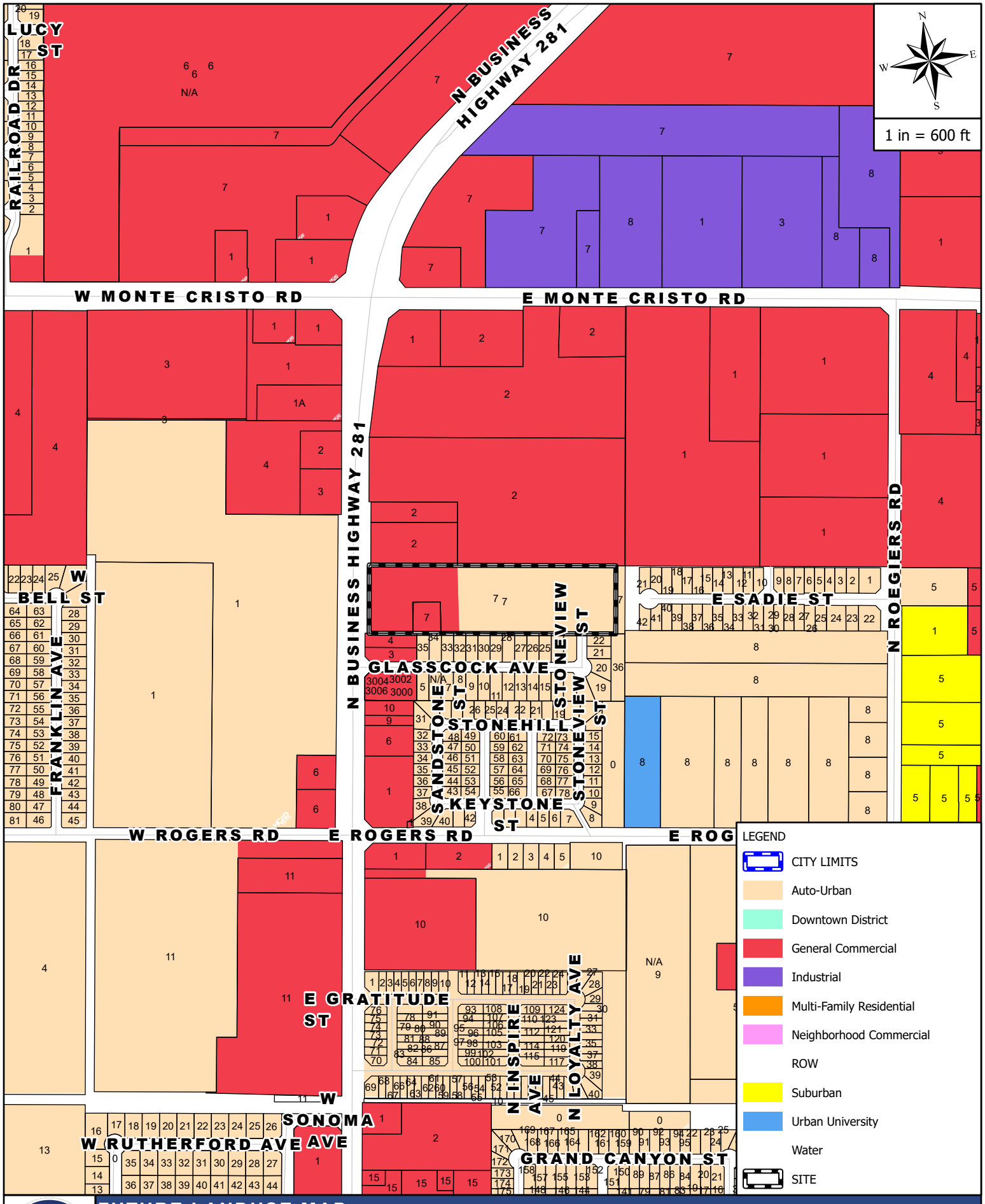
3008 N BUSINESS HIGHWAY 281



THE CITY OF EDINBURG TEXAS

ZONING MAP

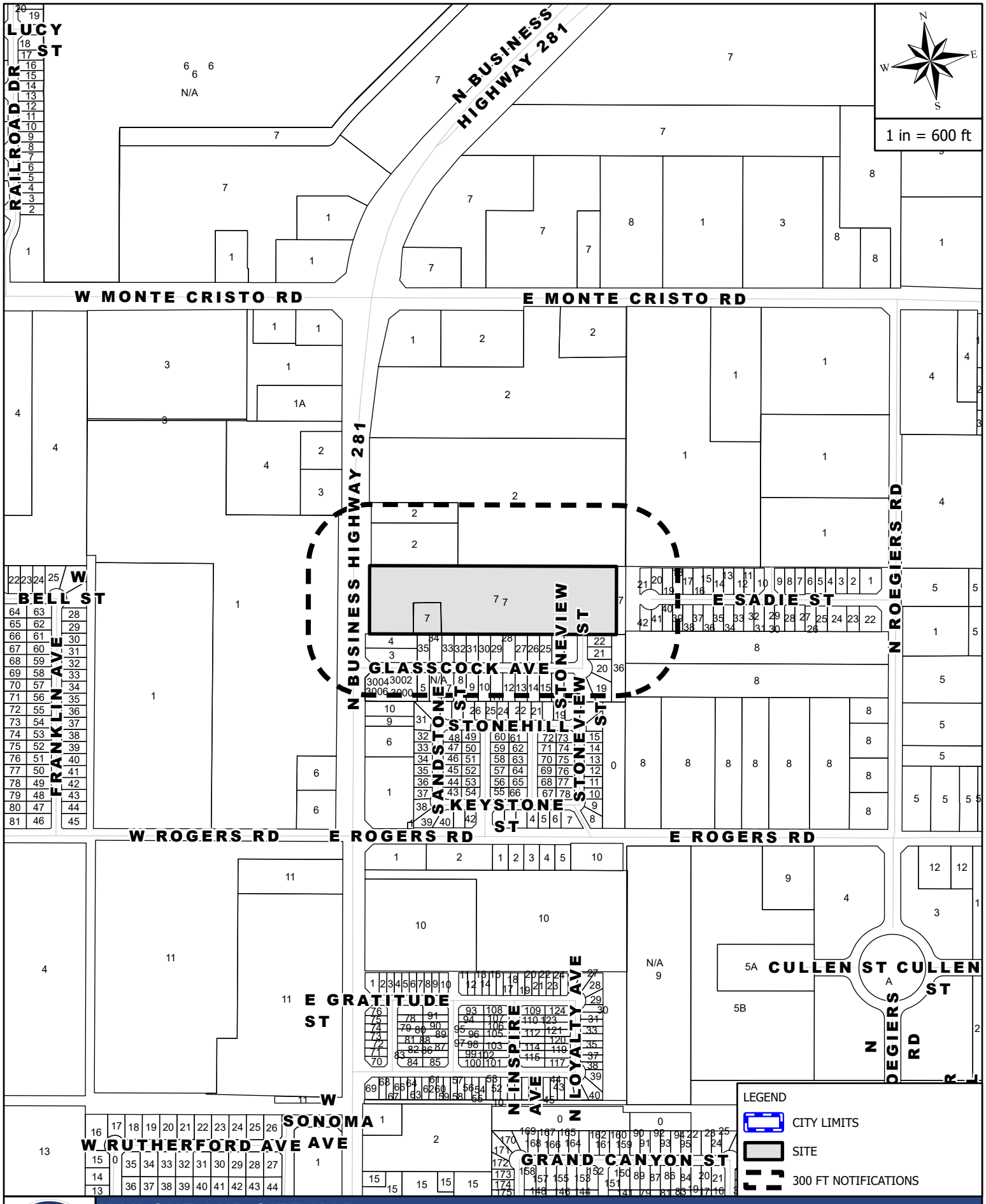
3008 N BUSINESS HIGHWAY 281



THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

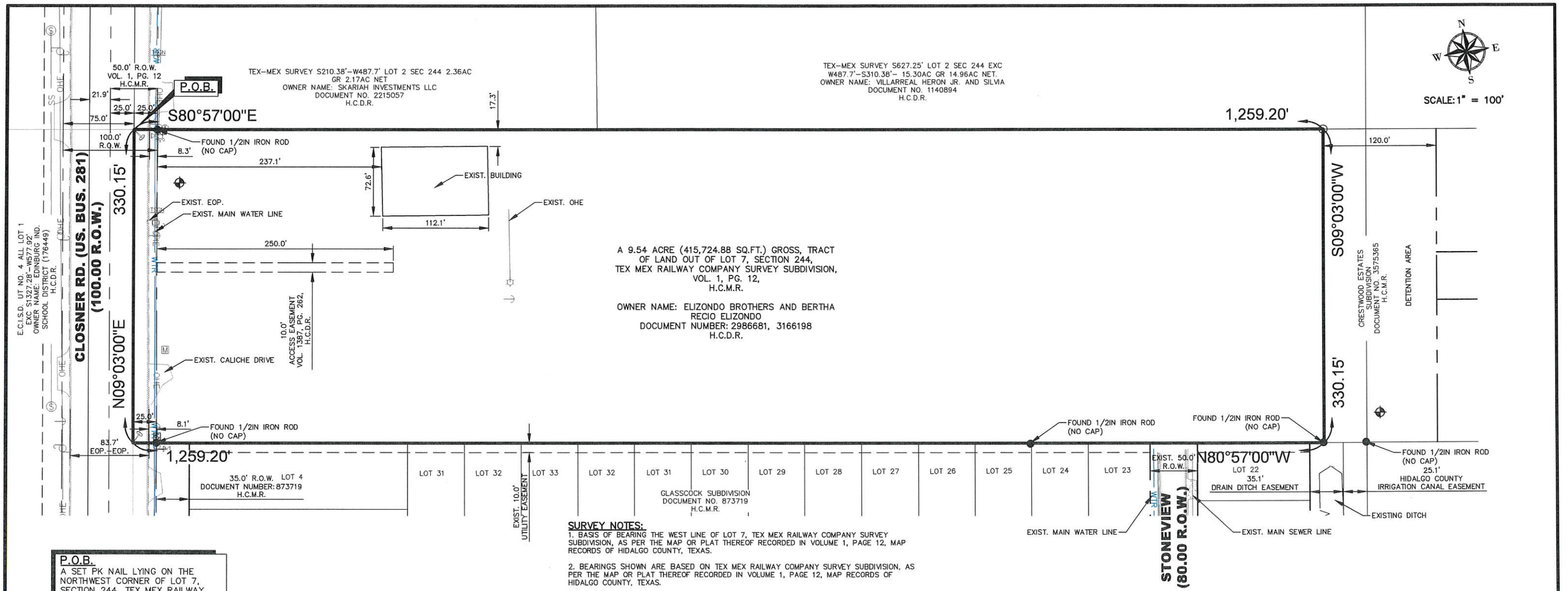
3008 N BUSINESS HIGHWAY 281



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

3008 N BUSINESS HIGHWAY 281



P.O.B.
A SET PK NAIL LYING ON THE NORTHWEST CORNER OF LOT 7, SECTION 244, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION
X: 1096701.3740
Y: 16646722.3024
VOL. 1, PG. 12, H.C.M.R.

SURVEY NOTES:

1. BASIS OF BEARING THE WEST LINE OF LOT 7, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. BEARINGS SHOWN ARE BASED ON TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

3. 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.

4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

5. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY WESTCOR LAND TITLE INSURANCE COMPANY, UNDER GF No. 2026-NO-334, AND TITLE COMMITMENT DATED EFFECTIVE FEBRUARY 8, 2026. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

A. ACCESS EASEMENT AS SET FORTH AND DESRIBED BY INSTRUMENT RECORDED IN VOLUME 1387, PAGE 262 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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

C. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS EXCEPTION OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED.

D. RIGHTS, IF ANY, TO USE THE SURFACE OF THE LAND FOR THE EXTRACTION OR DEVELOPMENT OF ANY GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND RESULTING IN DAMAGE TO AN IMPROVEMENT LOCATED ON THE LAND ON OR AFTER DATE OF POLICY (SAID RIGHTS)."COMPANY INSURES THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THE TERMS OF THIS POLICY BY REASON OF THE ENFORCEMENT OF SAID RIGHTS AS TO THE LAND. COMPANY AGREES TO PROVIDE DEFENSE TO THE INSURED IN ACCORDANCE WITH THE TERMS OF THIS POLICY IF SUIT IS BROUGHT AGAINST THE INSURED TO ENFORCE SAID RIGHTS AS TO THE LAND."

E. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.

F. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.

G. RIGHTS OF PARTIES IN POSSESSION. (OWNERS POLICY ONLY)

GENERAL NOTES:
ADDRESS: Address, City, Texas 78504
SURVEYED: 04/13/2026
REQUESTED BY: ALEJANDRO ZUMBA
OWNER NAME: ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO

FLOOD ZONE DESIGNATION: "ZONE X" – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

COMMUNITY-PANEL NUMBER: 480338-0015 E
MAP REVISED: JUNE 6. 2000

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
	– SET. PK-NAIL
W	– WATER METER
G	– GAS METER
M	– MAIL BOX
TSIGN	– TRAFFIC SIGN
	– FIRE HYDRANT
OHE	– OVERHEAD ELECTRIC LINE
WTR	– WATER LINE
S	– SANITARY SEWER MANHOLE
CONC.	– CONCRETE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

STATE OF TEXAS
REGISTERED
SAMUEL D. MALDONADO
6027
PROFESSIONAL
LAND SURVEYOR

4.13.2026

SAMUEL D. MALDONADO — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

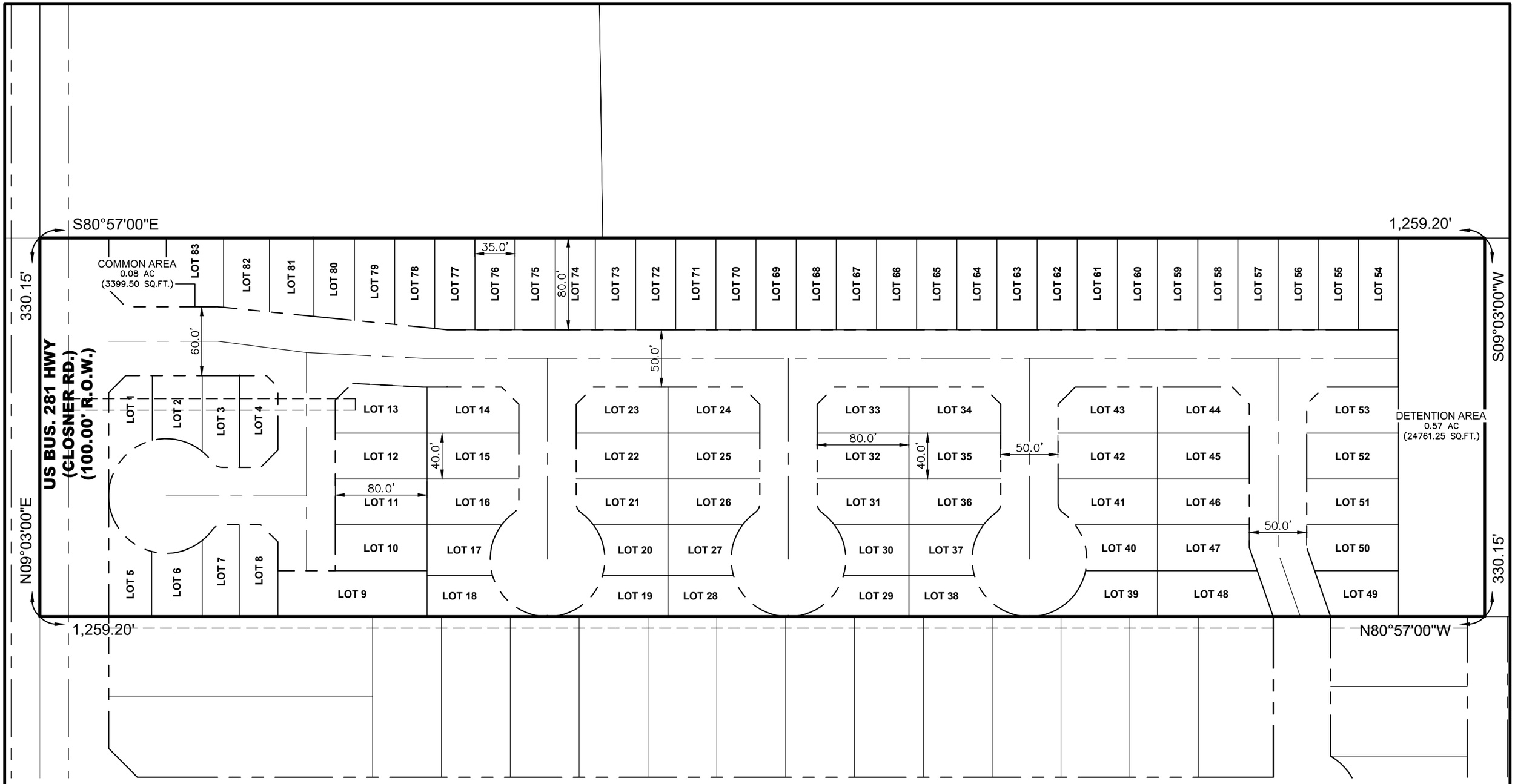
JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUB 26.004	LM.	S.D.M.	4/13/2026

SHEET 1 OF 2: SURVEY PLAT

PLAT SHOWING

A 9.54 ACRE (415,724.88 SQ.FT.) GROSS, 9.35 ACRE (407,471.1300 SQ.FT.) NET., TRACT OF LAND OUT OF LOT 7, SECTION 244, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
4943 S. JACKSON RD. SUITE 101 TEL: (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
EDINBURG TX.



EXHIBIT

FOR REVIEW ONLY 4/13/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

SAMES
4943 S. JACKSON RD., STE 101
EDINBURG, TEXAS 78589
TEL: (956) 702-8880
FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
EDINBURG TX.

City of Edinburg

PLANNING & ZONING COMMISSION

May 14, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lots 3 and 4, Merrill Subdivision, Hidalgo County, Texas, Save and Except a Tract of Land 60 feet in width running East & West and 300 feet deep running North & South out of Lot 4, located at 2825 E. Monte Cristo Road, as Requested by Juan Fonseca.

DESCRIPTION / SCOPE:

This property is located along the north side of E. Monte Cristo Road, approximately 620 feet west of the intersection of E. Monte Cristo Road and N. Doolittle Road. The property is currently zoned Residential, Primary (RP) District. This district has a predominantly auto-urban character. The requested zoning is Commercial, Neighborhood (CN) District. This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use. This property has a frontage of 140 feet along E. Monte Cristo Road, and an approximately lot depth of 394 feet. Currently the property is a vacant land. The applicant wants to utilize the property to develop business offices.

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

Staff mailed a notice of the public hearing to 28 neighboring property owners on Friday, May 1, 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 13, 2026.

On May 5, 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, Neighborhood (CN) District, based on 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 – 05/14/2026
CITY COUNCIL – 06/02/2026
DATE PREPARED – 04/30/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Juan Fonseca

AGENT: N/A

LEGAL: Being Lots 3 and 4, Merrill Subdivision, Hidalgo County, Texas, Save and Except a Tract of Land 60 feet in width running East & West and 300 feet deep running North & South out of Lot 4

LOCATION: Located at 2825 E. Monte Cristo Road

LOT/TRACT SIZE: Approximately 1.25 Acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial, Neighborhood (CN) District

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: Commercial, Neighborhood Uses

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

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

REZONING REQUEST
JUAN FONSECA

EVALUATION

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

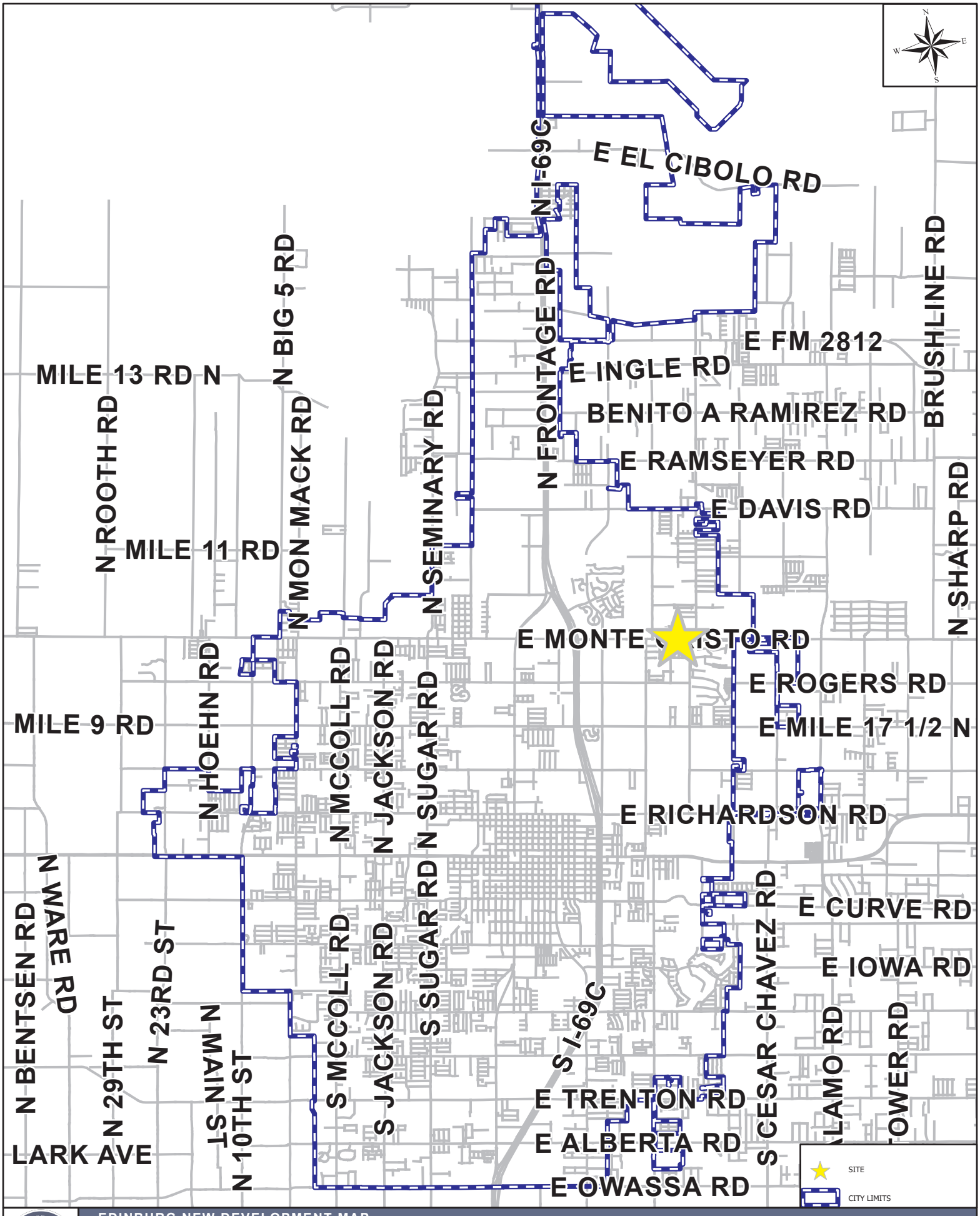
1. The property is currently a vacant land.

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

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

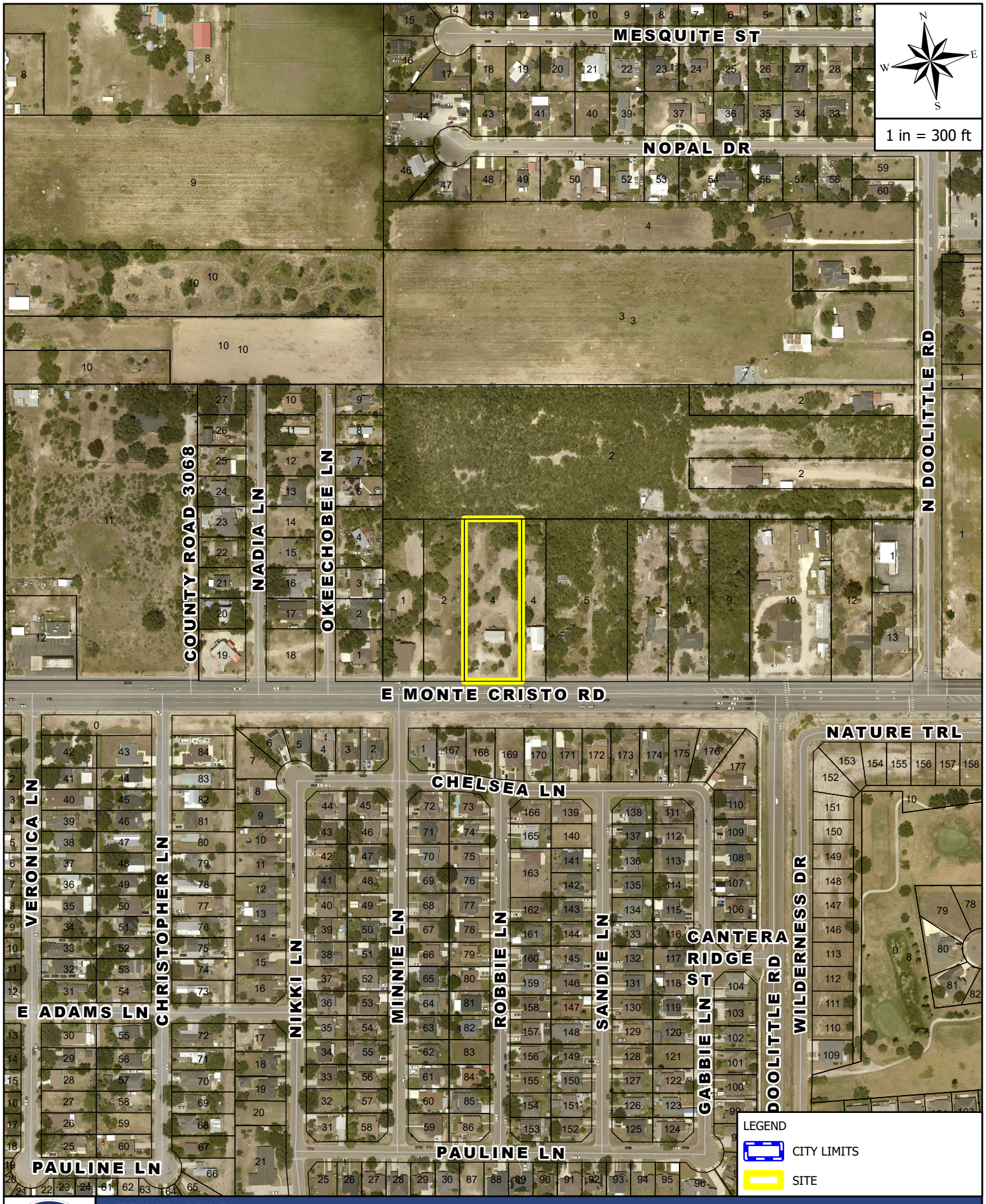
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Staff mailed a notice of the public hearing to 28 neighboring property owners on Friday, May 1, 2026, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 13, 2026.



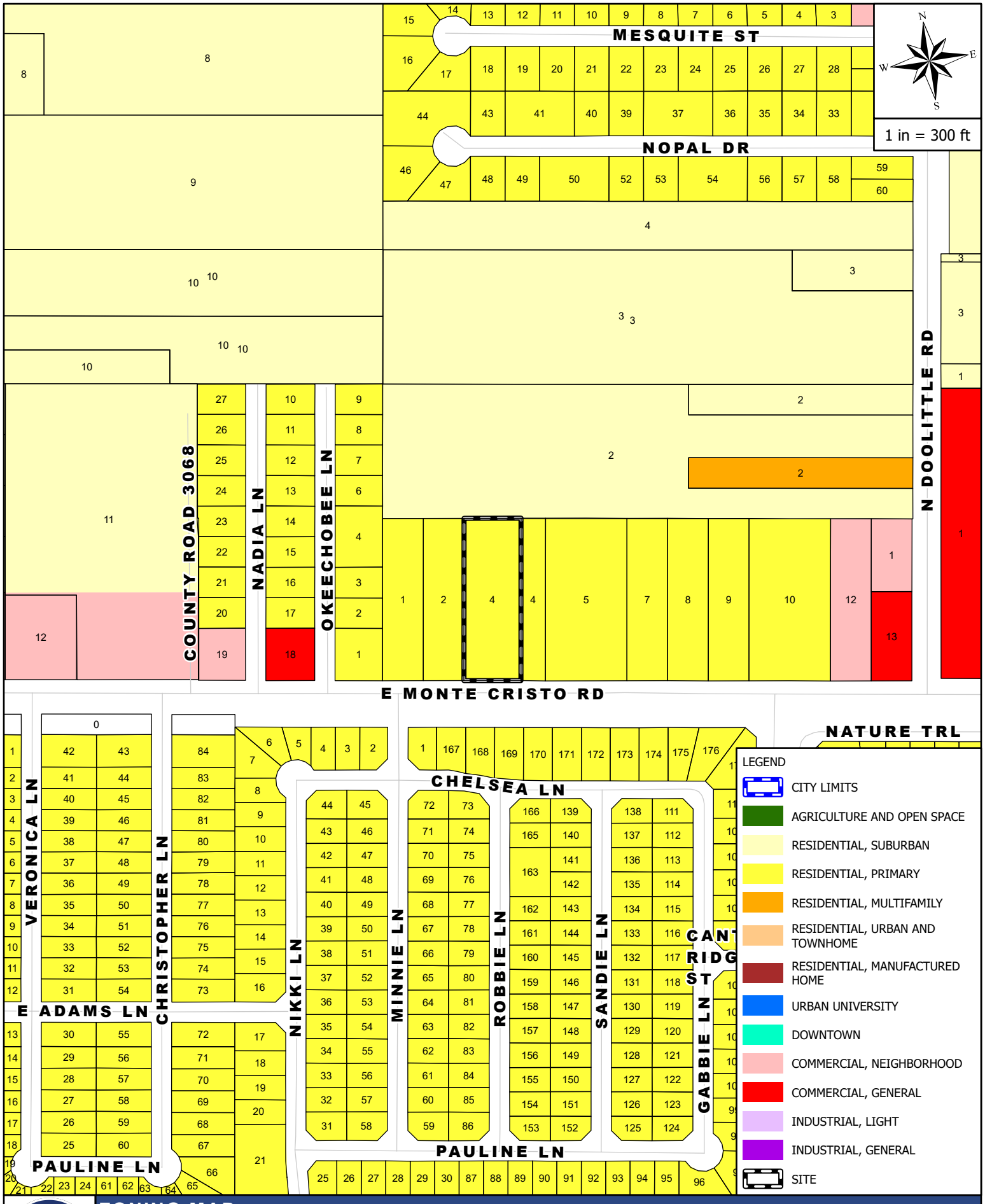
EDINBURG NEW DEVELOPMENT MAP

2825 E MONTE CRISTO RD



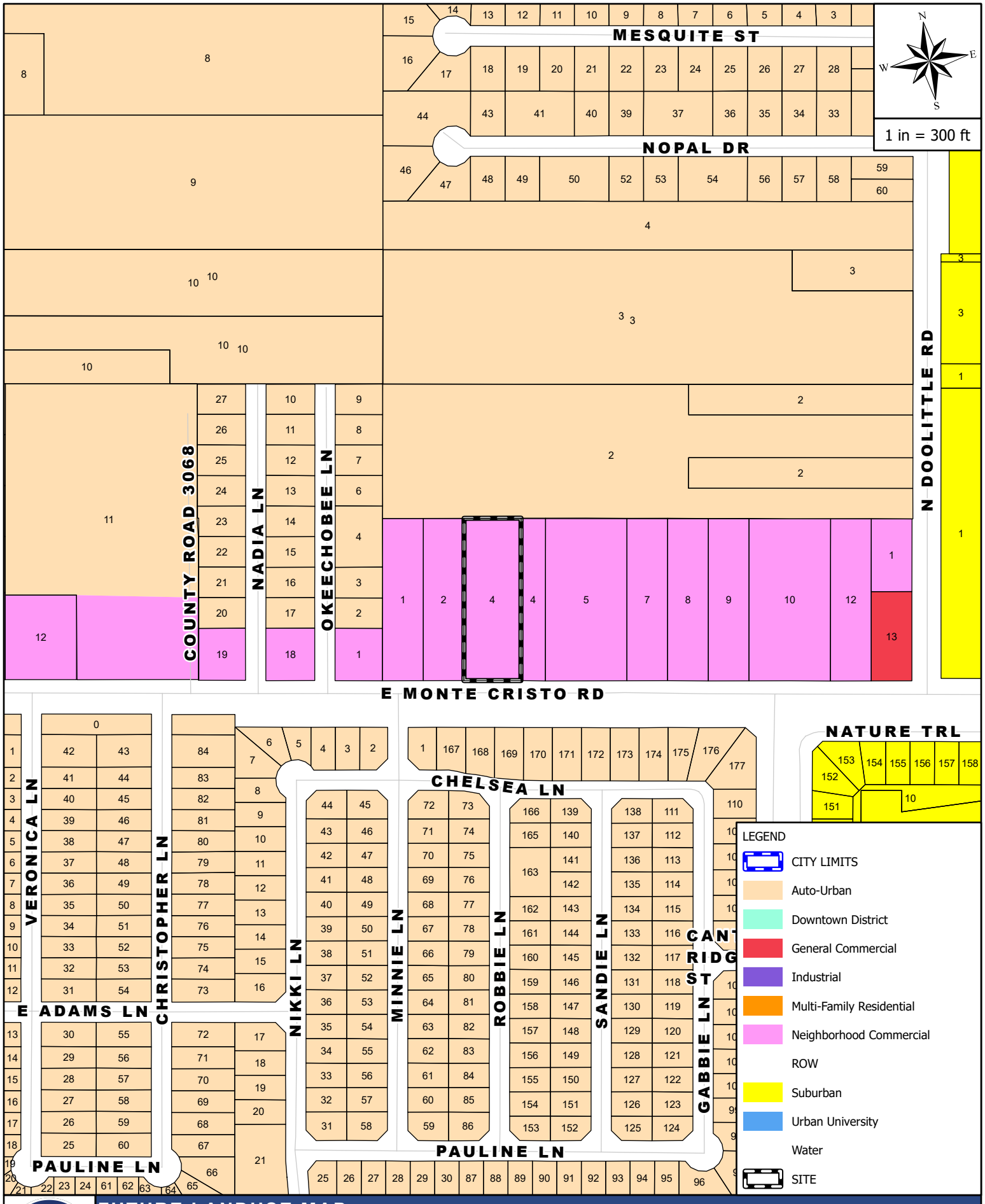
AERIAL MAP

2825 E MONTE CRISTO RD



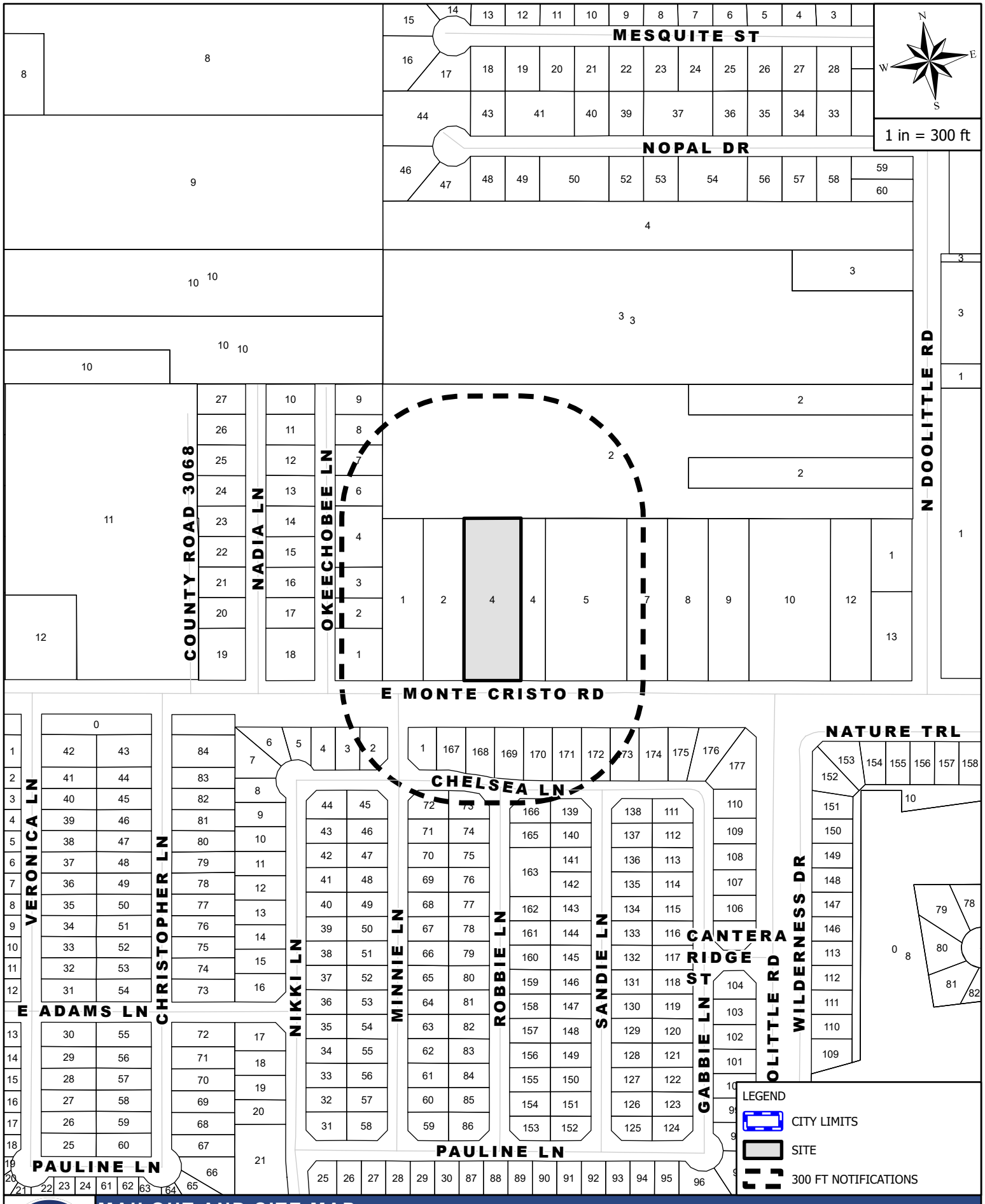
ZONING MAP

2825 E MONTE CRISTO RD



FUTURE LANDUSE MAP

2825 E MONTE CRISTO RD



MAILOUT AND SITE MAP

2825 E MONTE CRISTO RD

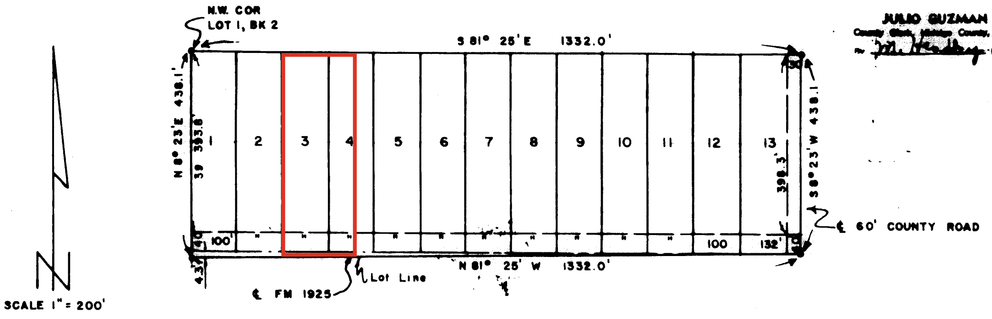
Rezoning Request Site Photo

Juan Fonseca
2825 E. Monte Cristo Road



15246

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



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 22nd day of August 1966
JULIO GUZMAN, County Clerk
By Louise De Burke Deputy

MERRILL SUBDIVISION

HIDALGO COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS
CHARLES L. MELDEN
183
REGISTERED
PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

J. H. Merrill
J. H. MERRILL

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

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

16-2

Vol. 16 Page 2

City of Edinburg

PLANNING & ZONING COMMISSION

May 14, 2026

Renewal Special Use Permit: On-Premise Consumption of Alcoholic Beverages

AGENDA ITEM:
Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, Edinburg Townsite Subdivision, Lots 7 & 8, Block 229, located at 310 West McIntyre Street, As Requested By Jace Hughes, on behalf of JM Mejia Properties, LLC.

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

The property is located on the east side of North 7th Avenue, approximately 175 feet east of North 8th Avenue and north of West University Drive. The property has 50 ft. of frontage along West McIntyre Street and 142 ft. of depth for a lot area of 0.16 acres. The site is currently used for a Food Truck Park with mobile vendors and concession building. Zoning at this location is Downtown (DT) District. Adjacent zoning is Downtown (DT) District in all directions.

The applicant is proposing to include alcohol sales for on premise consumption to his existing Food Truck Park. As part of this operation, the applicant will operate a single source for the purchase of alcoholic beverages. The proposed hours of operation are Monday through Sunday from 5:00 p.m. to 11:00 p.m. The applicant's interest in the proposed food truck park will generate over 51% of its revenue from alcoholic beverage sales; Special Use permitting is required. Staff received a Special Use Permit Application: On-premise Consumption of Alcohol Beverages on April 2, 2026. If approved, the applicant will proceed to obtain the necessary permits from the Texas Alcoholic Beverage Commission.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, May 1, 2026, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 13, 2026.

STAFF RECOMMENDATION:
Staff recommends approval of the special use permit. If approved, the applicant will be required to comply with the additional following conditions:

1. The applicant complies with all requirements and hours as set forth by 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.

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 – 05/14/2026
CITY COUNCIL – 06/02/2026
DATE PREPARED – 05/06/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Jace W. Hughes

AGENT: JM Mejia Properties

LEGAL: Edinburg Townsite Subdivision, Lots 7 & 8, Block 229

LOCATION: 310 West McIntyre Street

LOT/TRACT SIZE: 0.16 acres

CURRENT USE: Existing food truck park

PROPOSED USE: Food truck park with sale of alcoholic beverages

EXISTING ZONING: Downtown (DT) District

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

LAND USE PLAN: Downtown

PUBLIC SERVICES: City of Edinburg Water and Sewer

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

RENEWAL SPECIAL USE PERMIT – ON-PREMISE CONSUMPTION OF ALCOHOL JACE HUGHES, ON BEHALF OF JM MEJIA PROPERTIES, LLC.

EVALUATION

The following is staff's evaluation of the request.

1. The area is characterized by high-density, mixed commercial uses, consistent with downtown area.

2. The applicant is requesting the City's approval to sell alcoholic beverages at the subject location.

3. The hours proposed by the applicant are Monday through Sunday from 5:00 p.m. to 11:00 p.m. These hours conform to TABC regulations.

4. 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 on the location and intent for this activity. If approved, the applicant will be required to comply with the additional following conditions:

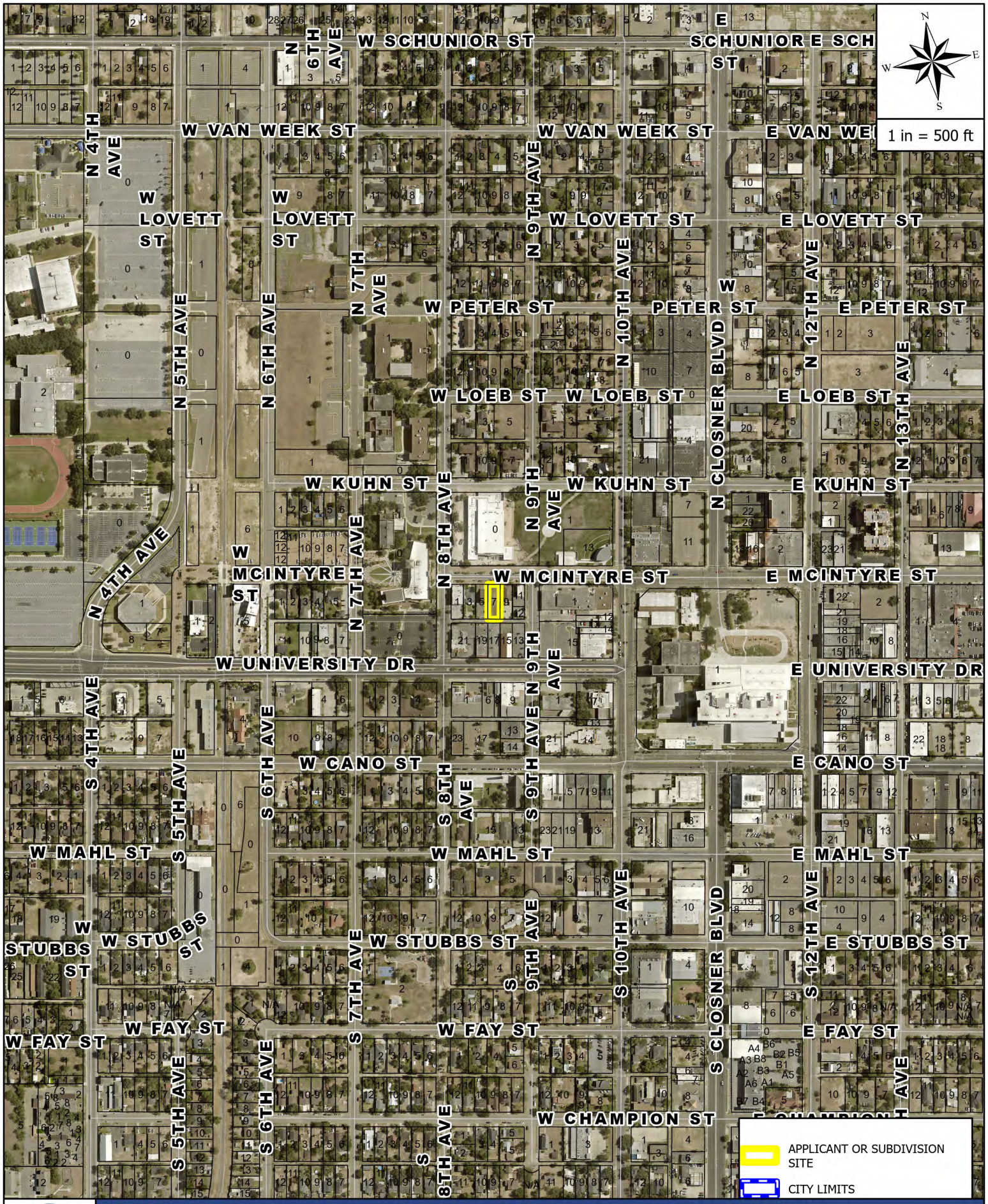
1. The applicant complies with the hours of operation for the On-Premise Consumption of alcoholic beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies 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.

6. The special use permit is granted for a one (1) year period. An application to renew the special use permit must be filed by **March 31, 2027**. The renewal request will be presented before the Planning and Zoning Commission for consideration. A status report will be presented to the Planning and Zoning Commission indicating compliance with all city codes, providing neighboring property or business owner's input and police reports from the operations of the existing food truck park.

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 alcoholic beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

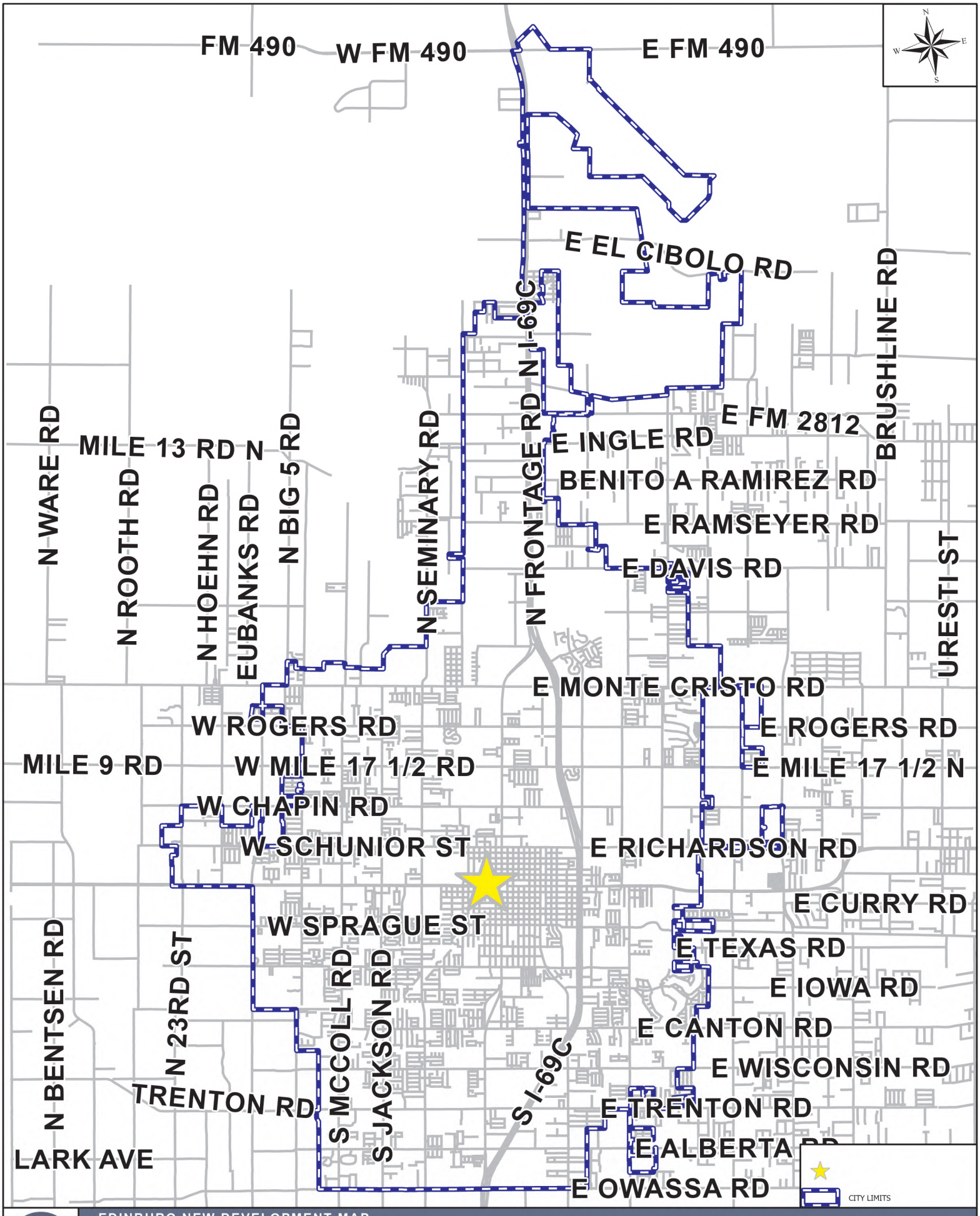
Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, May 1, 2026, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 13, 2026.



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

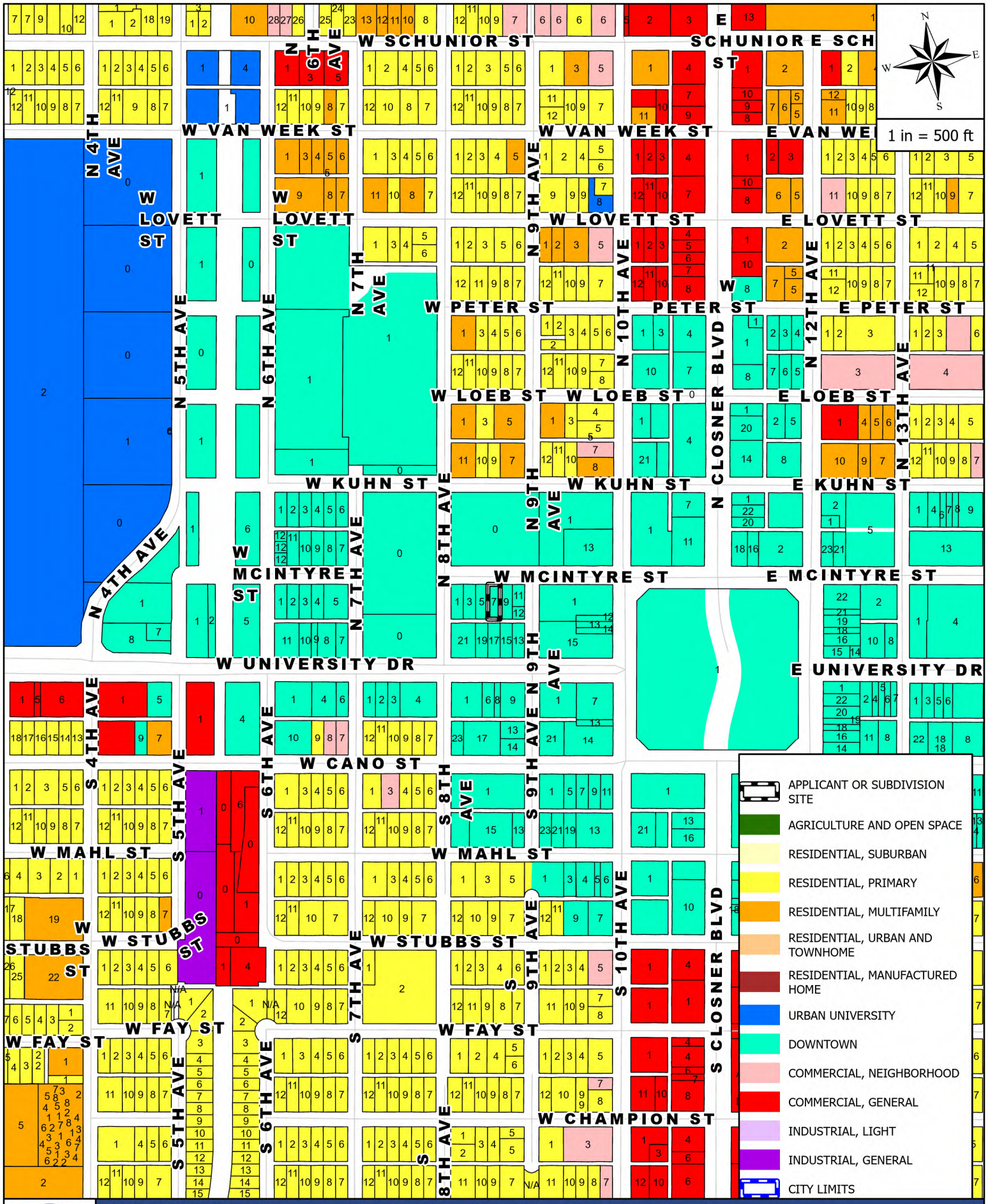
USE-2024-0005 310 W MCINTYRE ST - JACE HUGES



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

USE-2024-0005 310 W MCINTYRE ST - JACE HUGES



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

USE-2024-0005 310 W MCINTYRE ST - JACE HUGES



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

USE-2024-0005 310 W MCINTYRE ST - JACE HUGES

Special Use Permit Site Photo

JACE HUGES / JM MEJIA PROPERTIES, LLC

310 W MCINTYRE STREET



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 05/14/2026

— SUBDIVISION VARIANCE —

RGVALLEY PROPERTIES, LLC

Agenda Item: Consider The Variance Requests To The City's Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability and Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer, Being four tracts of land, Being all of Lot 12, Monte Cristo Heights, Hidalgo County, Texas, Located at 1008 Monte Cristo Heights Rd, As Requested By Erica D. Nava on behalf of RGValley Properties, LLC.

Description/Scope: The property is located on Monte Cristo Heights Rd. and 3,375 ft. west of North I-69C and is within the City of Edinburg, City Limits. The 17.52 acres tract of land is currently vacant. Applicant submitted a rezoning request agricultural use on November 25, 2025 and was approved by City Council on February 3, 2026. Applicant came in person to request a Certificate of Compliance and they did not meet the requirements. Applicant is requesting to install a manufactured home. As well as not to extend the sewer line and not subdivide as required by the Unified Development Code.

This property has a total frontage of approximately 50 feet along Monte Cristo Heights Road and a lot depth of approximately 774.90 for a total area of approximately 17.52 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for single-family residential use. Erica D. Nava is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Section 5.210 Utilities-E-2

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.

Variance Request: Article 5, Subdivision Standards, Section 5.102, Applicability

Article 5, Subdivision Standards, Section 5.102, Applicability of the Unified Development Code states no development shall commence, nor shall any building permit, utility connection permit, electrical connection permit, or similar permit be issued, for any development or land division subject to this Article, until a plat has been approved and submitted to the City for filing at the County.

City of Edinburg Unified Development Code has a section providing the exemption from platting under certain provisions as stated below:

City Only. The following situations do not require a plat in the City limits:

a. Large Parcels. A division of land into parcels that are greater than five acres, where each parcel has access to a public right-of-way and no public improvements will be dedicated. (Local Government Code, Section 212.004(a);

b. No Development. Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision, or alteration is occurring;

c. Cemeteries. Existing cemeteries complying with all state and local laws and regulations;

d. Family Partitions. A family partition as provided in Subsection E, Lot Partitions for Family Members, below;

e. City-Owned Property. City-owned property is exempt from the requirements of filing a subdivision plat, provided that any development on such property is for public use and reviewed and approved by the City Manager to ensure that:

i. The development of the property meets all applicable infrastructure requirements; and
ii. The map of the property in question is recorded in the Hidalgo County Clerk's Office.

f. Court Orders. Divisions of land created by a court order unless the owner of a court-subdivided parcel seeks further subdivision; or

g. Older Properties.

i. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:

1. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or
2. A building was in existence on the subject property; or
3. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and

ii. The subject property has frontage on an existing publicly dedicated and accepted road; and
iii. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:

1. A survey of the property; and
2. A letter of commitment from a public water supply agreeing to supply the subject property

Staff's Recommendation: Staff recommends denial of the variance requests. 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

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

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.

Sec. 5.102, Applicability

A. Generally. No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit, or similar permit be issued, for any development or land division subject to this Article, until a plat has been approved and submitted to the City for filing at the County. However, the City shall not require building permits or otherwise enforce the City's Building Code in the City's extraterritorial jurisdiction in relation to any plat required by this Code unless the development is connected to city utilities, or upon request by a developer or builder and upon coordination with County authority.

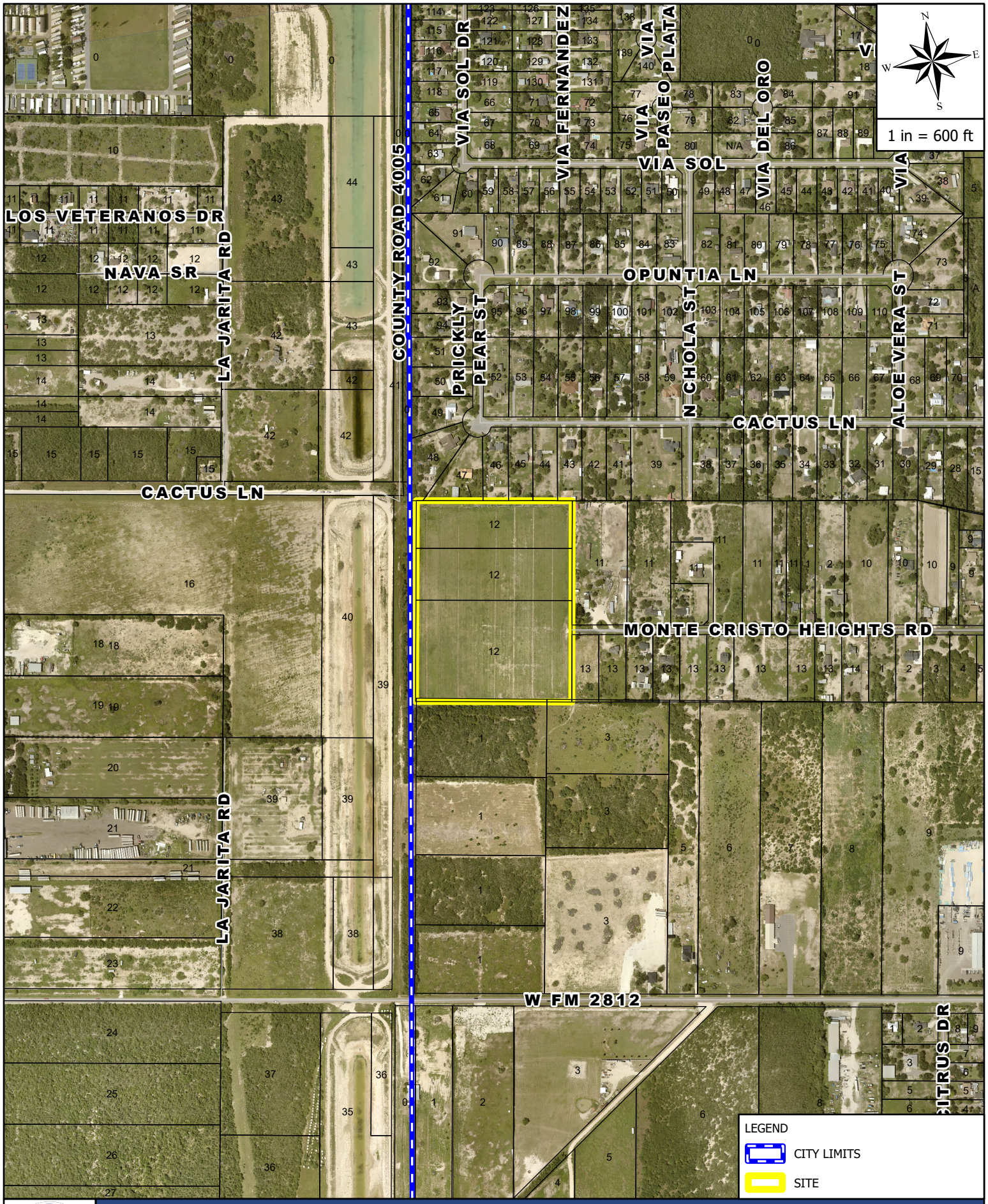
B. Requirement to Plat. Except as set forth in Subsection D, *Exemption from Platting*, below, the owner or owners of a tract of land within the City limits or in the ETJ who divides the land into two or more parts shall have a plat of the subdivision prepared in accordance with the Texas Local Government Code, Title 7, Chapter 212.004. Plats within the extraterritorial jurisdiction shall also come under the authority, review, and approval of the Hidalgo County Commissioners Court in accordance with Chapter 232 of the Texas Local Government Code.

C. Compliance with UDC Required to Subdivide. Unless a subdivision is specifically exempted from the requirements of this Article, it shall be unlawful for any person or entity to take any of the following actions until an appropriate plat is approved and recorded in conformity with this Article:

1. *Subdivide*. Subdivide any tract, lot, or parcel of land;
2. *Construction*. Construct or permit to be constructed any public or private street, utility service or facility, building, structure, or other improvements on any tract, lot, or parcel of land, except when completion of construction is required prior to recording a plat; and
3. *Utilities*. Connect or serve any utility service or facility to any tract, lot, or parcel of land.

D. Exemption from Platting. The following exemptions apply only to residential uses.

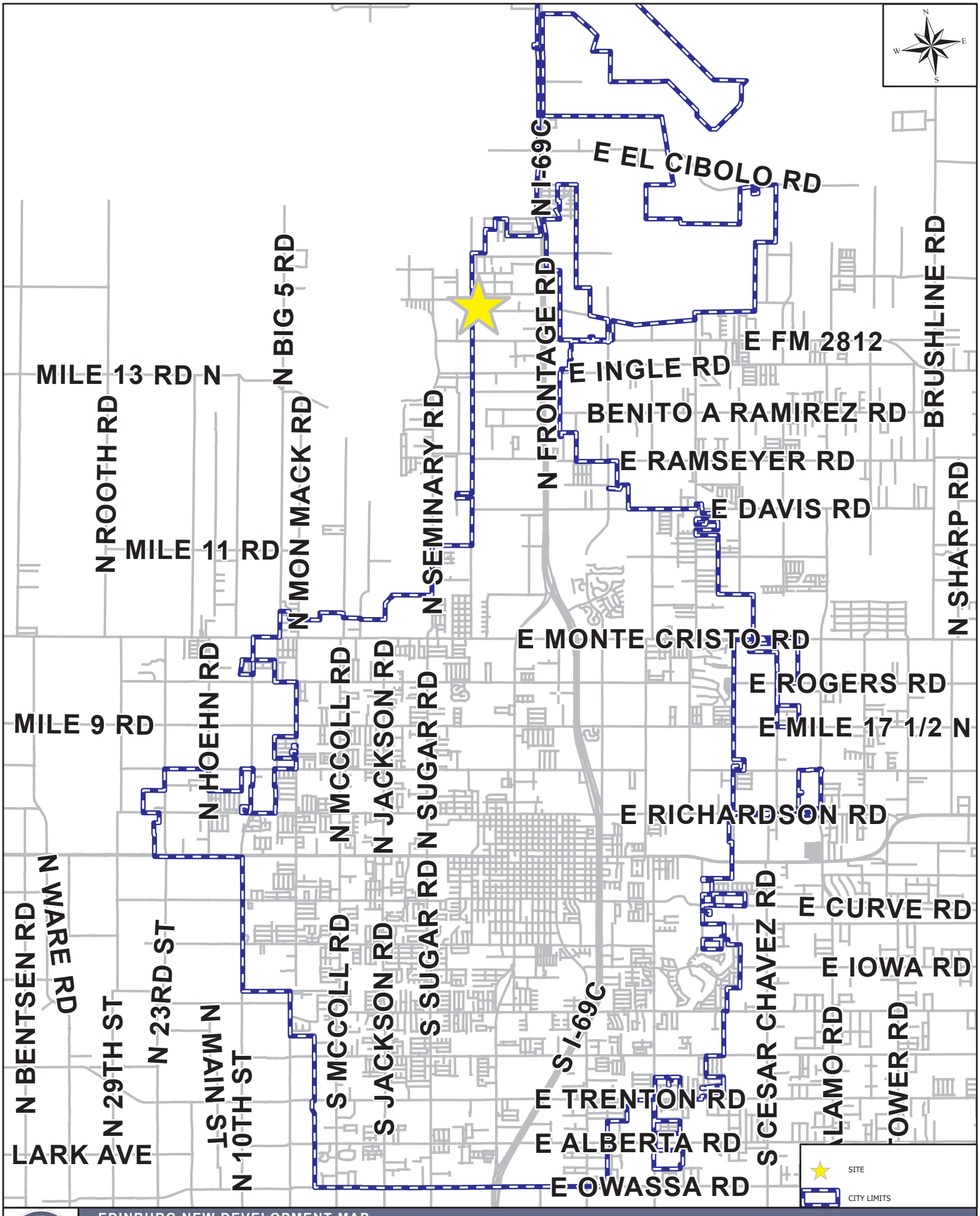
1. *City Only*. The following situations do not require a plat in the City limits:
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    b. *No Development*. Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision, or alteration is occurring;
    c. *Cemeteries*. Existing cemeteries complying with all state and local laws and regulations;
    d. *Family Partitions*. A family partition as provided in Subsection E, *Lot Partitions for Family Members*, below;
    e. *City-Owned Property*. City-owned property is exempt from the requirements of filing a subdivision plat, provided that any development on such property is for public use and reviewed and approved by the City Manager to ensure that:
        i. The development of the property meets all applicable infrastructure requirements; and
        ii. The map of the property in question is recorded in the Hidalgo County Clerk's Office.
    f. *Court Orders*. Divisions of land created by a court order unless the owner of a court-subdivided parcel seeks further subdivision; or
    g. *Older Properties*.
        i. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:
            1. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or
            2. A building was in existence on the subject property; or
            3. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and
        ii. The subject property has frontage on an existing publicly dedicated and accepted road; and
        iii. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:
            1. A survey of the property; and
            2. A letter of commitment from a public water supply agreeing to supply the subject property.



THE CITY OF EDINBURG TEXAS

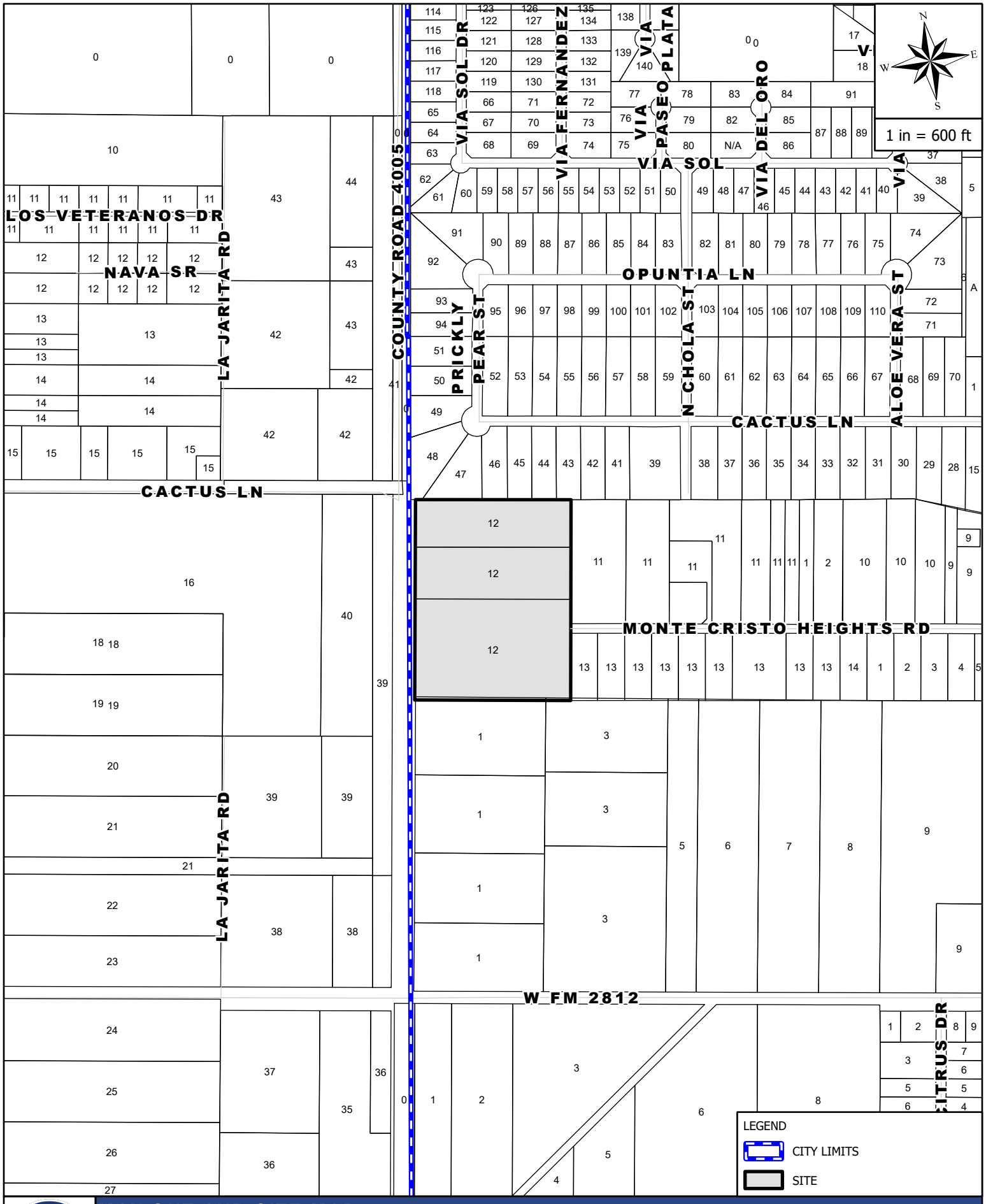
AERIAL MAP

1008 MONTE CRISTO HEIGHTS



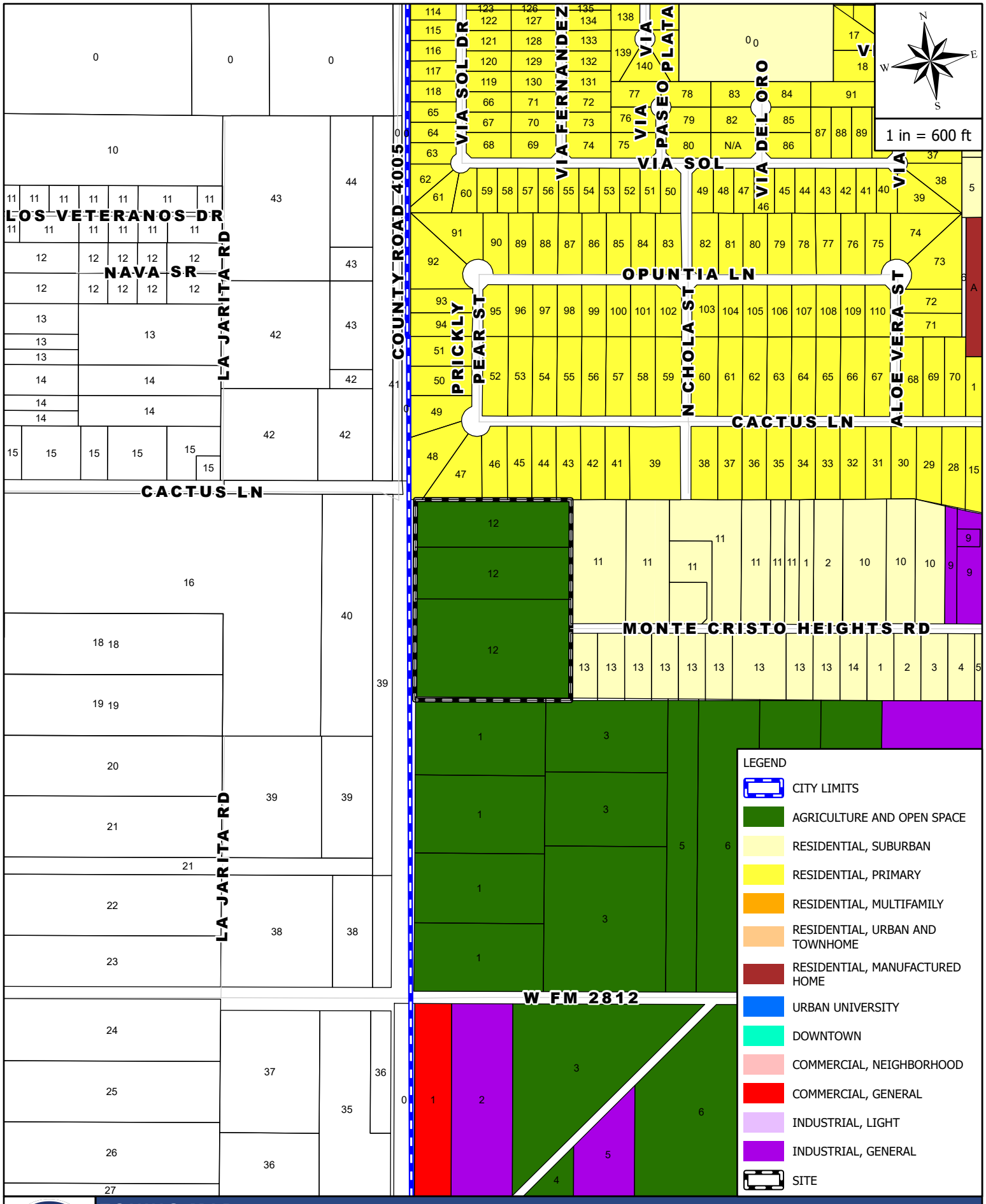
EDINBURG NEW DEVELOPMENT MAP

1008 MONTE CRISTO HEIGHTS



MAILOUT AND SITE MAP

1008 MONTE CRISTO HEIGHTS



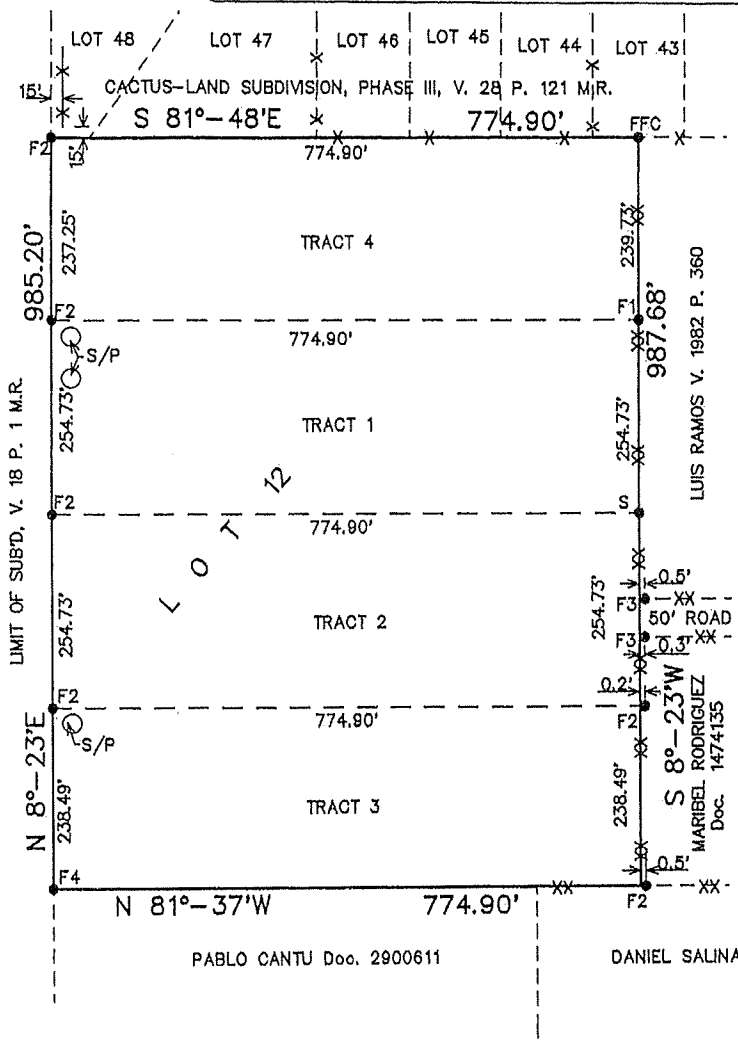
ZONING MAP

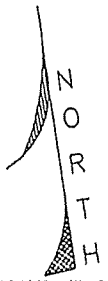
1008 MONTE CRISTO HEIGHTS

TRACT 4
774.90'
TRACT 1
774.90'
TRACT 2
774.90'
TRACT 3
774.90'
Houses 25 feet from fence line
34 feet from home to edge of er
75 feet from home to edge of prop
46 ft from rear of home to edge of ac
28x46 Mobile home size
254.73'
254.73'
239.73'
238.49'
F1
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F3
F4
F5
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PEÑA ENGINEERING

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





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

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

LEGEND

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

NOTES:

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

BUYER'S NAME: ERICA D. NAVA

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

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

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

ADDRESS: _____

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

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



Pablo Peña III

1-25-2022
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ☆ Land Surveyors
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ☆ Subdivisions ☆ Surveys

April 2, 2026

Mr. Jaime Acevedo
Director of Planning & Zoning
City of Edinburg Planning Dept.
415 W. University Drive
Edinburg, Texas 78539

Re: Lot 12, Monte Cristo Heights, Hidalgo County, Texas

Property owner: RGValley Properties, LLC (Noe Nava and Erica Nava)

Dear Mr. Acevedo,

As requested by the property owner, I verified in the field the flow line of the City's Sanitary Sewer Line at the end of Monte Cristo Heigths Road.

The flow line is 80.00 feet. Based on the fact that the service line needs to be extended 400 feet, the line will be out of the ground; therefore it can not be extended to meet the TCEQ standards and City requirements.

Should you have any questions, please feel free to call me at (956) 381-6480.

Respectfully,



Alfonso Quintanilla, P.E.

124 E. Stubbs, Edinburg, TX 78539☆ Phone 956/381-6480 ☆ Fax 956/381-0527

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 05/14/2026

— SUBDIVISION VARIANCE —

MONTEMAYOR ESTATES SUBDIVISION

1. **Agenda Item:** Consider Variance Request Requests to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, for the proposed Montemayor Estates, being a 4.00 Acre tract of land out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey Hidalgo County, Texas, located at 3220 W. Chapin Rd., as requested by Quintanilla, Headley and Associates, Inc.

2. **Description/Scope:** The property is located on the south side of W. Chapin Road approximately 976 feet west of N. McColl Rd and is within the City of Edinburg, city limits. The proposed development consists of 6 single-family residential lots. Quintanilla, Headley & Associates, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   Variance Request: 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 20 ft. private non-exclusive for ingress and egress and not a Right-of-Way.

   Staff's Recommendation: Staff recommends approval of the variance request due to the structures existing for more than 20 years. Staff recommends the applicant comply with the requirements of the City of Edinburg Unified Development Code.

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. 5.206, Lots

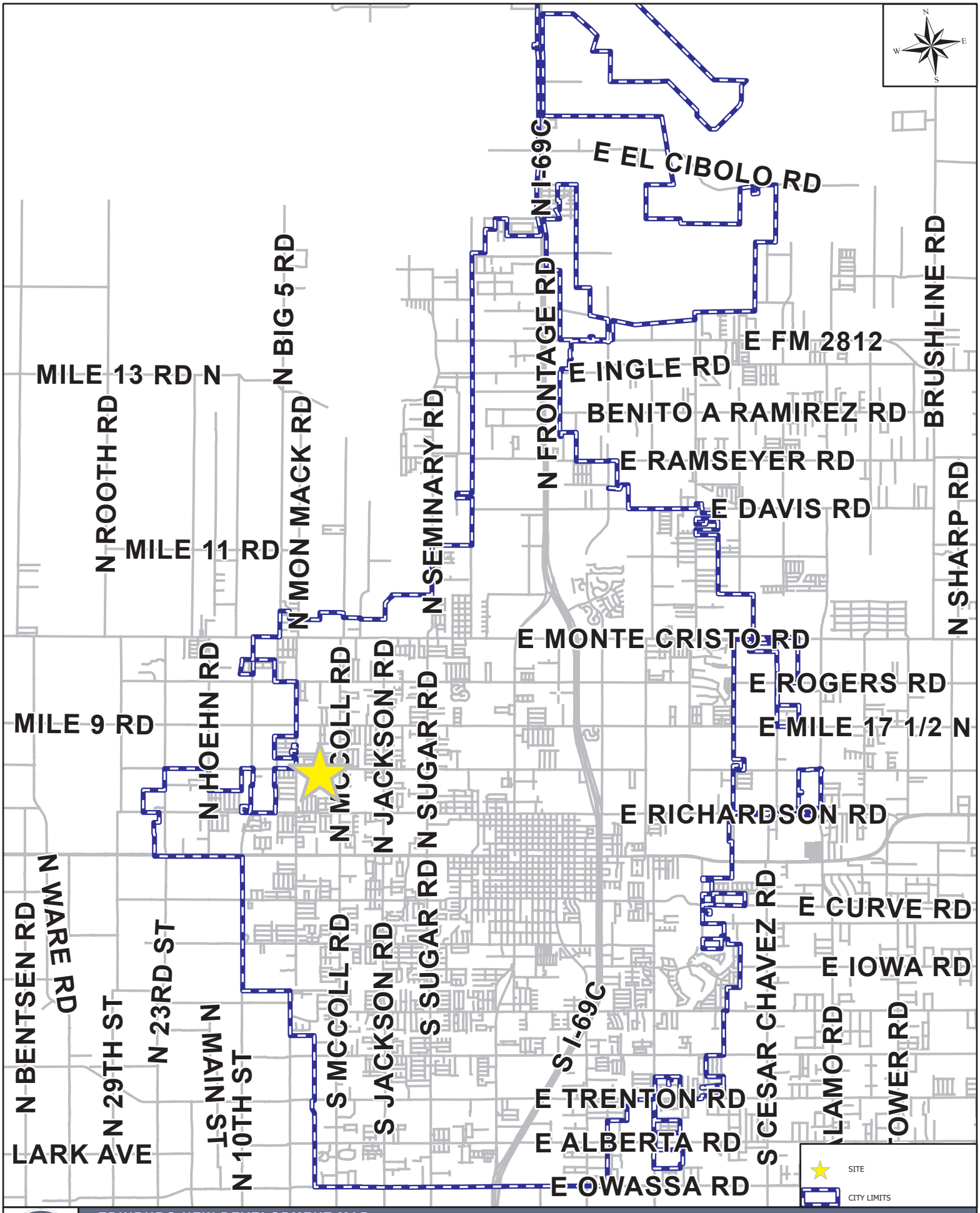
Subdivision plats and development plats shall provide for well-proportioned and oriented lots that relate to adjacent streets and open spaces as provided in this Section.

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.

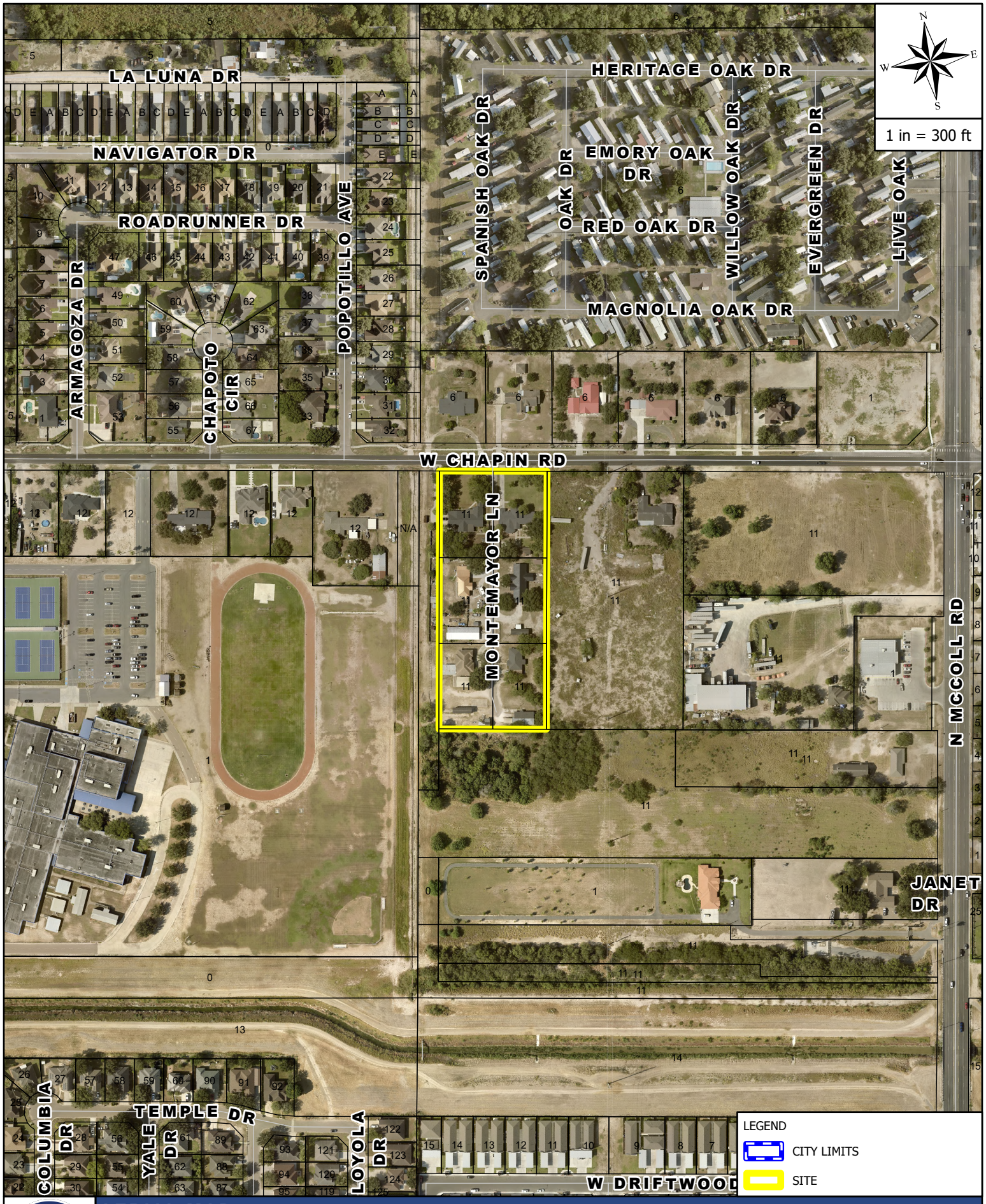
B. Required Lot Frontage.

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

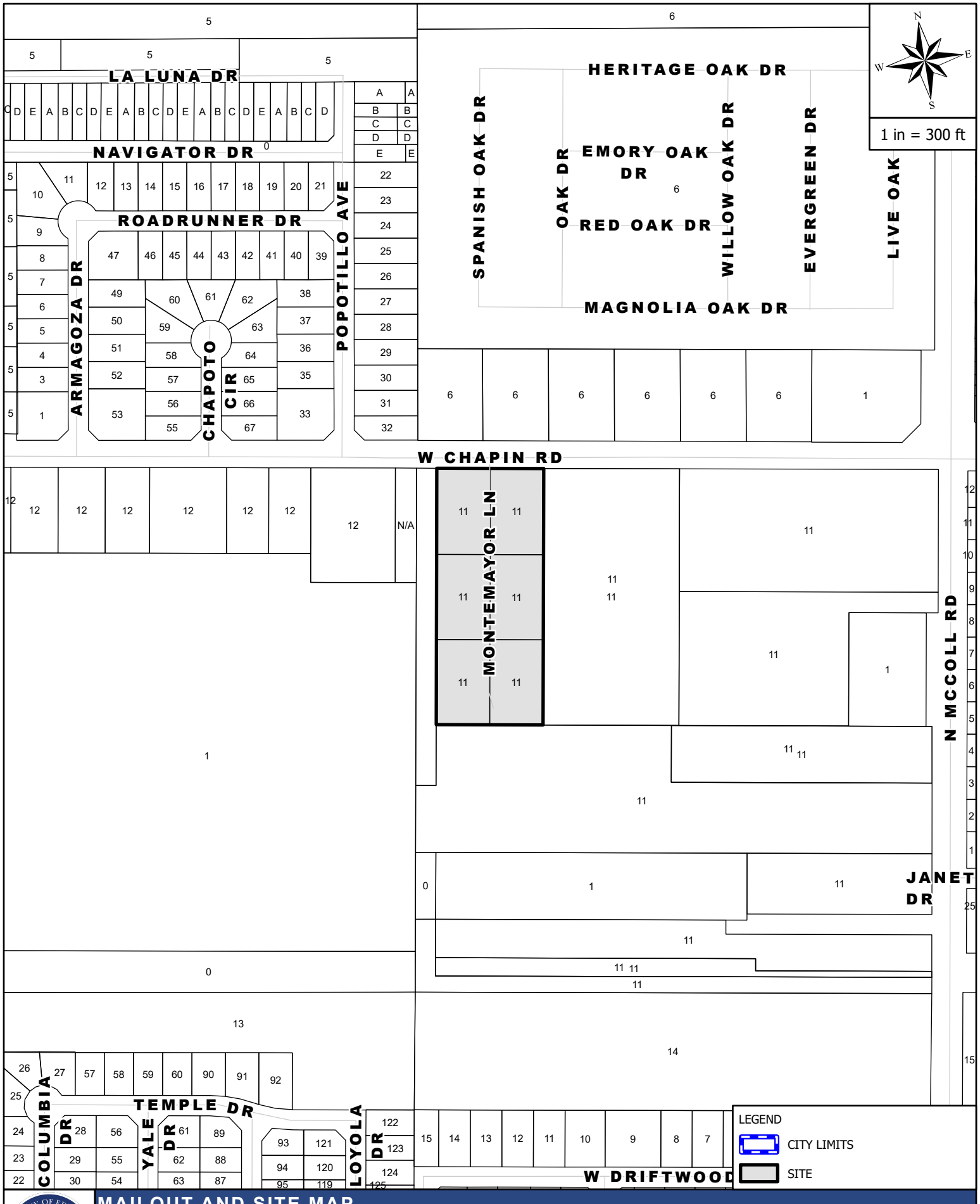
3220 W CHAPIN RD



THE CITY OF EDINBURG TEXAS

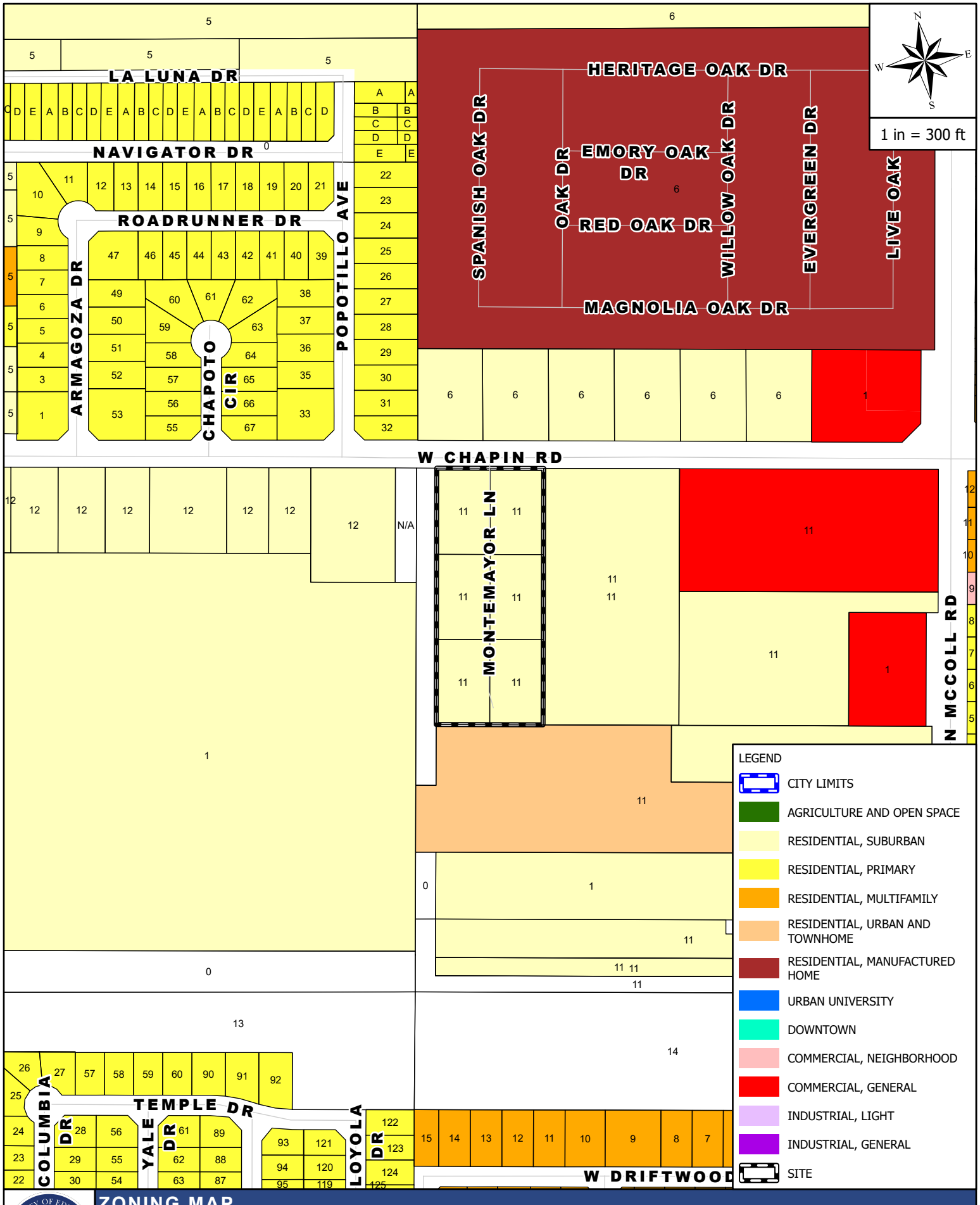
AERIAL MAP

3220 W CHAPIN RD



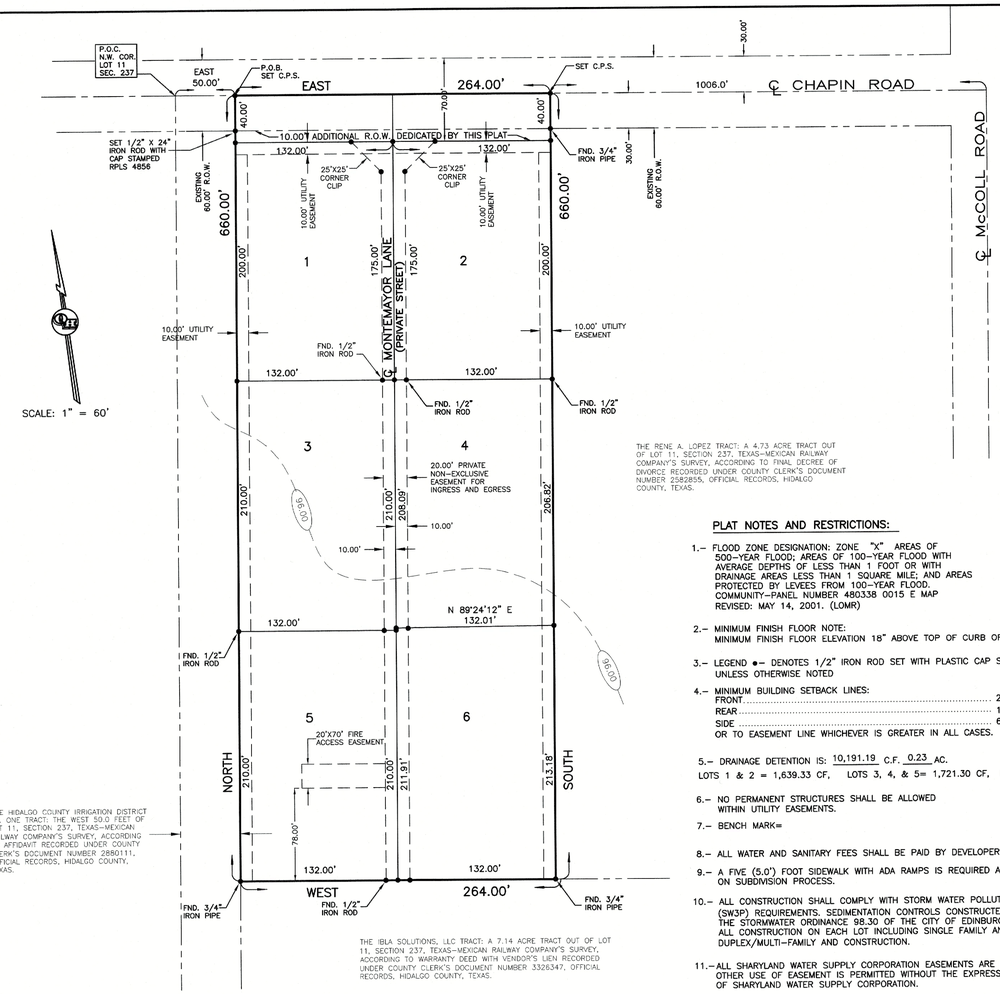
MAILOUT AND SITE MAP

3220 W CHAPIN RD



ZONING MAP

3220 W CHAPIN RD



THE HIDALGO COUNTY IRRIGATION DISTRICT No. ONE TRACT: THE WEST 50.0 FEET OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO AFFIDAVIT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2880111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE RENE A. LOPEZ TRACT: A 4.73 ACRE TRACT OUT OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO FINAL DECREE OF DIVORCE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2582855, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE IBLA SOLUTIONS, LLC TRACT: A 7.14 ACRE TRACT OUT OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3326347, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)	AREA (AC.)
1	26400.00	0.60
2	26400.00	0.60
3	27720.00	0.63
4	27390.60	0.63
5	27720.00	0.63
6	28049.40	0.64

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, COMMUNITY-PANEL NUMBER 480338 0015 E MAP REVISED: MAY 14, 2001. (LOMR)

2.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION 18" ABOVE TOP OF CURB OF THE STREET.

3.– LEGEND •– DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED

4.– MINIMUM BUILDING SETBACK LINES:
FRONT ..... 20.00'
REAR ..... 10.00'
SIDE ..... 6.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

5.– DRAINAGE DETENTION IS: 10,191.19 C.F. 0.23 AC.
LOTS 1 & 2 = 1,639.33 CF, LOTS 3, 4, & 5= 1,721.30 CF, LOT 6=1,748.63 CF

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

7.– BENCH MARK=

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

9.– A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CHAPIN ROAD ON SUBDIVISION PROCESS.

10.– ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. 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 AND CONSTRUCTION.

11.–ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

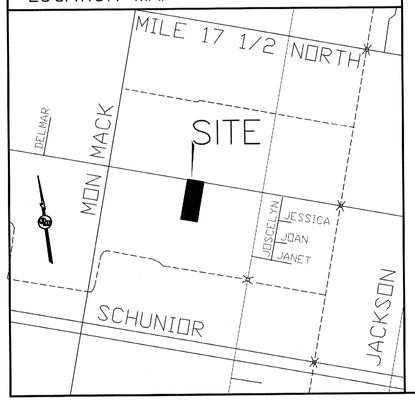
12.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

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

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

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

LOCATION MAP SCALE 1" = 1000'



ABBREVIATIONS:
M.R. = MAP RECORD
R.O.W. = RIGHT OF WAY
OH = OVERHEAD POWER LINE
D.R. = DEED RECORD
FND. = FOUND
M.B.S.L. = MINIMAL BUILDING SETBACK LINE
UGL = UNDERGROUND LINE
R.C.P. = REINFORCED CONCRETE PIPE
P.V.C. = POLY VINYL CHLORIDE
N = NORTH
S = SOUTH
W = WEST
E = EAST
COR. = CORNER
M.V.E.C. = MAGIC VALLEY ELECTRIC COOPERATIVE
S.E.T. = SAFETY END TREATMENT
A.E.P. = AMERICAN ELECTRIC POWER
P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK
R.P.L.S.= REGISTERED PROFESSIOINAL LAND SURVEYOR
U.G.E.B.= UNDERGROUND ELECTRICAL BOX

MONTEMAYOR ESTATES

A 4.00 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED OF GIFT RECORDED IN VOLUME 3095, PAGE 63, VOLUME 3095, PAGE 67, CORRECTION DEED OF GIFT RECORDED IN VOLUME 3095, PAGE 75, UNDER COUNTY CLERK'S DOCUMENT NUMBER 880469, CORRECTION WARRANTY DEED RESERVING ENHANCED LIFE ESTATES RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 995064 AND GENERAL WARRANTY DEED ENHANCED LIFE ESTATES RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3608967, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.00 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED OF GIFT RECORDED IN VOLUME 3095, PAGE 63, VOLUME 3095, PAGE 67, CORRECTION DEED OF GIFT RECORDED IN VOLUME 3095, PAGE 75, UNDER COUNTY CLERK'S DOCUMENT NUMBER 880469, CORRECTION WARRANTY DEED RESERVING ENHANCED LIFE ESTATES RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 995064 AND GENERAL WARRANTY DEED ENHANCED LIFE ESTATES RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3608967, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11 AND IN THE CENTERLINE OF CHAPIN ROAD FOR THE NORTHEAST CORNER OF THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 TRACT (THE WEST 50.00 FEET OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO AFFIDAVIT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2880111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 50.00 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF CHAPIN ROAD, A DISTANCE OF 264.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE RENE A. LOPEZ TRACT (A 4.73 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO FINAL DECREE OF DIVORCE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2582855, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF THE RENE A. LOPEZ TRACT, PASSING A 3/4" IRON PIPE FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CHAPIN ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A 3/4" IRON PIPE FOUND ON THE NORTH LINE OF THE IBLA SOLUTIONS, LLC TRACT (A 7.14 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3326347, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF THE IBLA SOLUTIONS, LLC TRACT, A DISTANCE OF 264.00 FEET TO A 3/4" IRON PIPE FOUND ON THE EAST LINE OF THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 TRACT FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 630.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CHAPIN ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SUMMER WINDS LT.C. SUBDIVISION PHASE II, RECORDED IN VOLUME 50, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · REGISTERED · ALFONSO QUINTANILLA · 4856 · PROFESSIONAL LAND SURVEYOR

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

8-19-25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · ALFONSO QUINTANILLA · 95534 · LICENSED · PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

4-6-26
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

PRESIDENT

ATTEST: _____
SECRETARY

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

LOT 1
GUSTAVO MONTEMAYOR
730 OREGANO ST
EDINBURG, TX 78541
DATE

LOT 2
CRISTELIA RAMIREZ
3112 W CHAPIN ST
EDINBURG, TX 78541
DATE

LOT 3
YOLANDA MONTEMAYOR
1309 MONTEMAYOR LN
EDINBURG, TX 78541
DATE

LOT 4
GRACIELA M. GONZALEZ
1312 MONTEMAYOR LN
EDINBURG, TX 78541
DATE

LOT 5
CRISTELIA M. RAMIREZ
3112 W CHAPIN RD
EDINBURG, TX 78541
DATE

LOT 5
GUSTAVO MONTEMAYOR
730 OREGANO ST.
EDINBURG, TX 78541
DATE

LOT 5
GRACIELA GONZALEZ
1312 MONTEMAYOR LANE
EDINBURG, TX 78541
DATE

LOT 5
YOLANDA MONTEMAYOR DIAZ
1309 MONTEMAYOR LANE
EDINBURG, TX 78541
DATE

LOT 5
ELESVIA MONTEMAYOR TORRES
3901 W. SHCUNIOR
EDINBURG, TX 78541
DATE

LOT 6
DAVID TORRES
CO-TRUSTEES OF THE
DAVID AND ELESVIA M. TORRES LIVING TRUST
3901 W. SCHUNIORS ST
EDINBURG, TX 78541
DATE

LOT 6
ELESVIA M. TORRES
CO-TRUSTEES OF THE
DAVID AND ELESVIA M. TORRES LIVING TRUST
3901 W. SCHUNIORS ST
EDINBURG, TX 78541
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared GUSTAVO MONTEMAYOR, CRISTELIA RAMIREZ, YOLANDA MONTEMAYOR, GRACIELA M. GONZALEZ, ELESVIA MONTEMAYOR TORRES AND DAVID TORRES known to me to be the persons whose names 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 _____, 20____.

DANIELA QUINTANILLA
Notary ID #131129367
My Commission Expires
JUNE 9, 2029

DANIELA QUINTANILLA– NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as MONTEMAYOR ESTATES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____."

CHAIRPERSON–PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE — DATE — CITY SECRETARY — DATE

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

HIDALGO COUNTY CLERK'S OFFICE

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

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

BY: _____ DEPUTY

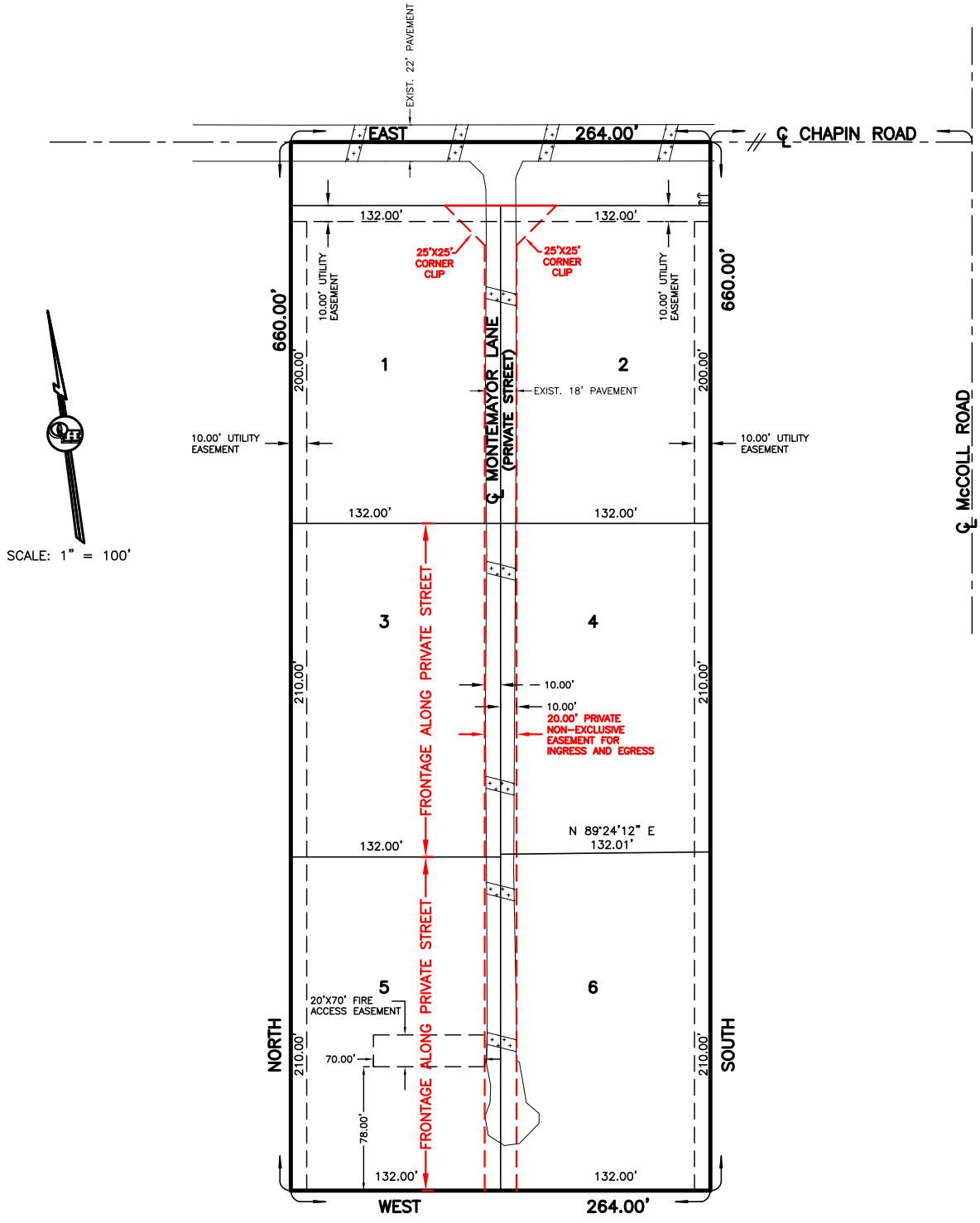
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

DATE OF PREPERATION: JULY 14, 2021

FILENAME : F:\DATA\SUBDIVIS\EDINBURG\MONTEMAYOR ESTATES\ PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUGUST 19, 2025	JLUIS CVZS	J.G.	
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

MONTEMAYOR ESTATES

VARINACE EXHIBIT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE RESIDENCES AT THE HUB SUBDIVISION

Date Prepared: May 5, 2026
Planning and Zoning Meeting: May 14, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of The Residences at the Hub Subdivision, being a 34.832 acre tract of land out of Lot 3, Section Number 275, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, located at 3198 W. Sprague St. as requested by Melden & Hunt, Inc.
Location:	The property is located on the south of W. Sprague Road and approximately 1,003 feet West of S. McColl 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 45 Single Family Residential lots averaging approximately 5,083.01 to 8,362.12 square feet.
Utilities:	Water Distribution System and Sanitary Sewer will be provided by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0368)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3198 W SPRAGUE ST
EDINBURG, TX 78539

PARCEL: T2100-00-275-0003-01

APPLICATION DATE: 04/02/2026
EXPIRATION DATE: 09/29/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: The Residences at The HUB Subdivision

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Lydia Flores	Melden & Hunt Inc.	115 W. McIntyre Street Edinburg, TX 78541
	MARLON GARZA	MELDEN AND HUNT	115 W McIntyre Edinburg, TX 75841
Authorized Agent	Mario Reyna	Melden & Hunt Inc	115 W McIntyre St Edinburg, TX 78541
Owner		K&Z DEVELOPERS LTD	824 E HACKBERRY AVE STE 110 MCALLEN, TX 78501-6788

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	04/07/2026	04/23/2026		Approved
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	04/23/2026	04/24/2026	Complete
Comments	SEE COMMENTS SENT TO ENGINEER.			
Fire (Fire)	Anthony Riojas	04/23/2026	04/23/2026	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. CUL-DE-SAC: Need to provide r = 96ft cul-de-sac radius for fire department access road(s) and shall meet IFC 2018 reequipments
8. 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)
9. 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)
10. 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).
11. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
12. 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)	Claudia Mariscal	04/23/2026	04/24/2026	Complete
Comments	Comments and Redlines in Bluebeam			

SUBMITTAL SUMMARY REPORT (PLAT-2026-0368)

Planning & Zoning (Planning & Zoning)	Leonel Duran	04/23/2026	04/23/2026	Complete
Comments	One large tree in the front of each lot at the time of building permit review to provide shade to street, sidewalks, and driveways.			
Public Works (Public Works)	David De La Fuente	04/23/2026	04/23/2026	Complete
Comments	SW3P, NOI, Erosion Control Plan, Large Construction Site Notice			
Solid Waste (Solid Waste)	Laura Olivarez	04/23/2026	04/08/2026	Complete
Comments	Submittal Requirement and Site Development Guidelines sent.(ET)			
Utilities (Utilities)	Jose Guajardo	04/23/2026	04/24/2026	Complete
Comments	J. GUAJARDO REQUIRES RESUBMITTAL			
Utilities (Utilities)	Priscilla Bernal	04/23/2026	04/09/2026	Approved

Comments

The preliminary utility fees are as follows:
1. Water Tap Fees -
2. Sewer Fees -
3. Water Rights -
4. Transfer Fees -

Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.
Will submit comments to Engineering and Planning & Zoning. The preliminary utility fees are as follows:

1. Water Tap Fees - $29,250
2. Sewer Fees - $2,925
3. Water Rights - $28,233
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.

GENERAL PLAT NOTES AND RESTRICTIONS:

VERIFY FLOODZONES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "AH". ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
   BASE FLOOD ELEVATION IS DETERMINED TO BE 98.0 FEET.

   AS PER FLOOD PLAIN COMMUNITY-PANEL NUMBER: 480338 0015 E AND COMMUNITY-PANEL NUMBER: 480338 0030 E; MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 14, 2001

2. THIS PROPERTY IS ZONED AS RESIDENTIAL PRIMARY.

3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2012B)
   FOUND NO.4 REBAR STAMPED "ALL STAR 5729"
   N: 16634171.317'
   E: 1082706.312'
   ELEV: 97.76'

4. MINIMUM SETBACKS SHALL BE AS FOLLOWS :
   FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 20.00 ~~10.00~~ FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.00 ~~5.00~~ FEET OR EASEMENT, WHICHEVER IS GREATER
   STREET SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   Cul-de-sac: street 15 feet refer to UDC table 3.102-1 table note 1

   As per UDC Table 3.102-1 Residential, Primary side yard setbacks are 6 feet and rear is 20 feet

5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18 INCHES ABOVE THE TOP OF CURB.

6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
   remove plat note

7. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 28,824 C.F. (0.662 AC.-FT.) OF STORM WATER RUNOFF. THE REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION SHALL BE PROVIDED OFF-SITE. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE MASTER DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A 50-YEAR STORM REVIEW.

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. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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 CONSTRUCTIONS ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.

10. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS 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.

11. LOT OWNERS WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.

12. ALL LOT CORNERS SET 1/2" IRON RODS OR AS NOTED.

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

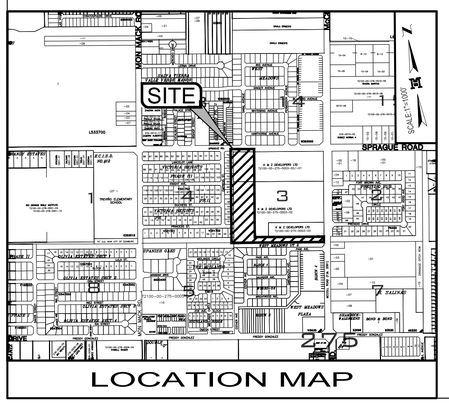
INLCUDE NOTE STATING THAT LOTS WILL BE GRADED AT 1% FROM REAR TO FRONT AWAY FROM ADJOINING PROPERTIES

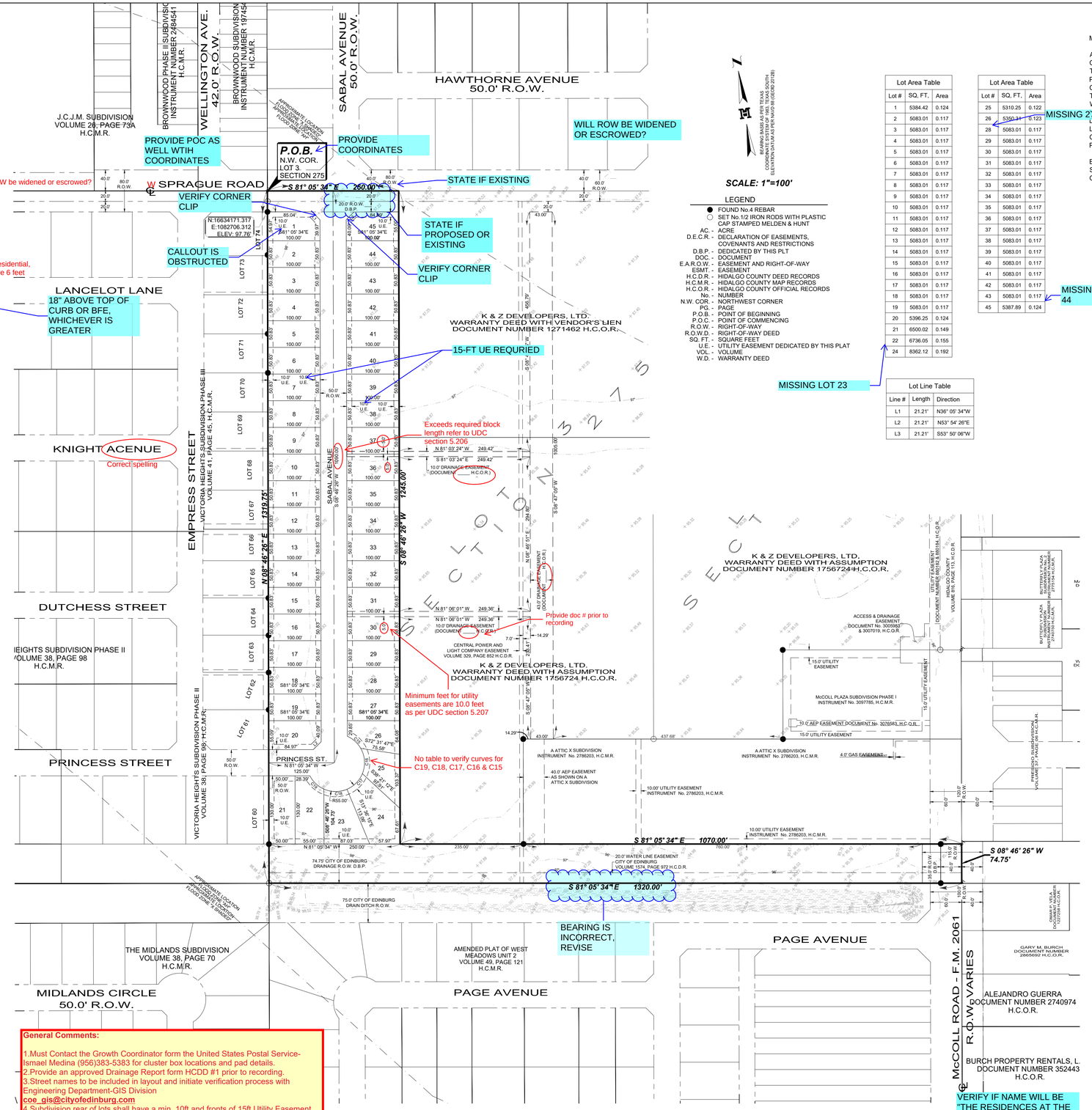
Plat Note Requirement: In new subdivisions of more than 10 lots, the decision to permit fences in front and street side yards must be approved and indicated on the final plat. Where the street yard is in a reverse frontage situation (Figure 2.206-3, Fences in Front, Street, Side, and Rear Yards), the development plans shall provide for a fence or wall of uniform design. Such fences or walls shall be installed as part of the development and shall require a fence permit.

50% of parkland fee ($300.00) per lot will be due at the time of building permit stage. (Inside city limits only)
-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP

DRAWN BY:	AURORA DAVILA	DATE	09/29/2025
REVISED BY:	ALEXIA G. PERALTA	DATE	04/01/2026
SURVEYED, CHECKED:		DATE	
FINAL CHECK:		DATE	

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





Lot Area Table		
Lot #	SQ. FT.	Area
1	5384.42	0.124
2	5083.01	0.117
3	5083.01	0.117
4	5083.01	0.117
5	5083.01	0.117
6	5083.01	0.117
7	5083.01	0.117
8	5083.01	0.117
9	5083.01	0.117
10	5083.01	0.117
11	5083.01	0.117
12	5083.01	0.117
13	5083.01	0.117
14	5083.01	0.117
15	5083.01	0.117
16	5083.01	0.117
17	5083.01	0.117
18	5083.01	0.117
19	5083.01	0.117
20	5396.25	0.124
21	6500.02	0.149
22	6736.05	0.155
24	8362.12	0.192

MISSING LOT 23

Lot Area Table		
Lot #	SQ. FT.	Area
25	5310.25	0.122
26	5350.34	0.123
28	5083.01	0.117
29	5083.01	0.117
30	5083.01	0.117
31	5083.01	0.117
32	5083.01	0.117
33	5083.01	0.117
34	5083.01	0.117
35	5083.01	0.117
36	5083.01	0.117
37	5083.01	0.117
38	5083.01	0.117
39	5083.01	0.117
40	5083.01	0.117
41	5083.01	0.117
42	5083.01	0.117
43	5083.01	0.117
44	5387.89	0.124

MISSING 27

MISSING 44

Lot Line Table		
Line #	Length	Direction
L1	21.21'	N36° 05' 34"W
L2	21.21'	N53° 54' 26"E
L3	21.21'	S53° 50' 06"W

LEGEND

- FOUND No.4 REBAR
- SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT

AC. - ACRE
D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
D.B.P. - DEDICATED BY THIS PLT
DOC. - DOCUMENT
E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
ESMT. - EASEMENT
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
No. - NUMBER
N.W. COR. - NORTHWEST CORNER
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
R.O.W. - RIGHT-OF-WAY
R.O.W.D. - RIGHT-OF-WAY DEED
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
VOL. - VOLUME
W.D. - WARRANTY DEED

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) NORTH AMERICAN DATUM OF 1983 (NAD83) ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

SCALE: 1"=100'

METES & BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 9.411 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 3, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 9.411 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO K & Z DEVELOPERS, LTD. BY VIRTUE OF A WARRANTY DEED WITH ASSUMPTION, RECORDED UNDER DOCUMENT NUMBER 1756724, HIDALGO COUNTY OFFICIAL RECORDS AND K & Z DEVELOPERS, LTD. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1271462, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.411 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INCLUDE COORDINATES

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 3, SECTION 275, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, S 81° 05' 34" E ALONG THE NORTH LINE OF SAID LOT 3, SECTION 275, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 250.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 46' 26" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTH RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 1,245.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, S 81° 05' 34" E AT A DISTANCE OF 1,030.00 FEET TO A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,070.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, S 08° 46' 26" W ALONG THE EAST LINE OF SAID LOT 3, SECTION 275 AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 74.75 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, N 81° 05' 34" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

6. THENCE, N 08° 46' 26" E, ALONG THE WEST LINE OF SAID LOT 3, SECTION 275 AND THE EAST LINE OF VICTORIA HEIGHTS SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38, PAGE 98, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1,279.75 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 16634171.317, EASTING: 1082706.312) ON THE EXISTING SOUTH RIGHT-OF-WAY OF SPRAGUE ROAD, AT A DISTANCE OF 1,299.75 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 1,319.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.411 ACRES, OF WHICH 0.115 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD AND 0.069 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD, LEAVING A NET OF 9.227 ACRES OF LAND, MORE OR LESS.

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.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EDUARDO ZEGAIB, MANAGER	824 E HACKBERRY AVE	MCALLEN, TX 78501	(956) 789-4897	N/A
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

VERIFY IF NAME WILL BE "THE RESIDENCES AT THE HUB SUDIVISION" OR "RESIDENCES AT THE HUB SUBDIVISION"

COUNTY COURT SEAL — COUNTY OF HIDALGO, 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

MAP OF THE RESIDENCES AT THE HUB SUBDIVISION

PLAT SHOWING 9.411 ACRES OUT OF LOT 3, SECTION 275 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171, H.C.D.R. HIDALGO COUNTY, TEXAS

SHEET 1 OF 2

Y:\Land Development\Residential\Edinburg\25166 - Eduardo Zegaib - The Residences at The Hub (McColl & Sprague)\Autocad files\25166-OVERALL.dwg, 03 PLAT, 4/1/2026 10:24:55 AM

MAP OF

THE RESIDENCES AT THE HUB SUBDIVISION

PLAT SHOWING 9.411 ACRES OUT OF
LOT 3, SECTION 275 TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY VOLUME 24, PAGES 168-171, H.C.D.R.
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RESIDENCES AT THE HUB 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.

K&Z DEVELOPERS, LLC,
A TEXAS LIMITED LIABLITY COMPANY

_____
EDUARDO ZEGAIB, MANAGER
824 E HACKBERRY AVE, STE 110
MCALLEN , TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EDUARDO ZEGAIB, AND KNOWN TO ME 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS THE RESIDENCES AT THE HUB 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_____.

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

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

THE _____ DAY OF_____, 20_____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

_____ _____
PRESIDENT SECRETARY

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.

DATED THIS THE _____ DAY OF_____, 20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PE # 117368
DATE SURVEYED: 04/01/2026
JOB No. 25166.00

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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF_____, 20_____.

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR

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

DATE SURVEYED: 10/24/2025
T-1242, PG. 1
SURVEY JOB # 24109.07 COZ

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

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

Y:\Land Development\Residential\Edinburg\25166 - Eduardo Zegaib - The Residences at The Hub (McColl & Sprague)\Autocad files\25166-OVERALL.dwg, 03 PLAT (2), 4/1/2026 10:25:05 AM

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

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

NOTE:

1. NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
2. NO PART OF PAVING SHALL BE DONE UNTIL ALL UTILITIES ARE IN PLACE, WHICH INCLUDE ALL ELECTRICAL CONDUITS.
3. MINIMUM 9' SEPARATION BETWEEN WATER & SANITARY SEWER MAIN LINES AND SERVICES.
4. ALL WATER LINE MAIN CONNECTIONS WILL BE MADE WITH MECHANICAL JOINT FLANGES.
5. 3" HIGH LETTERS SHALL BE ENGRAVED INTO CONCRETE CURB TO MARK UTILITY LINE LOCATIONS AS FOLLOWS:
   "W" - WATER LINE
   "S" - SANITARY SEWER LINE
6. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE.
7. UTILITY MAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
   WATER MAIN- PVC C900 DR18
   SANITARY SEWER MAIN- PVC SDR26
8. CASING PIPE MATERIALS FOR MAINS AT CROSSINGS SHALL BE AS FOLLOWS:
   WATER- STEEL
9. ALL TIE-INS TO BE COMPLETED IN PLACE.

SCALE: 1"=50'

N PHASE II

DUTCHESS STREET

KNIGHT ACENUE

LANCELOT LANE

SUBDIVISION 26, PAGE 73A C.M.R.

BROWNW INSTR

EMPRESS STREET

VICTORIA HEIGHTS SUBDIVISION PHASE II VOLUME 38, PAGE 98, H.C.M.R.

VICTORIA HEIGHTS SUBDIVISION PHASE III VOLUME 41, PAGE 45, H.C.M.R.

WELLINGTON AVE.

SPRAGUE ROAD

PRINCESS ST.

SABAL AVENUE

SABAL AVE.

APPROXIMATE LOCATION FLOOD ZONE "A" SHADED

APPROXIMATE LOCATION FLOOD ZONE "A"H

APPROXIMATE LOCATION FLOOD ZONE "X SHADED"

SHOW EXISTING UTILITIES

CONNECT TO EXISTING 8" WL

PROP. 8" END CAP PC: 89.75

PROP. 1- 2" FLUSH VALVE 1- 2" END CAP

INSTALL MH

PROP. 8" PVC SDR26, 96.84 LF. @0.335%

PROP. 2" C-900 PVC, 162.93 L.F.

PROP. SANITARY SEWER MH #5 RIM: 98.31 FL: 93.43

SPECIFY DIAMETER

NO CHANGE OF DIRECTION UNDER PAVEMENT IS ALLOWED

INSTALL 8" WL W/ STEEL CASING 5' BEYOND CURB

2" WL IS NOT ALLOWED

PROP. 1- 8" 45° ELBOW 1- 2" 45° ELBOW 2- 8"X2" REDUCER 1- 2" G.V. W/ BOX

PROP. 1- FIRE HYDRANT (FULL ASSEMBLY) FLANGE: 98.55

PROP. 8" PVC SDR26, 206.76 LF. @0.335%

PROP. SANITARY SEWER MH #4 RIM: 98.21 FL: 92.73

NEED 15' UE FOR WATER AND SEWER

PROP. DUAL WATER SERVICE, TYP.

PROP. WATER LINE DEPTH ADJUSTMENT. INSTALL WATER UNDER STORM LINE.

INSTALL 16" STELL CASING 5' BEYOND EASEMENT

SHOW DIAMETER OF SERVICE AND TYPE

PROP. 8" C-900 PVC, 609.96 L.F.

PROP. 8" PVC SDR26, 406.63 LF. @0.335%

PROP. SANITARY SEWER MH #3 RIM: 98.71 FL: 91.37

400' MAX SPACING PLEASE REARRANGE ACCORDINGLY

PROP. SINGLE WATER SERVICE, TYP.

PROP. WATER LINE DEPTH ADJUSTMENT. INSTALL WATER UNDER STORM LINE.

INSTALL CONTROL VALVE AT 600' SEPARATION

PROP. 8" PVC SDR26, 464.72 LF. @0.335%

REVIEW FLOW LINE ELEVATIONS

PROP. SANITARY SEWER SERVICE, TYP.

ADD DR-18 TO ALL CALLOUTS

PROP. 8" C-900 PVC, 366.74 L.F.

PROP. 1- FIRE HYDRANT (FULL ASSEMBLY) FLANGE: 98.40

INSTALL PROPOSED SAN. SEWER LINE INSIDE 15' UE

PROP. SANITARY SEWER MH #1 RIM: 99.14 FL: 91.33

PROP. 8" PVC SDR26, 153.00 LF. @0.335%

PROP. SANITARY SEWER MH #2 RIM: 98.58 FL: 91.33

PROP. 8" PVC SDR26, 152.84 LF. @0.335%

PROP. 8" END CAP FL: 91.84

INSTALL MH

EXIST. SAN SEWER MH TOP 97.38 FL 90.76

EXIST. 8" SAN. SEWER MAIN

EXIST. SANITARY SEWER MH TOP 97.38 FL 90.76

TAPPING SLEEVE - WET CONNECTION

PROP. 1- 16"x8" REDUCER 1- 8" G.V. W/ BOX

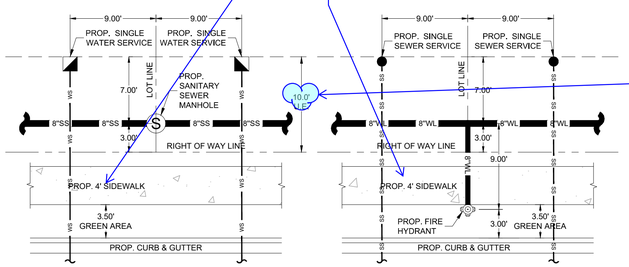
PROP. 16" STEEL CASING, 57.77 L.F.

PROP. 1- 8" G.V. W/ BOX

PROP. 1- 16" TEE

CALLOUT EXISTING

CALLED OUT AS 5' ON PLAT NOTE, PLEASE VERIFY



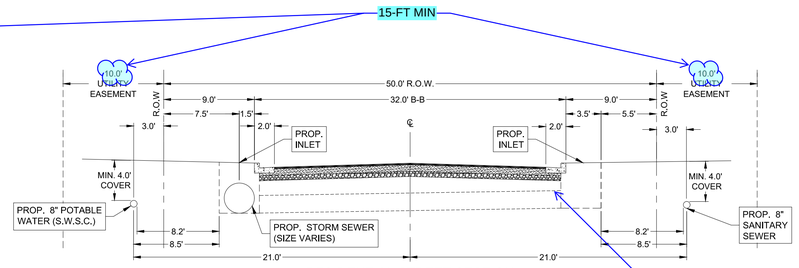
CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

TYPICAL UTILITY SERVICES
N.T.S.

CENTER OF ALL SANITARY SEWER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF FIRE HYDRANTS AND CENTER OF WATER LINES & SERVICES.

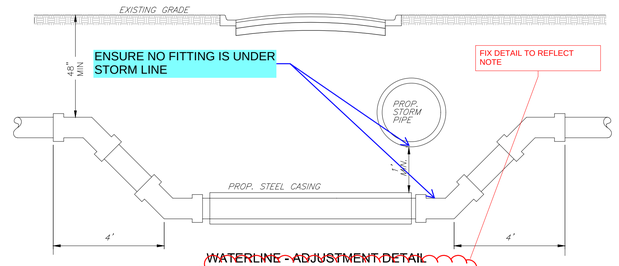
TYPICAL SEWER AND RE-USE WATER SERVICES AT FIRE HYDRANTS
N.T.S.

15-FT MIN



RESIDENTIAL STREET SECTION & UTILITY ALIGNMENT
N.T.S.

ENSURE 3-FT COVER MIN



WATERLINE - ADJUSTMENT DETAIL

NOTE: THE CASING SHALL BE CENTERED ON THE EXISTING PIPE BEING CROSSED

JOB No. 25166.00

BY	DATE	REVISION

MELDEN & HUNT, INC. TEXAS REGISTERED F-439

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

ENG. TECH: A.D./ A.G.P.
PROJECT ENG: MARIO A. REYNA
T-BOOK: 1242 PG: 1
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

RESIDENCES AT THE HUB SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

UTILITY LAYOUT

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File Name: 25166

SHEET 1 OF 1

Y:\Land Development\Residential\Edinburg\25166 - Eduardo Zegaib - The Residences at The Hub (McColl & Sprague)\Autocad files\25166-OVERALL.dwg, Ph1 Utility, 4/1/2026 4:59:33 PM

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "AH". ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
   BASE FLOOD ELEVATION IS DETERMINED TO BE 98.0 FEET.

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

   AS PER FLOOD PLAIN COMMUNITY-PANEL NUMBER: 480338 0015 E AND COMMUNITY-PANEL NUMBER: 480338 0030 E; MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 14, 2001

2. THIS PROPERTY IS ZONED AS RESIDENTIAL PRIMARY.

3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2012B)
   FOUND NO.4 REBAR STAMPED "ALL STAR 5729"
   N: 16634171.317'
   E: 1082706.312'
   ELEV: 97.76'

4. MINIMUM SETBACKS SHALL BE AS PER CITY OF EDINBURG PLANNING AND ZONING ORDINANCE CODE.

5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE THE TOP OF CURB.

6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.

7. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THE ENGINEER OF RECORD FOR THIS DEVELOPMENT HAS ESTIMATED THAT AN AREA AND A VOLUME WILL BE REQUIRED FOR SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL USE SHOULD BE AS FOLLOW:
   TOTAL FOR RESIDENTIAL SINGLE-FAMILY RESIDENTIAL USE: 28,824 C.F. (0.662 ACRE-FEET)
   TOTAL FOR RESIDENTIAL MULTI-FAMILY RESIDENTIAL USE: 41,545 C.F. (0.954 ACRE-FEET)
   TOTAL FOR RESIDENTIAL COMMERCIAL USE: 176,264 C.F. (0.220 ACRE-FEET)

   THE REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION SHALL BE PROVIDED ON-SITE. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE MASTER DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A 50-YEAR STORM REVIEW.

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. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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 CONSTRUCTIONS ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.

10. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.

11. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS 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.

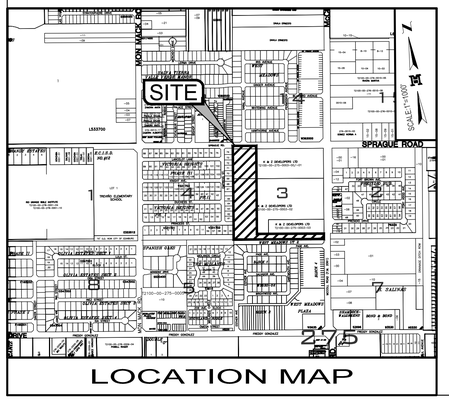
12. LOT OWNERS WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.

13. ALL LOT CORNERS SET 1/2" IRON RODS OR AS NOTED.

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

DRAWN BY:	AURORA DAVILA	DATE	09/29/2025
REVISED BY:	ALEXIA G. PERALTA	DATE	04/01/2026
SURVEYED, CHECKED:		DATE	
FINAL CHECK:		DATE	

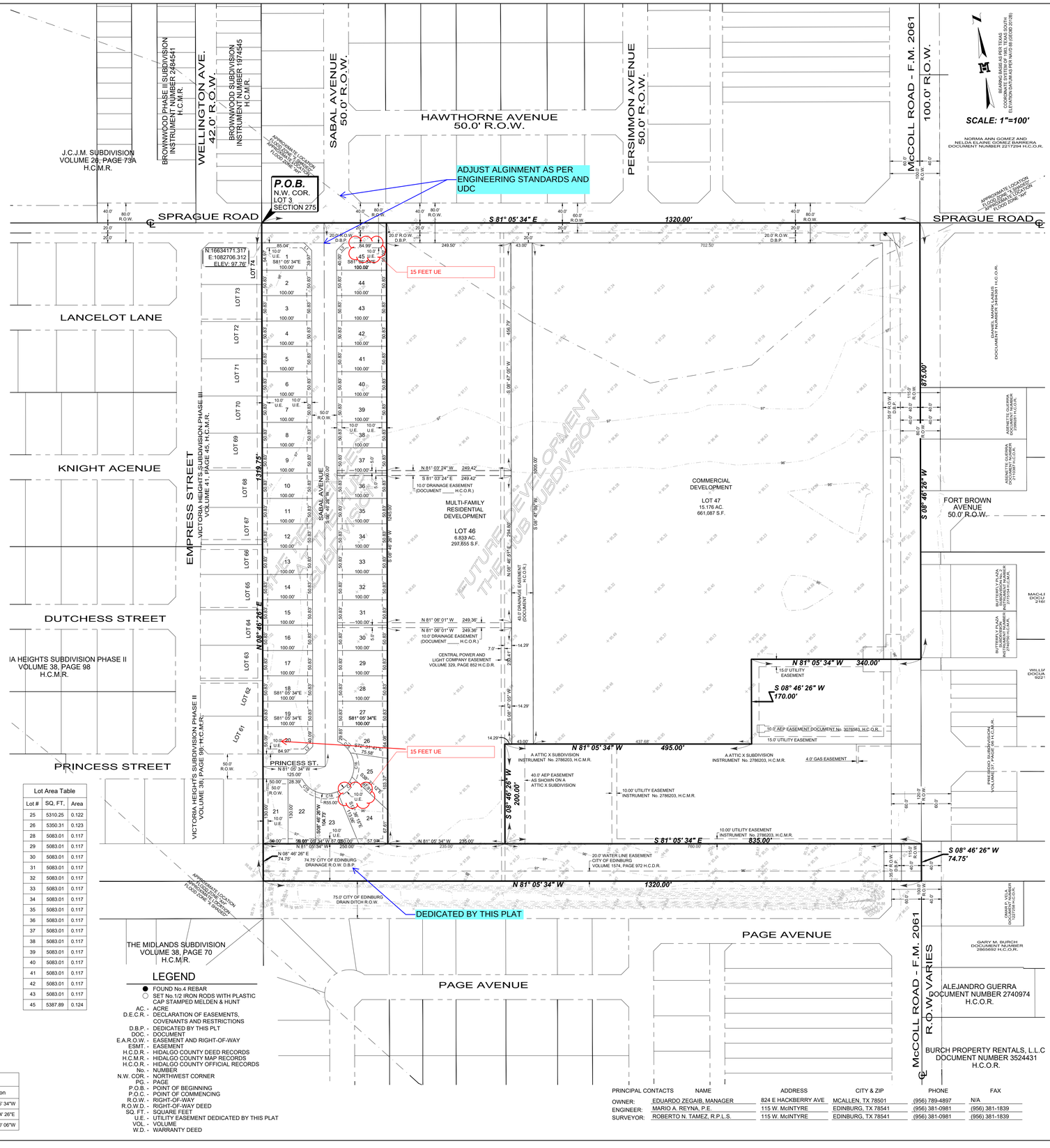
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Lot Area Table		
Lot #	SQ. FT.	Area
1	5384.42	0.124
2	5083.01	0.117
3	5083.01	0.117
4	5083.01	0.117
5	5083.01	0.117
6	5083.01	0.117
7	5083.01	0.117
8	5083.01	0.117
9	5083.01	0.117
10	5083.01	0.117
11	5083.01	0.117
12	5083.01	0.117
13	5083.01	0.117
14	5083.01	0.117
15	5083.01	0.117
16	5083.01	0.117
17	5083.01	0.117
18	5083.01	0.117
19	5083.01	0.117
20	5396.25	0.124
21	6500.02	0.149
22	6736.05	0.155
24	8362.12	0.192

Lot Area Table		
Lot #	SQ. FT.	Area
25	5310.25	0.122
26	5350.31	0.123
28	5083.01	0.117
29	5083.01	0.117
30	5083.01	0.117
31	5083.01	0.117
32	5083.01	0.117
33	5083.01	0.117
34	5083.01	0.117
35	5083.01	0.117
36	5083.01	0.117
37	5083.01	0.117
38	5083.01	0.117
39	5083.01	0.117
40	5083.01	0.117
41	5083.01	0.117
42	5083.01	0.117
43	5083.01	0.117
45	5387.89	0.124

Lot Line Table		
Line #	Length	Direction
L1	21.21'	N36° 05' 34"W
L2	21.21'	N53° 54' 26"E
L3	21.21'	S53° 50' 06"W



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT

AC. - ACRE
D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
D.B.P. - DEDICATED BY THIS PLT
DOC. - DOCUMENT
E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
ESMT. - EASEMENT
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
No. - NUMBER
N.W. COR. - NORTHWEST CORNER
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
R.O.W. - RIGHT-OF-WAY
R.O.W.D. - RIGHT-OF-WAY DEED
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
VOL. - VOLUME
W.D. - WARRANTY DEED

METES & BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 34.832 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 3, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 34.832 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO K & Z DEVELOPERS, LTD. BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 1756724, HIDALGO COUNTY OFFICIAL RECORDS AND K & Z DEVELOPERS, LTD. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1271462, HIDALGO COUNTY OFFICIAL RECORDS, SAID 34.832 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 3, SECTION 275, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, S 81° 05' 34" E, ALONG THE NORTH LINE OF SAID LOT 3, SECTION 275, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 3, SECTION 275, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 46' 26" W, ALONG THE EAST LINE OF SAID LOT 3, SECTION 275, A DISTANCE OF 875.00 FEET TO A NAIL SET AT THE NORTHEAST CORNER OF MCCOLL PLAZA SUBDIVISION PHASE I ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3097785, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 05' 34" W ALONG THE NORTH LINE OF SAID MCCOLL PLAZA SUBDIVISION PHASE I, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 340.00 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 08° 46' 26" W ALONG THE WEST LINE OF SAID MCCOLL PLAZA SUBDIVISION PHASE I, A DISTANCE OF 170.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID MCCOLL PLAZA SUBDIVISION PHASE I AND THE NORTH LINE OF A ATTIC X SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2786203, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 81° 05' 34" W ALONG THE NORTH LINE OF SAID A ATTIC X SUBDIVISION, A DISTANCE OF 495.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID A ATTIC X SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 08° 46' 26" W ALONG THE WEST LINE OF SAID A ATTIC X SUBDIVISION, A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID A ATTIC X SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 81° 05' 34" E ALONG THE SOUTH LINE OF SAID A ATTIC X SUBDIVISION, AT A DISTANCE OF 795.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 835.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, S 08° 46' 26" W ALONG THE EAST LINE OF SAID LOT 3, SECTION 275, A DISTANCE OF 74.75 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 3, SECTION 275, FOR THE SOUTHEAST CORNER OF THIS TRACT.
9. THENCE, N 81° 05' 34" W, ALONG THE SOUTH LINE OF SAID LOT 3, SECTION 275, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 3, SECTION 275 AND THE SOUTHEAST CORNER OF VICTORIA HEIGHTS SUBDIVISION PHASE II ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38, PAGE 98, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT.
10. THENCE, N 08° 46' 26" E, ALONG THE WEST LINE OF SAID LOT 3, SECTION 275 AND THE EAST LINE OF SAID VICTORIA HEIGHTS SUBDIVISION PHASE II, AT A DISTANCE OF 74.46 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 674.75 FEET PASS THE NORTHEAST CORNER OF SAID VICTORIA HEIGHTS SUBDIVISION PHASE II AND THE SOUTHEAST CORNER OF VICTORIA HEIGHTS SUBDIVISION PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 45, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1,279.75 FEET PASS A NO. 4 REBAR FOUND [NORTHING: 16634171.317, EASTING: 1082706.312] ON THE EXISTING SOUTH RIGHT-OF-WAY, AT A DISTANCE OF 1,299.75 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 1,319.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.832 ACRES, OF WHICH 0.872 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD AND 0.588 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 33.372 ACRES OF LAND, MORE OR LESS.

MAP OF THE HUB SUBDIVISION

(MASTER)

PLAT SHOWING 34.832 ACRES OUT OF LOT 3, SECTION 275 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171, H.C.D.R. HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EDUARDO ZEGAIB, MANAGER	824 E HACKBERRY AVE	MCALLEN, TX 78501	(956) 789-4897	N/A
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

SHEET 1 OF 1

WILL REQUIRE CHAINLINK FENCE OR SIMILAR MATERIAL TO NOT ALLOW ACCESS BETWEEN MATERIAL

NOT ADEQUATE ACCESS

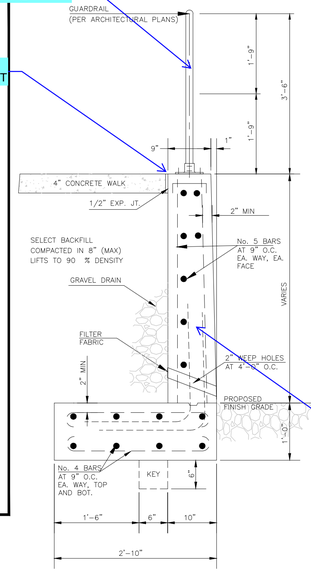
WILL REQUIRE MIN SEPEARATION OF 6-FT

LEGEND (PROPOSED)

Ⓓ	STORM SEWER MANHOLE
	TYPE "A" INLET
	TYPE "C" INLET
	BEEHIVE INLET
	DRAIN FLOW
24"SD	24" STORM SEWER LINE
30"SD	30" STORM SEWER LINE
36"SD	36" STORM SEWER LINE
42"SD	42" STORM SEWER LINE
48"SD	48" STORM SEWER LINE
54"SD	54" STORM SEWER LINE
A-A	ASPHALT TO ASPHALT
B-B	BACK TO BACK
FL	FLOWLINE
FG	FINAL GRADE
GB	GRADE BREAK
HB	HIGH BANK
LP	LOW POINT
NG	NATURAL GROUND
RIM	TOP OF RIM
TB	TOP OF BANK
TC	TOP OF CURB
TOE	TOE OF DITCH
TOP	TOP OF INLET
HP	HIGHPOINT
FG	FINAL GRADE
xx.xx'	EXISTING GRADE
xx.xx'	PROPOSED GRADE

NOTE:

1. STORM WATER LINES SHALL BE RJT-RCP CLASS III TYPE PIPES, EXCEPT RJT-RCP CLASS IV AT STREET AND DRIVE AISLE CROSSINGS.
2. ALL EXCAVATED MATERIAL TO BE PLACED ON FILL AREAS AND COMPACTED AND TESTED PER ENGINEER OF RECORD AND GEOTECHNICAL REQUIREMENTS.
3. [illegible] MULCH TO AS AN EROSION PREVENTION MEASURE; OTHER SUCH ACCEPTABLE EROSION PREVENTION MEASURES MUST BE UTILIZED PERMANENTLY.

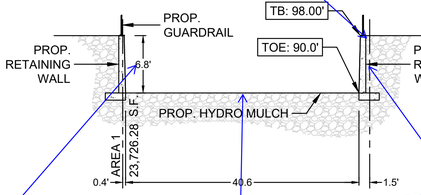


RETAINING WALL DETAIL
N.T.S.

WILL REQUIRE SOME SORT OF SEPERATION BUFFER FROM PARKING LOT OR SIDEWLAKS

FENCE/BERM WILL BE REQUIRED AT ALL DETENTION PONDS

PROVIDE RIM ELEVATIONS FOR MANHOLES

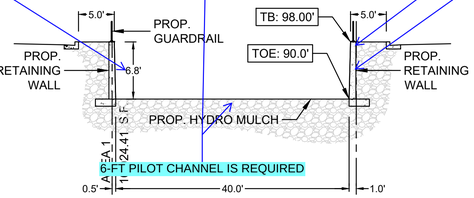


SECTION CUT A-A
DETENTION POND "A"
N.T.S.

AREA 1 * HEIGHT = PROPOSED DETENTION
23,726.28 S.F. * 6.8 FT. = 161,338.70 C.F.
TB: 98.00' | TOE: 90.00' | DEPTH: 8.0' | LOWEST TC: 98.00'

VERIFY, SECTION B-B IS DOWNSTREAM

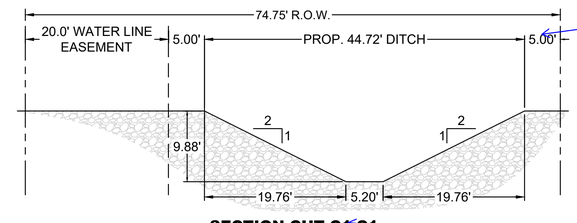
3:1 MIN, FURTHER DISCUSSION REQUIRED



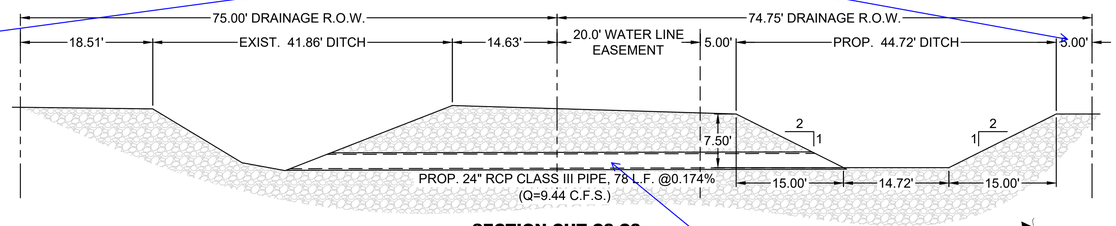
6-FT PILOT CHANNEL IS REQUIRED

SECTION CUT B-B
DETENTION POND "B"
N.T.S.

AREA 1 * HEIGHT = DETENTION PROVIDED DETENTION
16,021.41 S.F. * 6.8 FT. = 108,965.99 C.F.
TB: 98.00' | TOE: 90.00' | DEPTH: 8.0' | LOWEST TC: 98.00'



SECTION CUT C1-C1
DITCH "C"
N.T.S.



SECTION CUT C2-C2
DITCH "C"
N.T.S.

MUST FOLLOW SECTION 1.09 CHANNEL DESIGN ENGINEERING MANAUAL

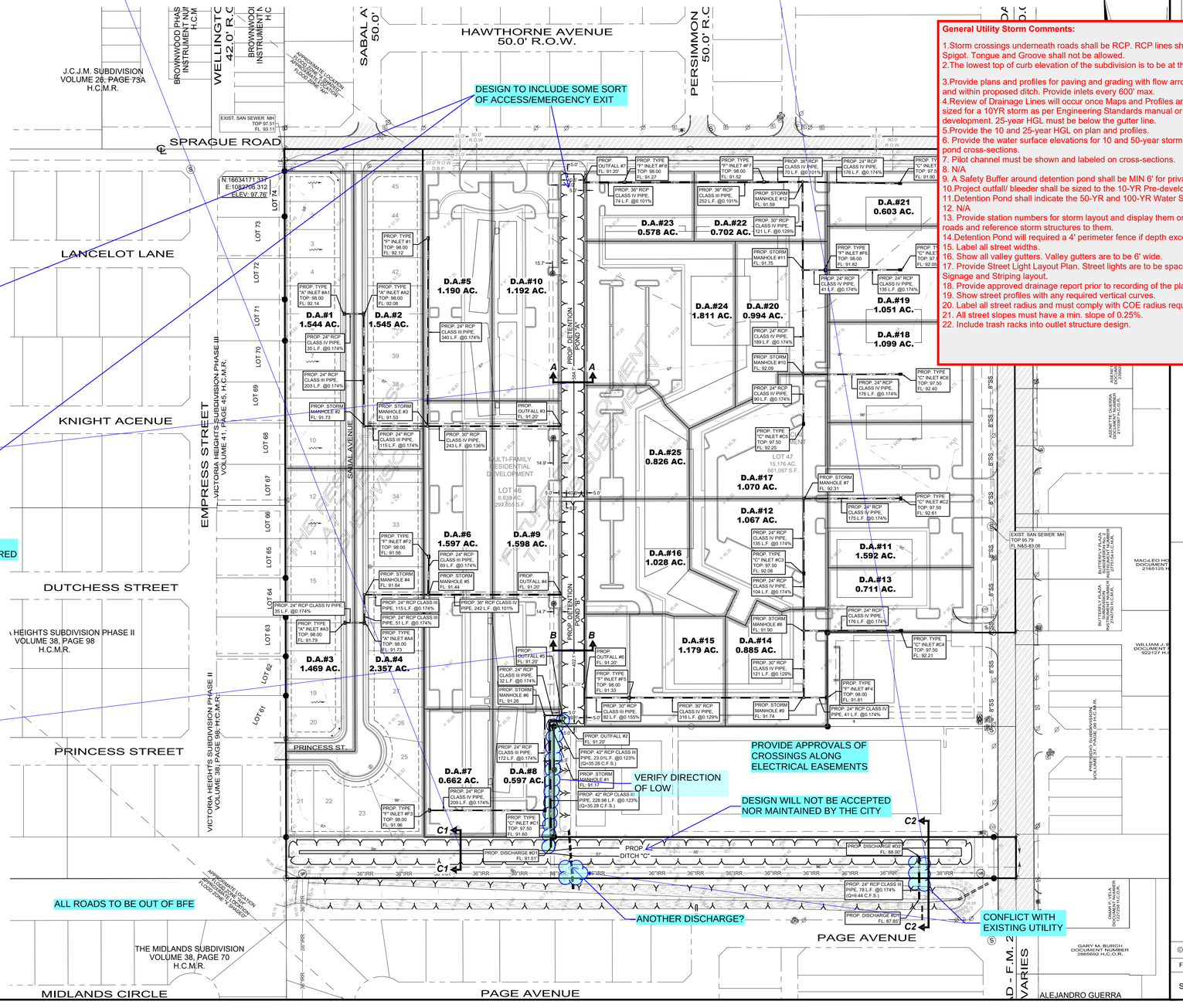
SHOW UTILITY CONFLICT

NOTE: DITCH SHALL HAVE HYDRO MULCH TO AS AN EROSION PREVENTION MEASURE; OTHER SUCH ACCEPTABLE EROSION PREVENTION MEASURES MUST BE UTILIZED PERMANENTLY.

NOTE: DITCH SHALL HAVE HYDRO MULCH TO AS AN EROSION PREVENTION MEASURE; OTHER SUCH ACCEPTABLE EROSION PREVENTION MEASURES MUST BE UTILIZED PERMANENTLY.

DESIGN TO BE SEALED SEPARATELY

DESIGN TO INCLUDE SOME SORT OF ACCESS/EMERGENCY EXIT



VERIFY DIRECTION OF LOW

PROVIDE APPROVALS OF CROSSINGS ALONG ELECTRICAL EASEMENTS

DESIGN WILL NOT BE ACCEPTED NOR MAINTAINED BY THE CITY

ANOTHER DISCHARGE?

CONFLICT WITH EXISTING UTILITY

ALL ROADS TO BE OUT OF BFE

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. N/A
9. A Safety Buffer around detention pond shall be MIN 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. N/A
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.

DRAINAGE AREA GROUP TABULATIONS

DRAINAGE AREA GROUP	AREA (AC.)	DETENTION REQUIRED C.F.	DETENTION REQUIRED AC.-FT.	DETENTION PROVIDED (C.F.)	Q10 FLOW (C.F.S.)	Q50 FLOW (C.F.S.)
"A" SINGLE-FAMILY RESIDENTIAL	9.411	28,824	0.662	28,824	16.43	54.51
"B" MULTI-FAMILY RESIDENTIAL	7.062	41,545	0.954	41,545	6.39	35.22
"C" COMMERCIAL	18.359	176,264	4.046	176,264	12.59	109.53
TOTAL	**34.832**	**246,634**		**246,634**	**35.42**	**199.26**
PROPOSED DETENTION POND "A"				161,339		
PROPOSED DETENTION POND "B"				108,966		
TOTAL PROPOSED DETENTION				**270,305**		

JOB No. 25226.00

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

ELDEN & HUNT, INC. TBPE FIRM #2165

THE HUB SUBDIVISION (MASTER)
EDINBURG, TEXAS
HIDALGO COUNTY

MASTER DRAINAGE LAYOUT

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File Name: 25226

SHEET 1 OF 1

Y:\Land Development\Residential\Edinburg\25166 - Eduardo Zegab - The Residences at The Hub (McColl & Sprague)\Autocad files\25166-OVERALL.dwg, Master Drainage, 4/1/2026 10:24:35 AM

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: THE HUB SUBDIVISION (MASTER)
PREPARED BY: MARIO A. REYNA, P.E
DATE: April 01, 2026



DRAINAGE REPORT
HYDRAULIC CALCULATION

PROJECT NAME: THE RESIDENCES AT THE HUB
PROJECT NUMBER: 25166
DATE: April 1, 2026

DRAINAGE GROUP "A"
(D.A.#1 - D.A.#4)

I. Existing Condition-10 year

Ex. Area: 409,946 sf
9.411 ac

Int. Coeff. "k" 0.213 Table 3-2
Kμ 3.28
Length 230 ft
Velocity 0.651648 ft/sec

HOW WAS THIS LENGTH OBTAINED?

Slope : 0.87 %
tc : 5.88 min

HOW WAS THIS SLOPE OBTAINED?

Rainfall Intensity (10yr) 8.732 in/hr
c factor 0.200
Q peak existing condition: 16.43 cfs

II. Future Condition-50 year

Future area: 409,946.00 sf
9.41 ac
Slope : 0.87 %
tc : 2.96 min
Rainfall Intensity (50yr) 13.740 in/hr
c factor 0.422
Q future cond. = Aci = i * = 54.51 * 0.422
3.96681749 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	12.477	49.49	14848	16.43	3925	10924
10	0.17	10.253	40.67	24403	16.43	6390	18013
15	0.25	8.761	34.75	31278	16.43	8855	22423
25	0.42	6.864	27.23	40842	16.43	13785	27057
35	0.58	5.697	22.60	47458	16.43	18716	28742
45	0.75	4.899	19.43	52470	16.43	23646	28824
55	0.92	4.316	17.12	56499	16.43	28577	27922
65	1.08	3.869	15.35	59856	16.43	33507	26349
75	1.25	3.514	13.94	62727	16.43	38437	24290
85	1.42	3.226	12.80	65264	16.43	43368	21897
95	1.58	2.986	11.84	67516	16.43	48298	19218
105	1.75	2.782	11.04	69525	16.43	53229	16296
115	1.92	2.608	10.35	71384	16.43	58159	13225
125	2.08	2.456	9.74	73069	16.43	63090	9979
135	2.25	2.323	9.21	74641	16.43	68020	6621
145	2.42	2.205	8.75	76097	16.43	72950	3147
155	2.58	2.100	8.33	77472	16.43	77881	-409
165	2.75	2.006	7.96	78779	16.43	82811	-4033
175	2.92	1.920	7.62	79971	16.43	87742	-7771
185	3.08	1.843	7.31	81150	16.43	92672	-11522
195	3.25	1.772	7.03	82242	16.43	97602	-15361
205	3.42	1.707	6.77	83288	16.43	102533	-19245
215	3.58	1.647	6.53	84280	16.43	107463	-23183

TABLE IA
FLOWRATE DETERMINATION
THE RESIDENCES AT THE HUB
DRAINAGE GROUP "A" (D.A.#1 - D.A.#4)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
DA1	1.544	0.422	15.0	10	6.287	4.09				
DA1 - DA2	1.544	0.422	15.2	10	6.251	4.07	24	0.032%	0.174%	3.8
DA2	1.545	0.422	15.0	10	6.287	4.09				
DA2 - MH3	3.089	0.422	16.9	10	5.942	7.74	24	0.117%	0.174%	3.8
DA3	1.469	0.422	15.7	10	6.146	3.81				
DA3 - DA4	1.469	0.422	17.1	10	5.911	3.66	24	0.026%	0.174%	3.5
DA4	2.357	0.422	20.4	10	5.424	5.39				
DA4 - MH5	3.826	0.422	21.3	10	5.303	8.55	24	0.143%	0.174%	4.9
		0.422	0.0	10	11.987	0.00				
		0.422	21.3	10	5.303	0.00		0.000%		0.0
		0.422	0.0	10	11.987	0.00				
		0.422	21.3	10	5.303	0.00		0.000%		0.0
		0.422	0.0	10	11.987	0.00				
		0.422	21.3	10	5.303	0.00		0.000%		0.0
		0.422	0.0	10	11.987	0.00				
		0.422	0.0	10	11.987	0.00		0.000%		0.0
		0.422	0.0	10	11.987	0.00				
		0.422	0.0	10	11.987	0.00		0.000%		0.0

HOW WERE THESE COEFFICIENTS OBTAINED

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^e}$$

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: Residences at the Hub Subdivision

Project Location: South West of McColl and Sprague

(select one) ⓧ C.O.E ◯ Edinburg ETJ

Applicant: Melden & Hunt, Inc ◯ Owner ⓧ Agent

Address: 115 W McIntyre Street, Edinburg, Tx

Email: Mario@meldenandhunt.com Phone: 956-381-0981

Date: 04/06/2026

Proposed Type of Development

ⓧ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
Single-Family	9.411	1,800	45	34	45	431	833	210

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

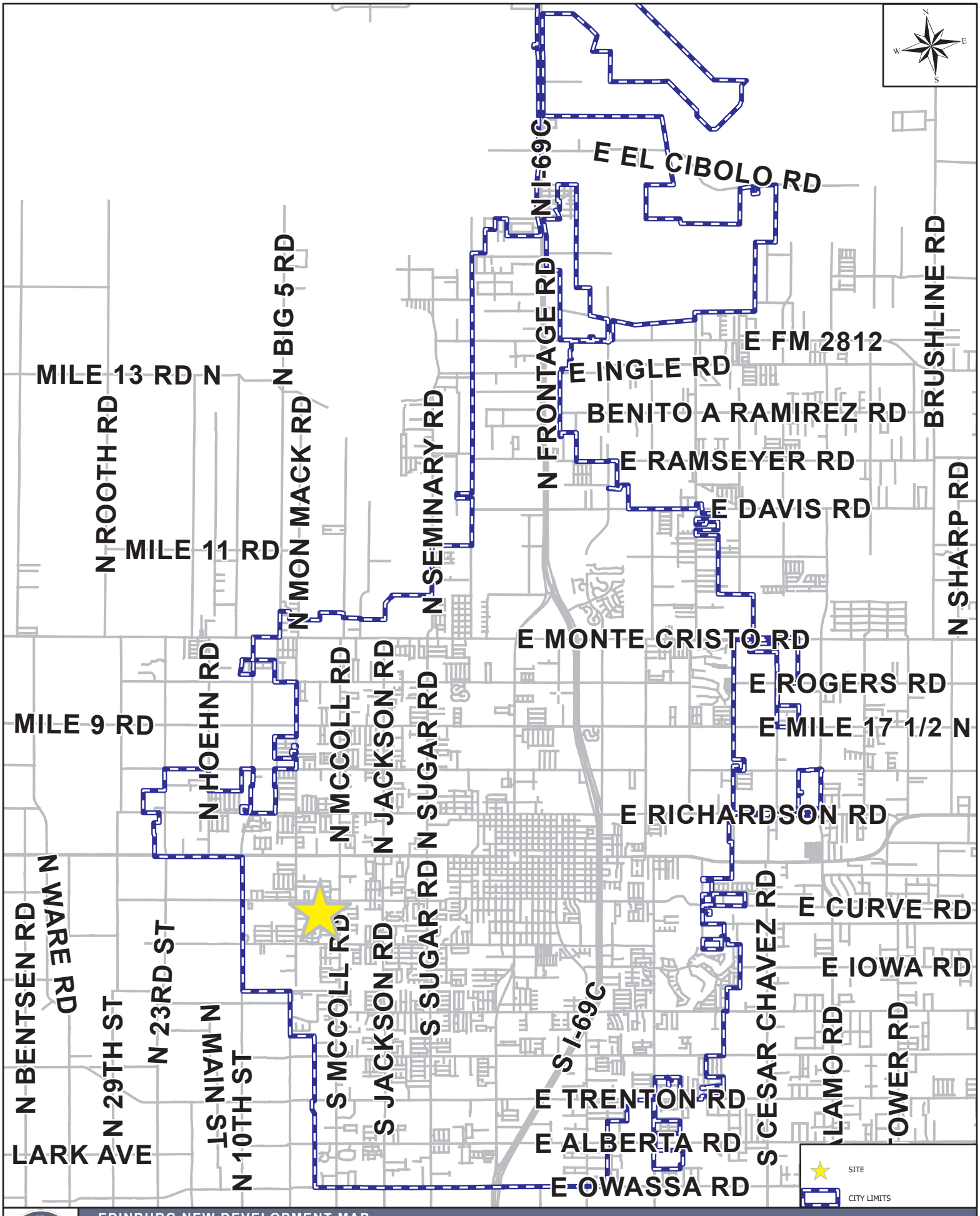
_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

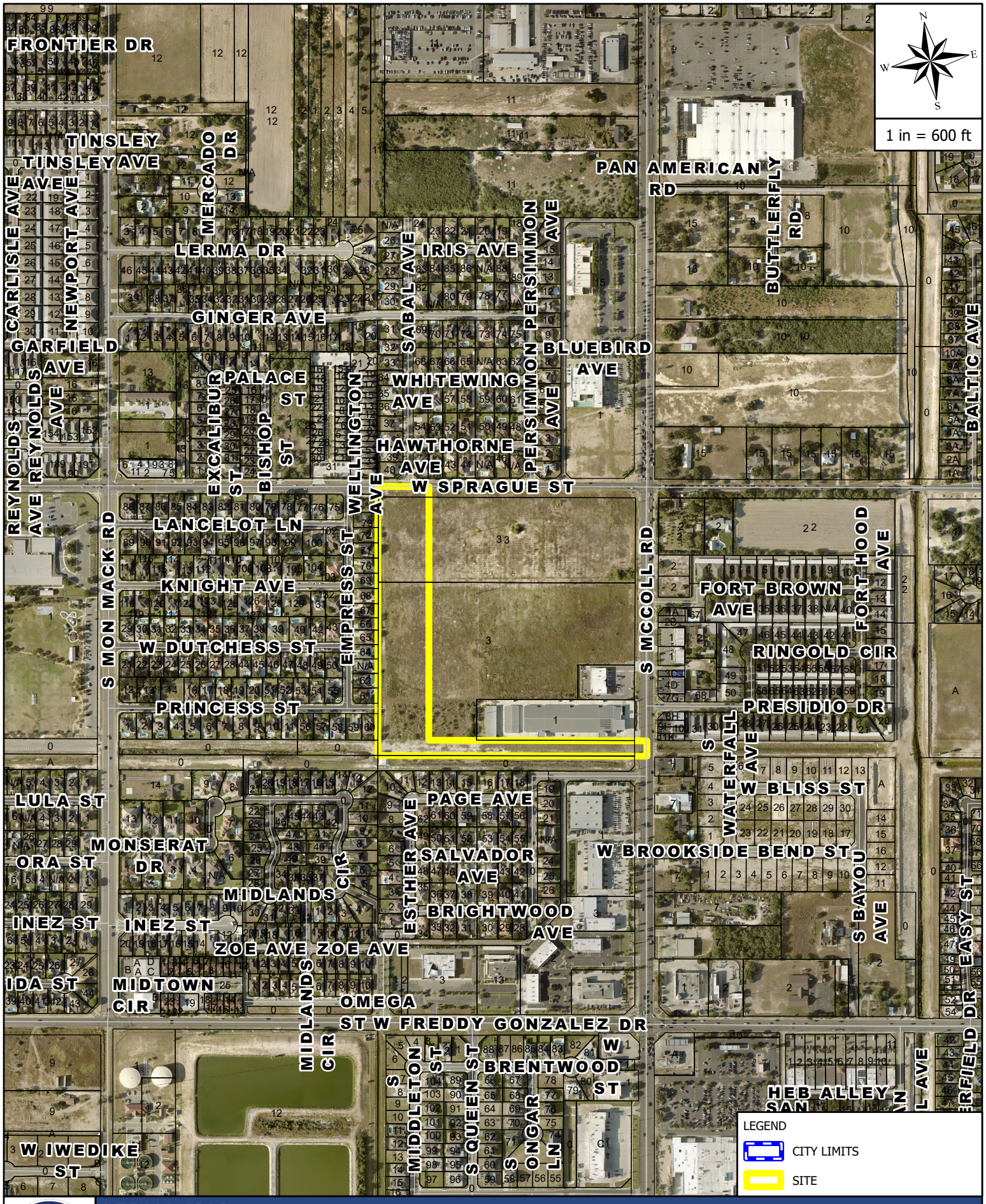
Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition



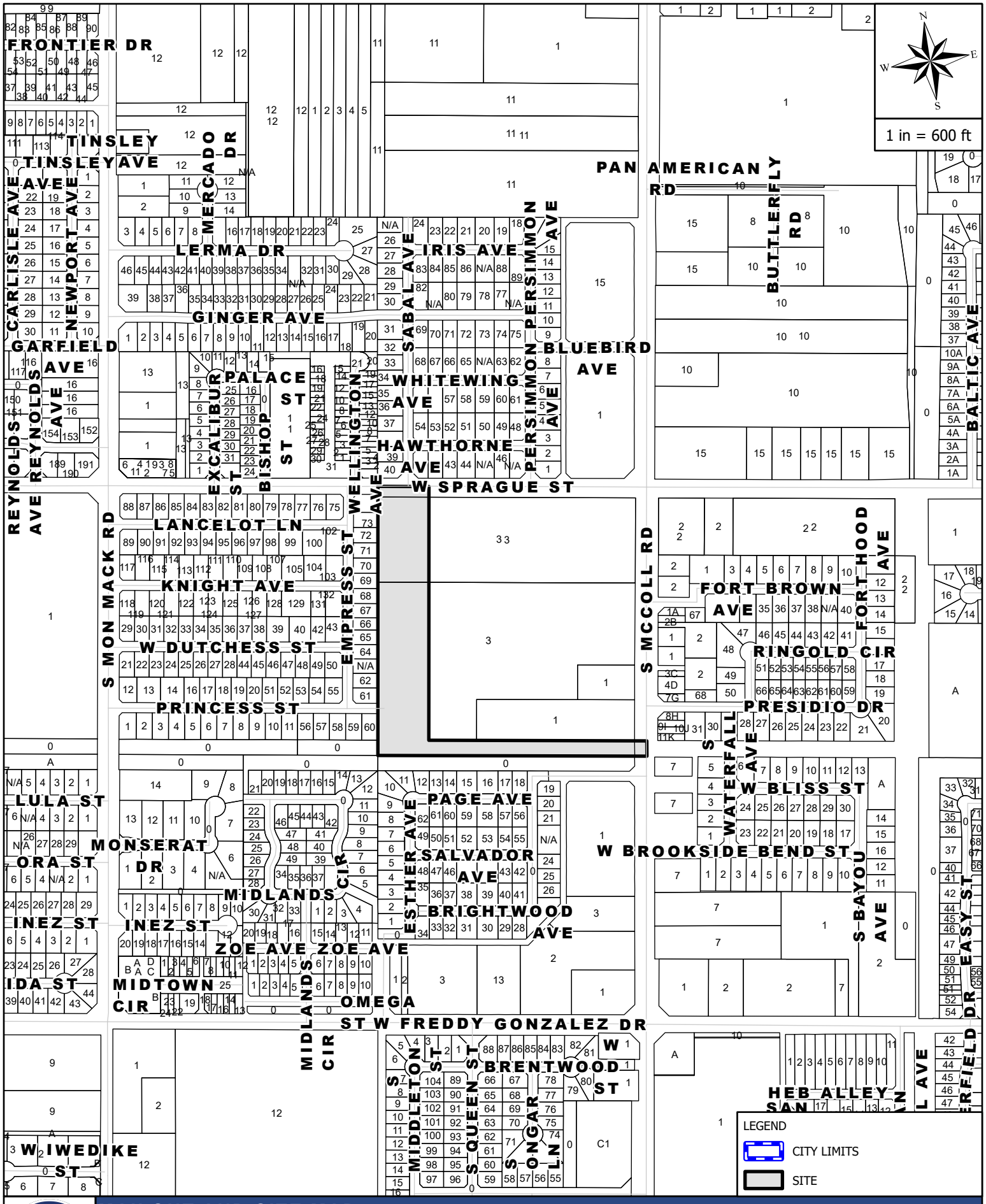
EDINBURG NEW DEVELOPMENT MAP

3198 W SPRAGUE ST



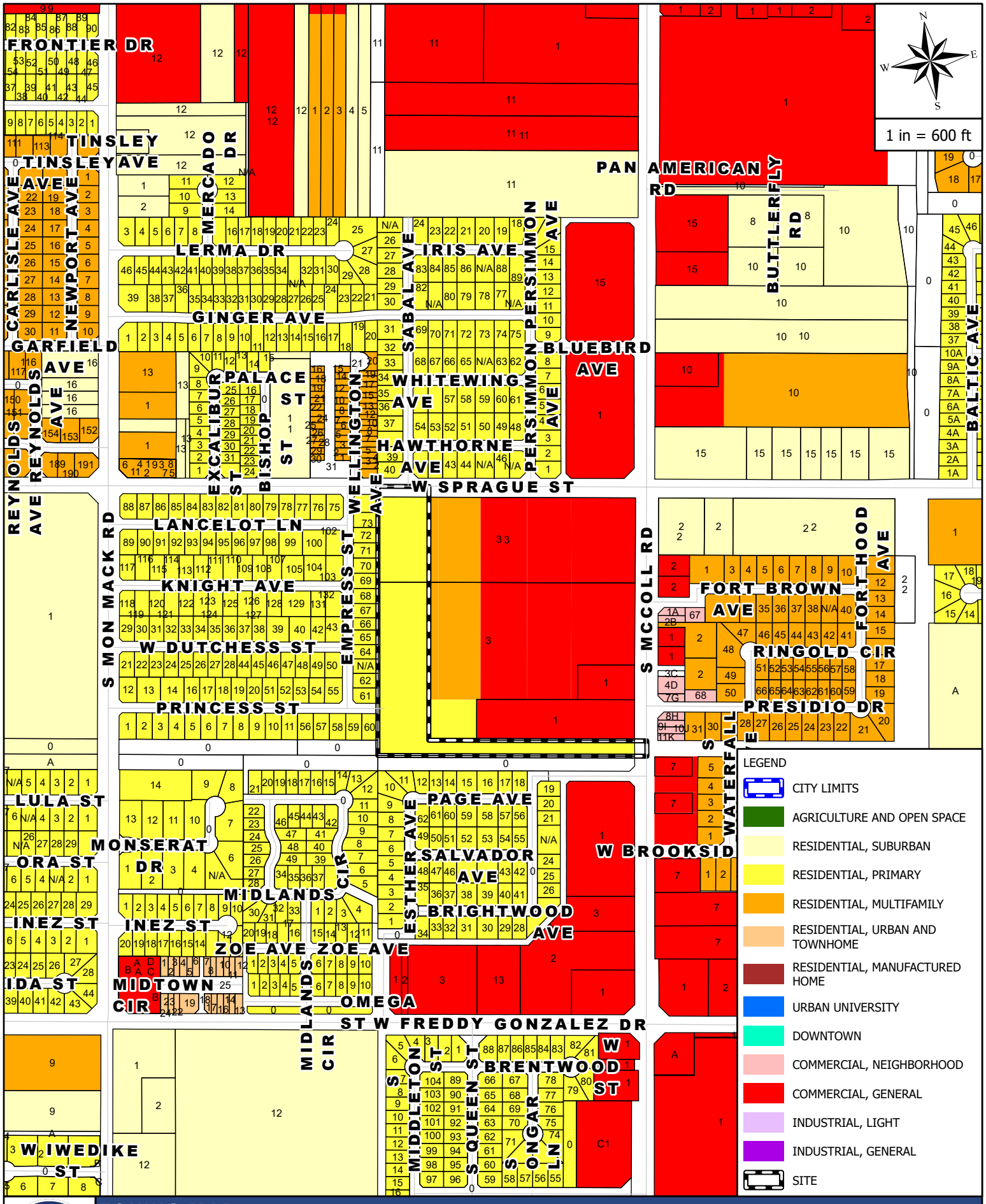
AERIAL MAP

3198 W SPRAGUE ST



MAILOUT AND SITE MAP

3198 W SPRAGUE ST



ZONING MAP

3198 W SPRAGUE ST

GENERAL PLAT NOTES AND RESTRICTIONS:

VERIFY FLOODZONES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "AH". ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
   BASE FLOOD ELEVATION IS DETERMINED TO BE 98.0 FEET.

   AS PER FLOOD PLAIN COMMUNITY-PANEL NUMBER: 480338 0015 E AND COMMUNITY-PANEL NUMBER: 480338 0030 E; MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 14, 2001

2. THIS PROPERTY IS ZONED AS RESIDENTIAL PRIMARY.

3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2012B)
   FOUND NO.4 REBAR STAMPED "ALL STAR 5729"
   N: 16634171.317'
   E: 1082706.312'
   ELEV: 97.76'

4. MINIMUM SETBACKS SHALL BE AS FOLLOWS :
   FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 20.00 ~~10.00~~ FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.00 ~~5.00~~ FEET OR EASEMENT, WHICHEVER IS GREATER
   STREET SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   Cul-de-sac: street 15 feet refer to UDC table 3.102-1 table note 1

   As per UDC Table 3.102-1 Residential, Primary side yard setbacks are 6 feet and rear is 20 feet

5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18 INCHES ABOVE THE TOP OF CURB.

6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
   remove plat note

7. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 28,824 C.F. (0.662 AC.-FT.) OF STORM WATER RUNOFF. THE REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION SHALL BE PROVIDED OFF-SITE. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE MASTER DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A 50-YEAR STORM REVIEW.

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. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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 CONSTRUCTIONS ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.

10. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS 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.

11. LOT OWNERS WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.

12. ALL LOT CORNERS SET 1/2" IRON RODS OR AS NOTED.

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

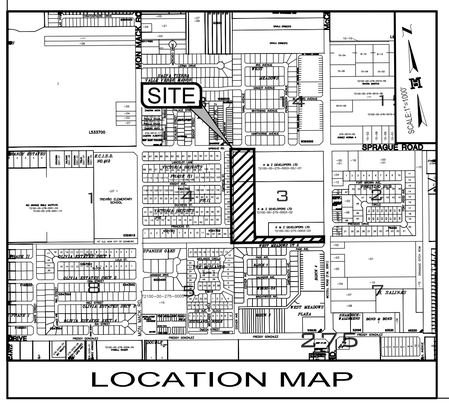
INLCUDE NOTE STATING THAT LOTS WILL BE GRADED AT 1% FROM REAR TO FRONT AWAY FROM ADJOINING PROPERTIES

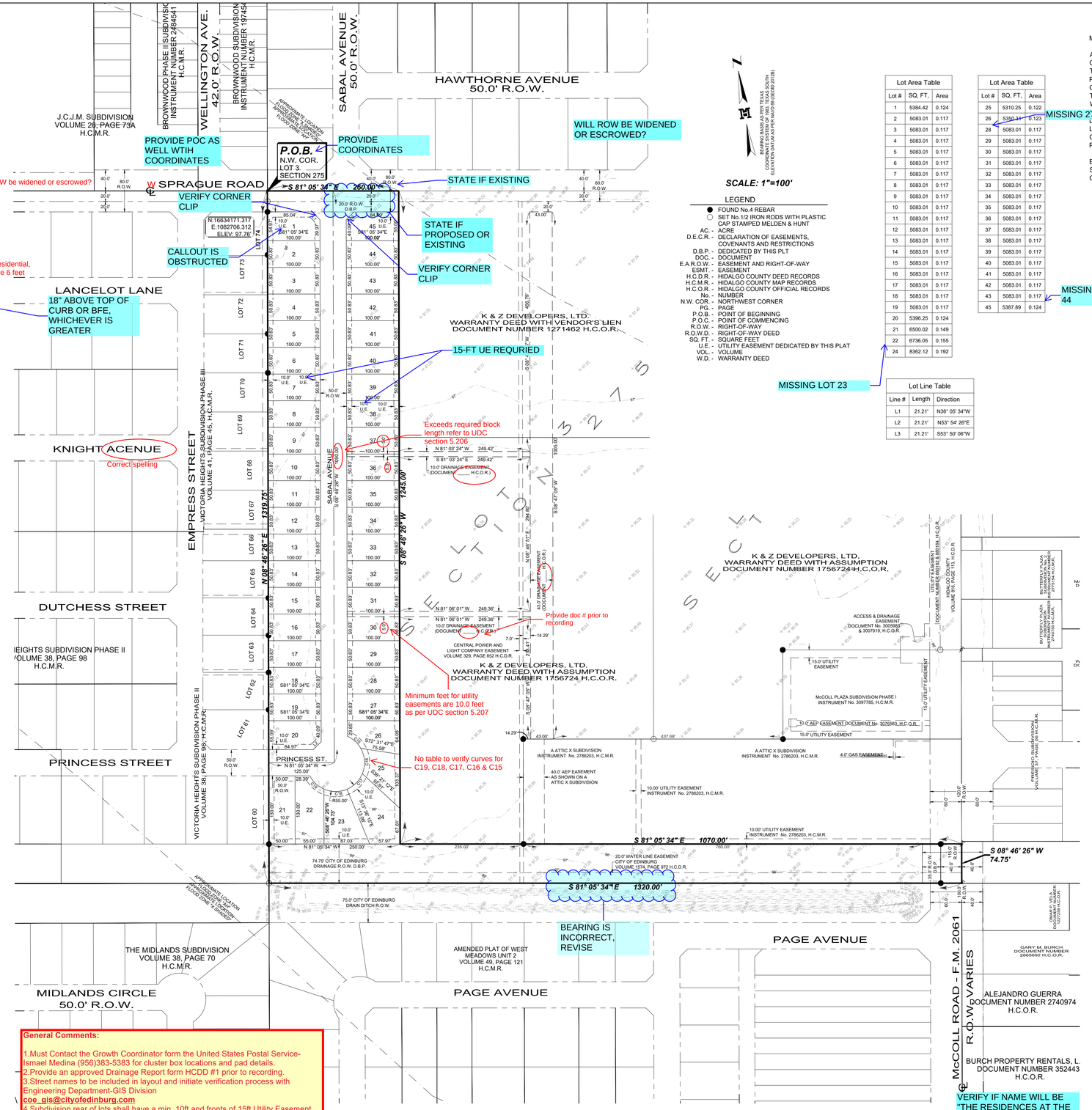
Plat Note Requirement: In new subdivisions of more than 10 lots, the decision to permit fences in front and street side yards must be approved and indicated on the final plat. Where the street yard is in a reverse frontage situation (Figure 2.206-3, Fences in Front, Street, Side, and Rear Yards), the development plans shall provide for a fence or wall of uniform design. Such fences or walls shall be installed as part of the development and shall require a fence permit.

50% of parkland fee ($300.00) per lot will be due at the time of building permit stage. (Inside city limits only)
-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP

DRAWN BY:	AURORA DAVILA	DATE	09/29/2025
REVISED BY:	ALEXIA G. PERALTA	DATE	04/01/2026
SURVEYED, CHECKED:		DATE	
FINAL CHECK:		DATE	

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





Lot Area Table		
Lot #	SQ. FT.	Area
1	5384.42	0.124
2	5083.01	0.117
3	5083.01	0.117
4	5083.01	0.117
5	5083.01	0.117
6	5083.01	0.117
7	5083.01	0.117
8	5083.01	0.117
9	5083.01	0.117
10	5083.01	0.117
11	5083.01	0.117
12	5083.01	0.117
13	5083.01	0.117
14	5083.01	0.117
15	5083.01	0.117
16	5083.01	0.117
17	5083.01	0.117
18	5083.01	0.117
19	5083.01	0.117
20	5396.25	0.124
21	6500.02	0.149
22	6736.05	0.155
24	8362.12	0.192

MISSING LOT 23

Lot Area Table		
Lot #	SQ. FT.	Area
25	5310.25	0.122
26	5350.34	0.123
28	5083.01	0.117
29	5083.01	0.117
30	5083.01	0.117
31	5083.01	0.117
32	5083.01	0.117
33	5083.01	0.117
34	5083.01	0.117
35	5083.01	0.117
36	5083.01	0.117
37	5083.01	0.117
38	5083.01	0.117
39	5083.01	0.117
40	5083.01	0.117
41	5083.01	0.117
42	5083.01	0.117
43	5083.01	0.117
44	5387.89	0.124

MISSING 27

MISSING 44

Lot Line Table		
Line #	Length	Direction
L1	21.21'	N36° 05' 34"W
L2	21.21'	N53° 54' 26"E
L3	21.21'	S53° 50' 06"W

LEGEND

- FOUND No.4 REBAR
- SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT

AC. - ACRE
D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
D.B.P. - DEDICATED BY THIS PLT
DOC. - DOCUMENT
E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
ESMT. - EASEMENT
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
No. - NUMBER
N.W. COR. - NORTHWEST CORNER
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
R.O.W. - RIGHT-OF-WAY
R.O.W.D. - RIGHT-OF-WAY DEED
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
VOL. - VOLUME
W.D. - WARRANTY DEED

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) NORTH AMERICAN DATUM OF 1983 (NAD83) ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

SCALE: 1"=100'

METES & BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 9.411 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 3, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 9.411 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO K & Z DEVELOPERS, LTD. BY VIRTUE OF A WARRANTY DEED WITH ASSUMPTION, RECORDED UNDER DOCUMENT NUMBER 1756724, HIDALGO COUNTY OFFICIAL RECORDS AND K & Z DEVELOPERS, LTD. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1271462, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.411 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INCLUDE COORDINATES

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 3, SECTION 275, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, S 81° 05' 34" E ALONG THE NORTH LINE OF SAID LOT 3, SECTION 275, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 250.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 46' 26" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTH RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 1,245.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, S 81° 05' 34" E AT A DISTANCE OF 1,030.00 FEET TO A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,070.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, S 08° 46' 26" W ALONG THE EAST LINE OF SAID LOT 3, SECTION 275 AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 74.75 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, N 81° 05' 34" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

6. THENCE, N 08° 46' 26" E, ALONG THE WEST LINE OF SAID LOT 3, SECTION 275 AND THE EAST LINE OF VICTORIA HEIGHTS SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38, PAGE 98, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1,279.75 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 16634171.317, EASTING: 1082706.312) ON THE EXISTING SOUTH RIGHT-OF-WAY OF SPRAGUE ROAD, AT A DISTANCE OF 1,299.75 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 1,319.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.411 ACRES, OF WHICH 0.115 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD AND 0.069 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD, LEAVING A NET OF 9.227 ACRES OF LAND, MORE OR LESS.

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.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EDUARDO ZEGAIB, MANAGER	824 E HACKBERRY AVE	MCALLEN, TX 78501	(956) 789-4897	N/A
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

VERIFY IF NAME WILL BE "THE RESIDENCES AT THE HUB SUDIVISION" OR "RESIDENCES AT THE HUB SUBDIVISION"

COUNTY COURT SEAL — COUNTY OF HIDALGO, 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

MAP OF THE RESIDENCES AT THE HUB SUBDIVISION

PLAT SHOWING 9.411 ACRES OUT OF LOT 3, SECTION 275 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171, H.C.D.R. HIDALGO COUNTY, TEXAS

SHEET 1 OF 2

Y:\Land Development\Residential\Edinburg\25166 - Eduardo Zegaib - The Residences at The Hub (McColl & Sprague)\Autocad files\25166-OVERALL.dwg, 03 PLAT, 4/1/2026 10:24:55 AM

MAP OF

THE RESIDENCES AT THE HUB SUBDIVISION

PLAT SHOWING 9.411 ACRES OUT OF
LOT 3, SECTION 275 TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY VOLUME 24, PAGES 168-171, H.C.D.R.
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RESIDENCES AT THE HUB 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.

K&Z DEVELOPERS, LLC,
A TEXAS LIMITED LIABLITY COMPANY

_____
EDUARDO ZEGAIB, MANAGER
824 E HACKBERRY AVE, STE 110
MCALLEN , TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EDUARDO ZEGAIB, AND KNOWN TO ME 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS THE RESIDENCES AT THE HUB 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_____.

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

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

THE _____ DAY OF_____, 20_____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

_____ _____
PRESIDENT SECRETARY

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.

DATED THIS THE _____ DAY OF_____, 20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PE # 117368
DATE SURVEYED: 04/01/2026
JOB No. 25166.00

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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF_____, 20_____.

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR

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

DATE SURVEYED: 10/24/2025
T-1242, PG. 1
SURVEY JOB # 24109.07 COZ

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

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

Y:\Land Development\Residential\Edinburg\25166 - Eduardo Zegaib - The Residences at The Hub (McColl & Sprague)\Autocad files\25166-OVERALL.dwg, 03 PLAT (2), 4/1/2026 10:25:05 AM

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: TESORO SUBDIVISION PHASE II

Date Prepared: May 5, 2026
Planning and Zoning Meeting: May 14, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of Tesoro Subdivision Phase II, being a 14.73 acres tract of land, out of and forming a part or portion of Lots 5, 6, 7, 8, and 9, Block 8 Santa Cruz Gardens Unit No. 3 Subdivision, Hidalgo County, Texas, Located at 3098 E. Davis, as requested by Rio Delta Engineering
Location:	The property is located on the south of E. Davis Road and approximately 346 feet West N. Doolittle 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 79 Single Family Residential lots averaging approximately 5,975.00 to 11,929.00 square feet.
Utilities:	Water Distribution System will be provided by North Alamo Water Supply Corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0370)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3098 E DAVIS
Edinburg, TX 78542

PARCEL: S1700-03-008-0005-00

APPLICATION DATE: 04/07/2026
EXPIRATION DATE: 10/04/2026
SQUARE FEET: 0
VALUATION: $0.00

DESCRIPTION: Being a 14.73 acres tract of land, out of and forming a part or portion of Lots 5, 6, 7, 8, and 9, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, recorded in Volume 9, Page 3, Map Records of Hidalgo County, Texas

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	OMAR GARCIA	FORTIS LAND COMPANY LLC	5612 N 10TH ST 200 Mcallen, TX 78504
Authorized Agent	OMAR GARCIA	FORTIS LAND COMPANY LLC	5612 N 10TH ST 200 Mcallen, TX 78504

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	04/08/2026	04/23/2026		Approved
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	04/23/2026	04/27/2026	Complete
Comments	PLEASE SEE COMMENTS SENT TO ENGINEER.			
Fire (Fire)	Anthony Riojas	04/23/2026	04/24/2026	Complete
Comments	PENDING INFFORMATION: 1. STREET DETAILS: Street Exceeds block length UDC 5.206			
Planning & Zoning (Planning & Zoning)	Leonel Duran	04/23/2026	04/23/2026	Complete
Comments	One large tree in front of each lot required at the building permit stage to provide shade to streets, sidewalks, an driveways.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	04/23/2026	04/27/2026	Complete
Comments	Redlines and Comments in Bluebeam			
Public Works (Public Works)	David De La Fuente	04/23/2026	04/23/2026	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan, Plat Note			
Solid Waste (Solid Waste)	Laura Olivarez	04/23/2026	04/09/2026	Complete
Comments	Submittal Requirements and Site Development Guidelines sent (ET)			
Utilities (Utilities)	Priscilla Bernal	04/23/2026	04/13/2026	Approved
Comments				

The preliminary utility fees are as follows:
1. Water Tap Fees -
2. Sewer Fees -
3. Water Rights -
4. Transfer Fees -

Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.
Will submit comments to Engineering and Planning & Zoning. The preliminary utility fees are as follows:

1. Water Tap Fees - NAWSC
2. Sewer Fees - $5,200
3. Water Rights - N/A
4. Transfer Fees - $400

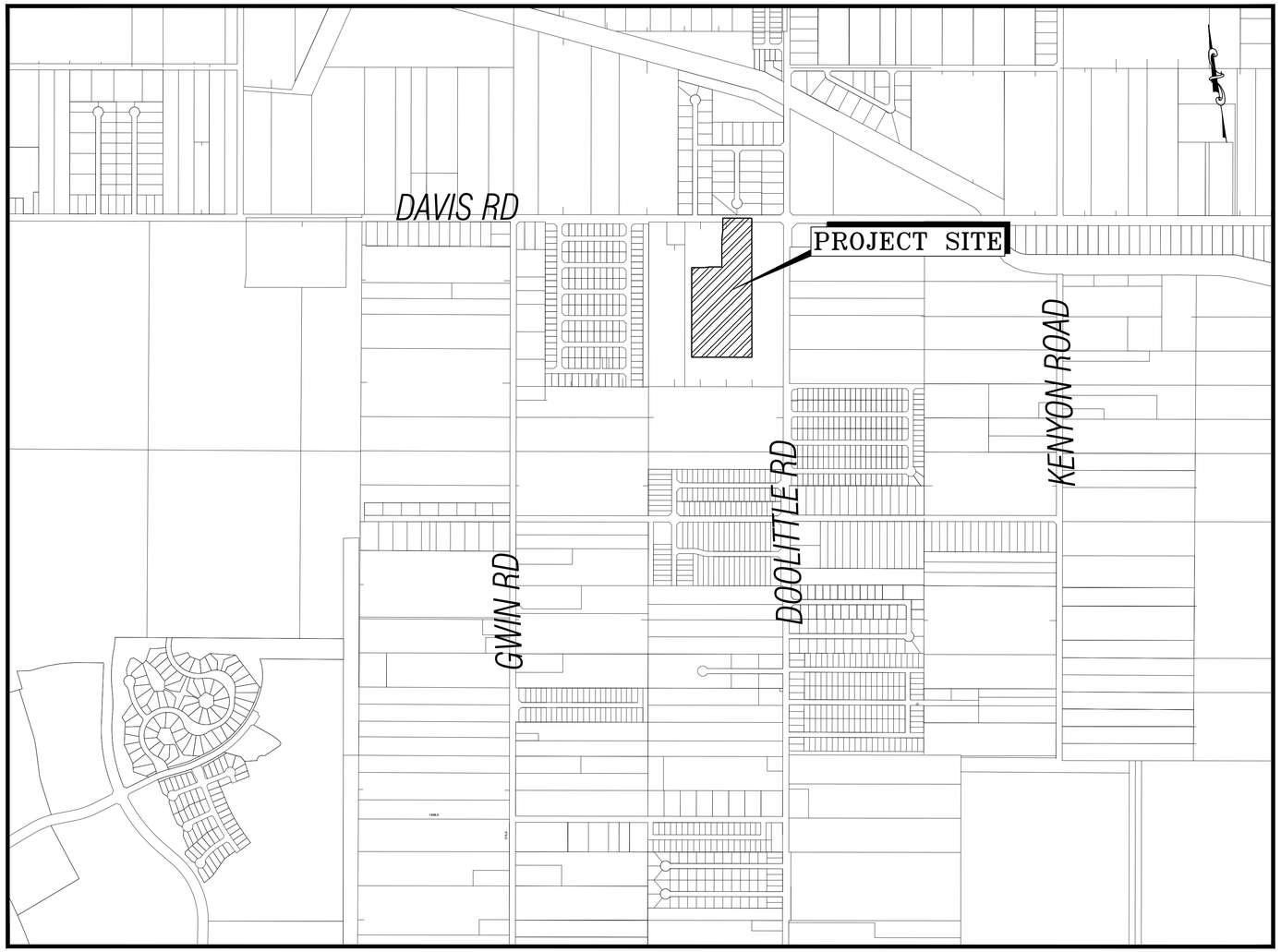
Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.

Will submit comments to Engineering and Planning & Zoning.

Utilities (Utilities)	Jose Guajardo	04/23/2026	04/23/2026	Complete
Comments	- Install casings at Strom and Irrigation lines crossings, and at Cul-de-Sac. - Review Irrigation pipe location and quantities (2 lines in the same easement?). - Show casings on Profile plans.			

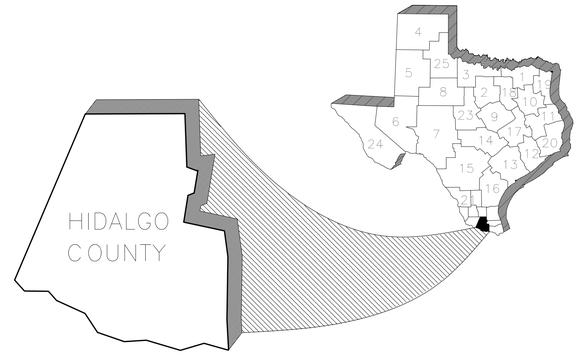
TESORO SUBDIVISION PHASE II

EDINBURG, TEXAS.



VICINITY MAP

NOT TO SCALE



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 2A	PLAT NOTES
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	SANITARY SEWER LAYOUT
SHT 5	SSWR ZONE A LAYOUT
SHT 6	SSWR ZONE B LAYOUT
SHT 7-9	SSWR PLAN AND PROFILE
SHT 10	WATER LAYOUT
SHT 11	WATER ZONE A LAYOUT
SHT 12	WATER ZONE B LAYOUT
SHT 13	PAVING AND DRAINAGE LAYOUT
SHT 14	PAVING AND DRAINAGE ZONE A LAYOUT
SHT 15	PAVING AND DRAINAGE ZONE B LAYOUT
SHT 16-17	STORM PLAN AND PROFILE
SHT 18	SIGNAGE LAYOUT
SHT 19	LIGHTING LAYOUT
SHT 20	RECOMMENDED EROSION CONTROL PLAN
SHT 21-25	TYPICAL DETAILS

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 MARCH 26, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT:

COVER SHEET

TESORO SUBDIVISION PHASE II
EDINBURG, TEXAS
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	AS SHOWN
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 01

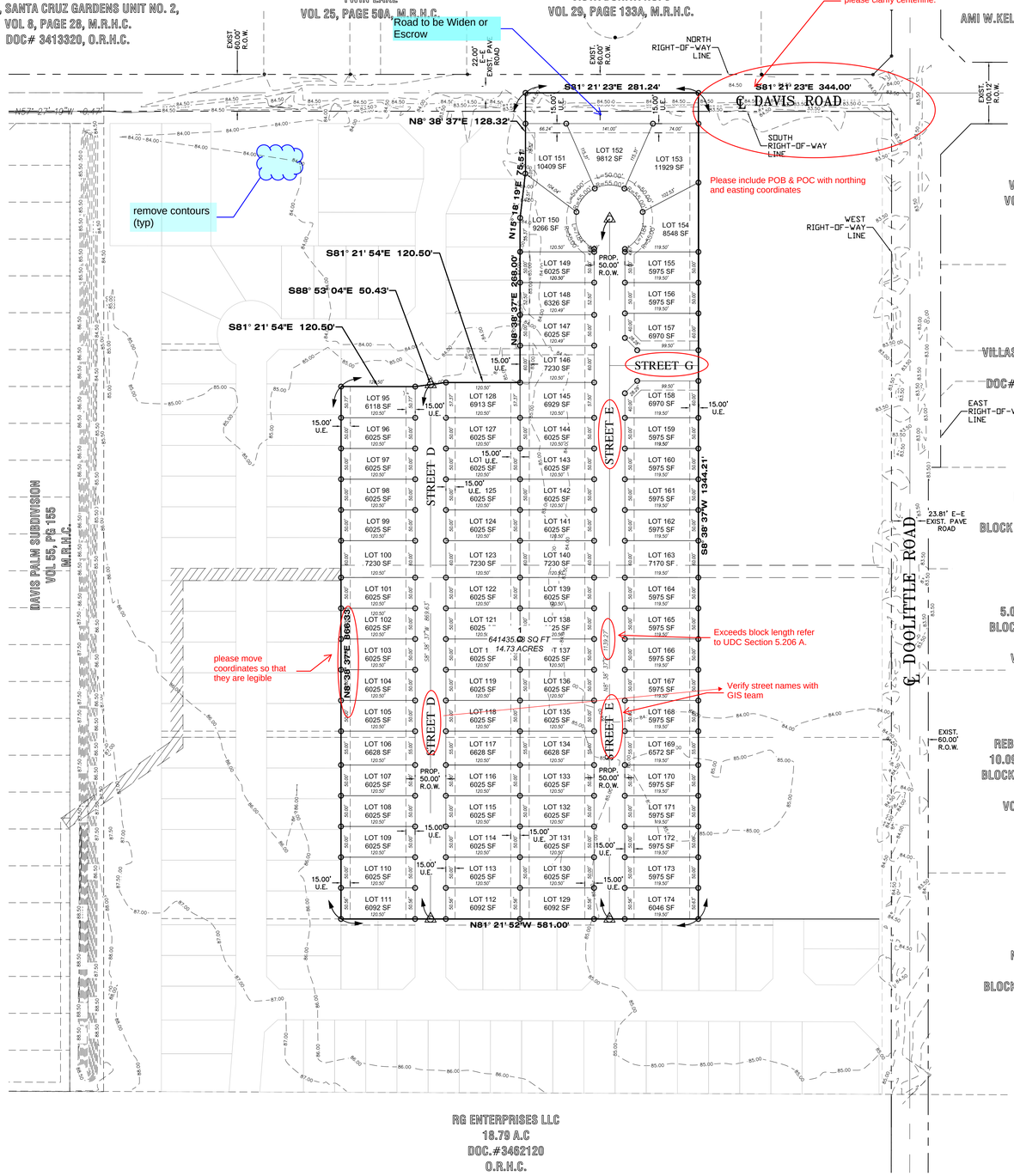
J:\RDE SUBDIVISIONS 2021\SUB 21 052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052 -RDE SHT 1 COVER SHEET.dwg RIODELTA 3/26/2026 11:35 AM

3/26/2026 11:34:43 AM, RioDelta, Homero Ruben Gonzalez Ramirez

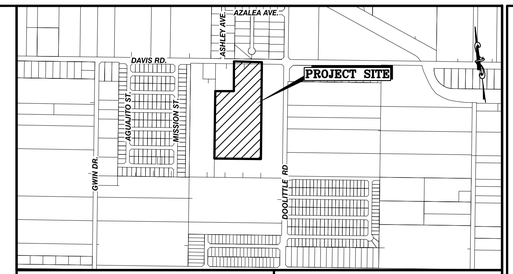
DATE OF PREPARATION: MAY 6, 2025

TESORO SUBDIVISION PHASE II

BEING A 14.73 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



LOCATION MAP | SCALE: 1"= 1000'

METES AND BOUNDS DESCRIPTION

BEING A 14.73 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 6, 7 AND 8, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 14.73 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 5, BLOCK 8, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF E. DAVIS ROAD AND N. DOOLITTLE ROAD;

THENCE, N 81° 21' 23" W ALONG THE NORTH LINE OF THE SAID LOTS 5 AND 6 BLOCK 8, SAME BEING ALONG THE CENTERLINE OF E. DAVIS ROAD, A DISTANCE OF 344.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE, S 08° 38' 37" W ACROSS THE SAID LOT 6, BLOCK 8, PASSING AT A DISTANCE OF 30.00 FEET A 1/2-INCH IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF DAVIS ROAD, FOR A TOTAL DISTANCE OF 1344.21 FEET TO A IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 21' 52" W ACROSS THE SAID LOT 6, 7 AND 8, BLOCK 8, A DISTANCE OF 581.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 37" E ACROSS THE SAID LOT 8, BLOCK 8, A DISTANCE OF 866.33 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 21' 54" E ACROSS THE SAID LOT 8 AND 7, BLOCK 8, A DISTANCE OF 120.50 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 88° 53' 04" E ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE OF 50.43 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 21' 54" E ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE OF 120.50 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 37" E ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE OF 268.00 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 15° 18' 19" E ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE 75.51 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 37" E ACROSS THE SAID LOT 7, BLOCK 8, PASSING AT A DISTANCE OF 98.32 FEET A 1/2-INCH IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF DAVIS ROAD, FOR A TOTAL DISTANCE 128.32 FEET TO A COTTON-PICKER SPINDLE SET ON THE CENTERLINE OF DAVIS ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 21' 23" E ALONG THE NORTH LINE OF THE SAID LOT 7, AND 6, BLOCK 8, SAME BEING ALONG THE CENTERLNE OF DAVIS ROAD, A DISTANCE OF 281.24 TO **THE POINT AND PLACE OF BEGINNING OF THE SAID 14.73 ACRES TRACT** OF LAND MORE OR LESS **OUT OF WHICH THE MOST NORTHERLY 30.00 FEET (0.19 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF DAVIS ROAD**

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
[– –]	– ELECTRICAL & UTILITY EASEMENT

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
T.E.	TECHNICAL EASEMENT
E.&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
℄	LOT LINE

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 _____ ,2025.

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL LAND SURVEYOR

IVAN GARCIA — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194207

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	FORTIS LAND COMPANY, LLC	5312 N 10 ST SUITE 200	MCALLEN, TX 78504	(956) 292–0008	(956) 292–0896
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

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 MARCH 26, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT:

PLAT SHEET– LAYOUT
TESORO PHASE II SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1"=60'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
SHEET NO.	SHT 1–OF–2

Y:\RDE SUBDIVISIONS 2021\SUB 21.052 – FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052_RDE SHT 2 PLAT SHEET PHII.dwg RIODELTA 4/2/2026 2:55 PM

TESORO PHASE II SUBDIVISION

BEING A 14.73 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **TESORO PHASE II SUBDIVISION** ADDITION OF THE CITY OF EDINBURG AND COUNTY OF HIDALGO, 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.

OMAR FELIPE GARCIA (MANAGING MEMBER)
FORTIS LAND COMPANY, LLC (OWNER)
5312 N 10TH ST SUITE 200
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC COUNTY OF HIDALGO DATE

RIGHT OF WAY EASEMENT

KNOW 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, A 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 10' 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 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 THIS _____ DAY OF _____ ____ 2025.

OMAR FELIPE GARCIA DATE
5312 N 10 ST SUITE 200
MCALLEN, TEXAS 78504

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____ 20___

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **TESORO PHASE II SUBDIVISION** 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 _____, 2025

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **TESORO PHASE II SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS

THE _____DAY OF _____, 2025.

MAYOR, CITY OF EDINBURG DATE

SECRETARY, CITY OF EDINBURG DATE

Mayor block not needed unless a variance is requested. as per UDC Section 5.301 D. 6.

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 _____,2022.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 – STATE OF TEXAS

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED · PROFESSIONAL ENGINEER

G E N E R A L P L A T N O T E S

1. FLOOD ZONE STATEMENT:

   FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X", (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. **480338 0020 E**, REVISED **JUNE 6, 2000**. REVISED TO REFLECT LOMR DATED MAY 14, 2021.

2. SETBACKS: currently zoned Residential, primary. As per UDC Table 3.102-1
   FRONT: ~~10.00~~ FEET OR EASEMENT WHICHEVER IS GREATER
   REAR: ~~15.00~~ FEET OR EASEMENT WHICHEVER IS GREATER
   SIDES: ~~5.00~~ FEET OR EASEMENT WHICHEVER IS GREATER
   CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   Front: 20 ft, side: 6 ft, rear: 20 ft and as per Table Note: 1 street yard setback shall be 15 feet for cul-de-sac and irregular lots for RP district

3. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

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

4. 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.

5. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT. OR BFE, WHICHEVER IS GREATER

7. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.

8. BENCHMARKS (B.M.):
   SQUARE CUT INLET BEING APPROXIMATELY 550 FEET WEST OF THE ENTRANCE OF THIS SUBDIVISION ON E DAVIS RD. TOP OF INLET ELEV.=84.80 (N.A.V.D. 88) NORTHING: 16654285.16 EASTING: 1107556.941 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)

9. 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 **281.752** CUBIC–FEET OR **6.468** ACRE–FEET OF STORM WATER RUNOFF. FOR MASTER PLAN OR PHASE II?

10. ONLY ONE SINGLE FAMILY DWELLING PER LOT.

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

12. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.

13. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. SIDEWALK MUST BE (3.00') FEET FROM BACK OF CURB.

14. THIS PROPERTY IS ZONED SUBURBAN RESIDENTIAL. Currently zoned residential, primary. Will property be rezoned to suburban residential?

15. ALL RIGHT–OF–WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

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

17. THE HOMEOWNER'S ASSOCIATION FOR THIS SUBDIVISION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE PROPOSED ~~DETENTION~~ AREA. FOR THIS SUBDIVISION OR MASTER PLAN? Will the subdivision be public or private? if private please provide gate details and submit hoa documents prior to recording.

18. 5' WIDE CONCRETE SIDEWALK IS REQUIRED ALONG DOOLITTLE ROAD AT SUBDIVISION CONSTRUCTION PHASE. Davis Road

19. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1. remove

20. 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.

50% of parkland fee ($300.00) per lot will be due at the time of building permit stage. (Inside city limits only)
-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP
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.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: FORTIS LAND COMPANY, LLC	5312 N 10 ST SUITE 200 MCALLEN, TX 78504	(956) 292–0008 (956) 292–0896
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

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

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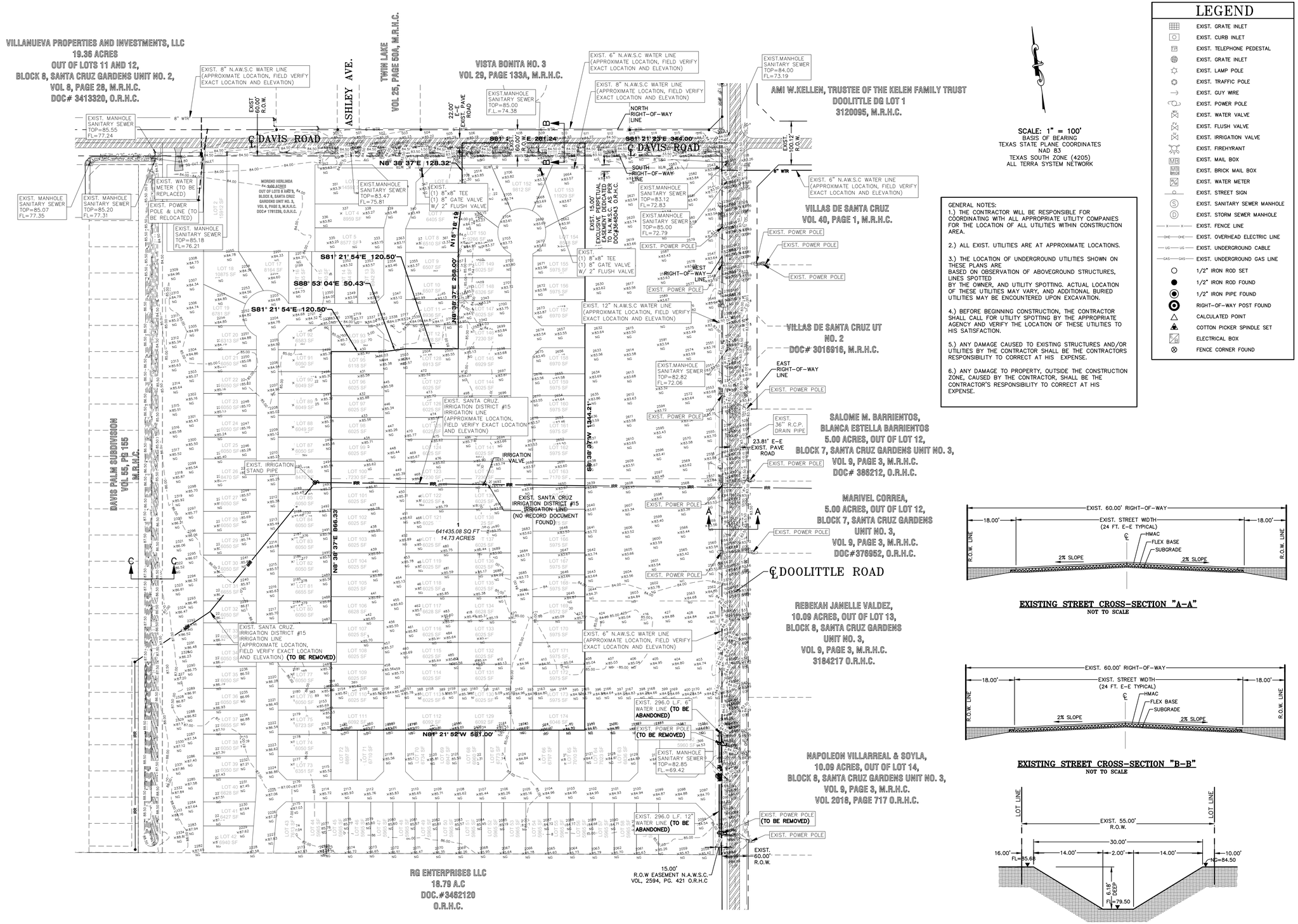
ISSUED FOR: **PRELIMINARY**

PROJECT: PLAT NOTES PHII – LAYOUT
TESORO PHASE II SUBDIVISION
EDINBURG
HIDALGO COUNTY

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: O.A. / H.G
SCALE: 1"=60'
DATE: MARCH 26, 2026
PROJECT: SUB 21 052
REVISIONS:
PAGE NO: SHT 2–OF–2

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3/26/2026 2:02:09 PM, RioDelta, Homero Ruben Gonzale Ramirez



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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK

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

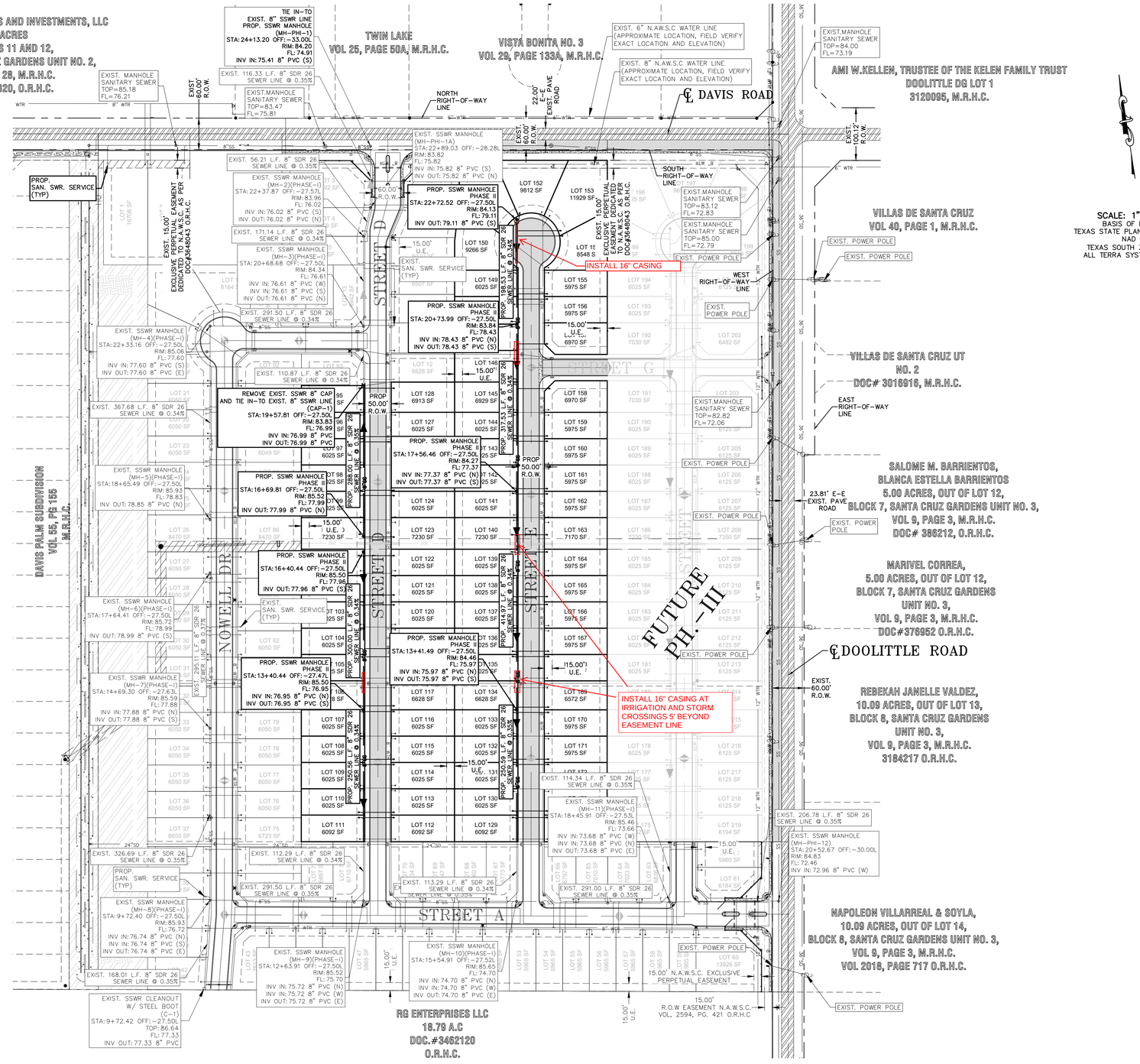
ISSUED FOR:
PRELIMINARY

PROJECT:
EXISTING TOPOGRAPHICAL LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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.
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PAGE NO:	SHT 03

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3/26/2026 2:06:26 PM, RioDelta, Homero Ruben Gonzale Ramirez



LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
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- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

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 SDR 26 PIPE, UNLESS OTHERWISE NOTED.

7) SERVICES TO BE SCH40.

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.

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

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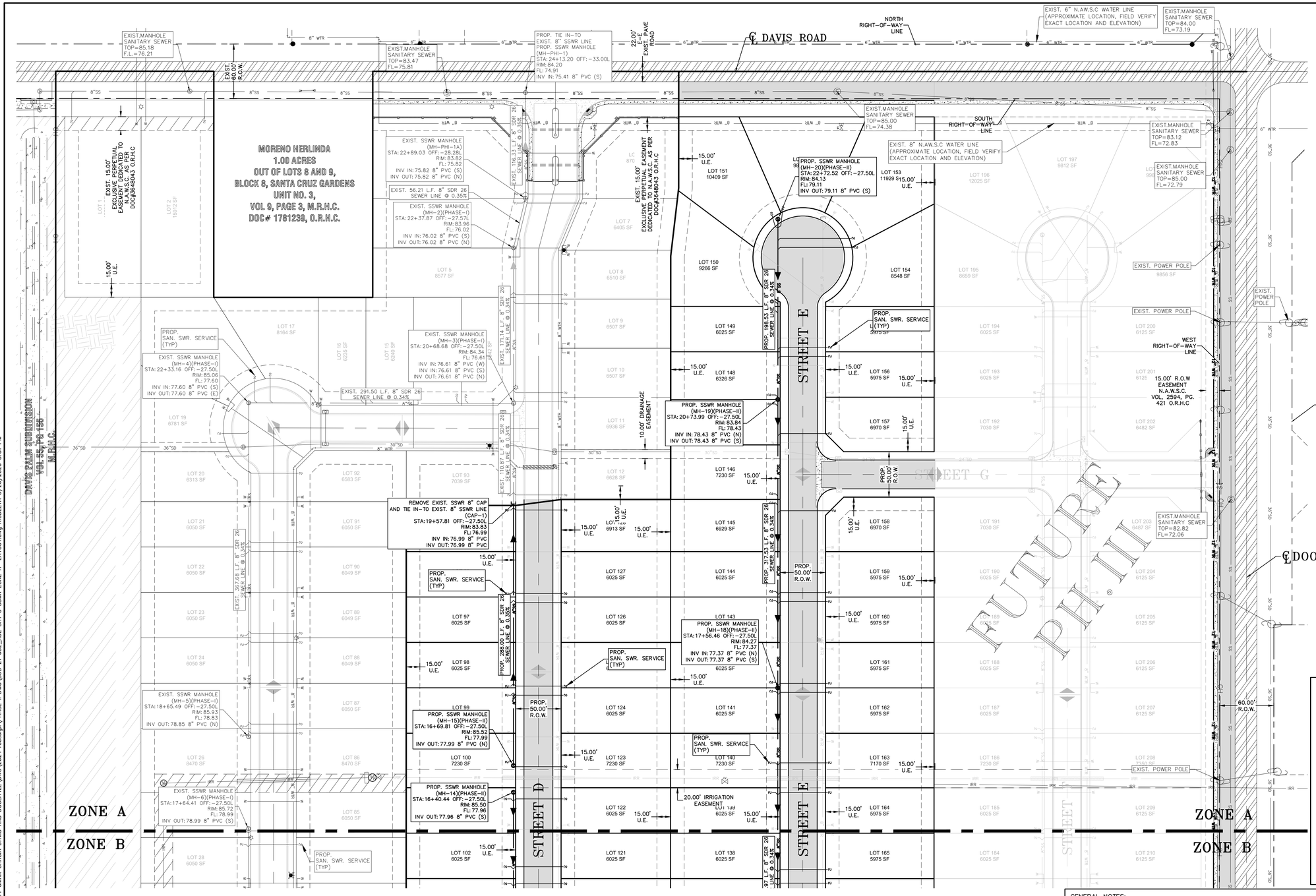
ISSUED FOR: **PRELIMINARY**

PROJECT:
SANITARY SEWER LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1" = 100'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO.	SHT 04

Y:\RGE SUBDIVISIONS 2021\SUB 21.052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052_RGE SHT 4 SSWR LAYOUT.dwg RIODELTA 3/26/2026 2:32 PM

3/26/2026 2:32:22 PM, RioDelta, Homero Ruben Gonzale Ramirez



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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

SCALE: 1" =50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK

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.
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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 SDR 26 PIPE, UNLESS OTHERWISE NOTED.
7) SERVICES TO BE SCH40.

NOTES:
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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.

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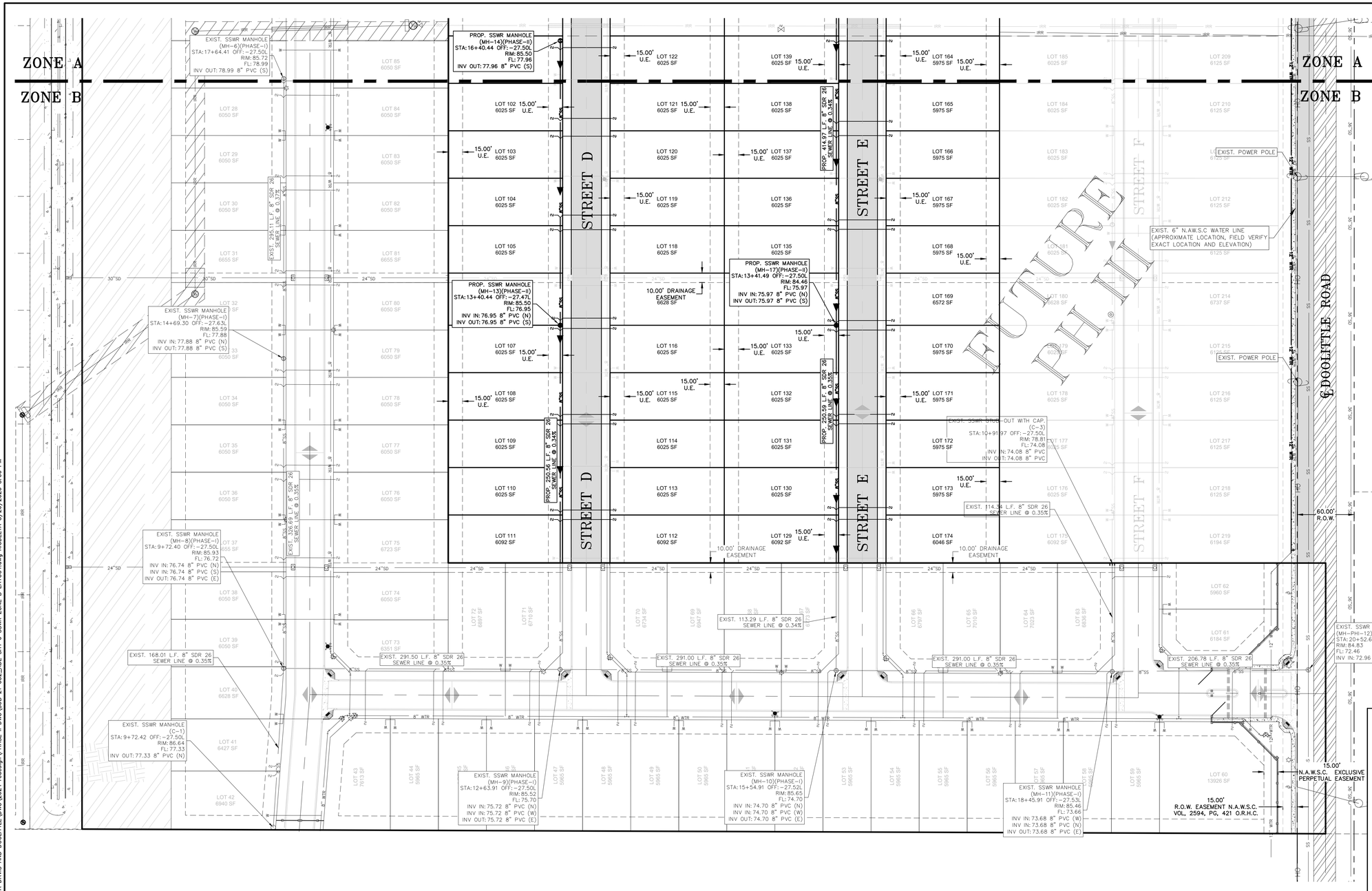
SSWR ZONE A LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1" = 50'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO.	SHT 05

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3/26/2026 3:31:14 PM, RioDelta, Homero Ruben Gonzale Ramirez



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
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- EXIST. STREET SIGN
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- ELECTRICAL BOX
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SCALE: 1" =50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK

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7) SERVICES TO BE SCH40.

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(TEL) 956-380-5152 (FAX) 956-380-5083

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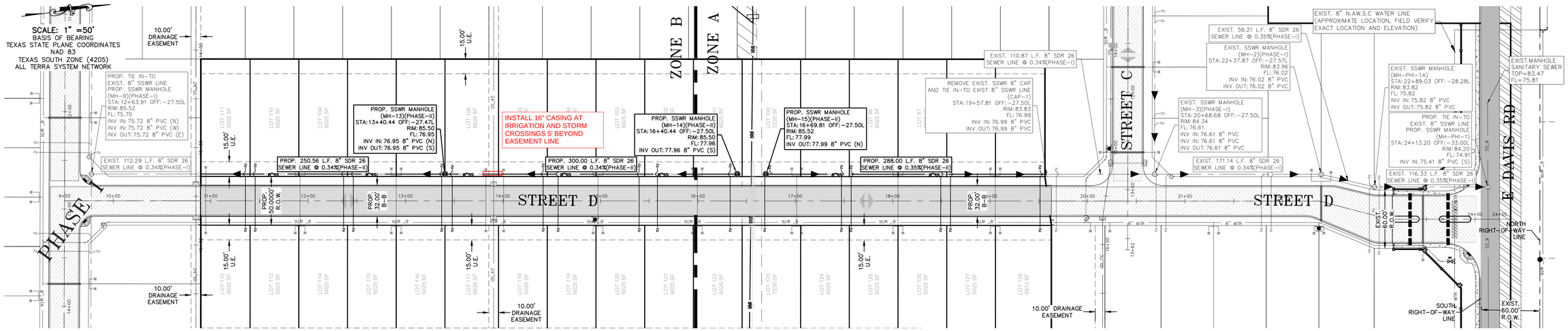
SSWR ZONE B LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
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PROJECT:	SUB 21 052
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PAGE NO.	SHT 06

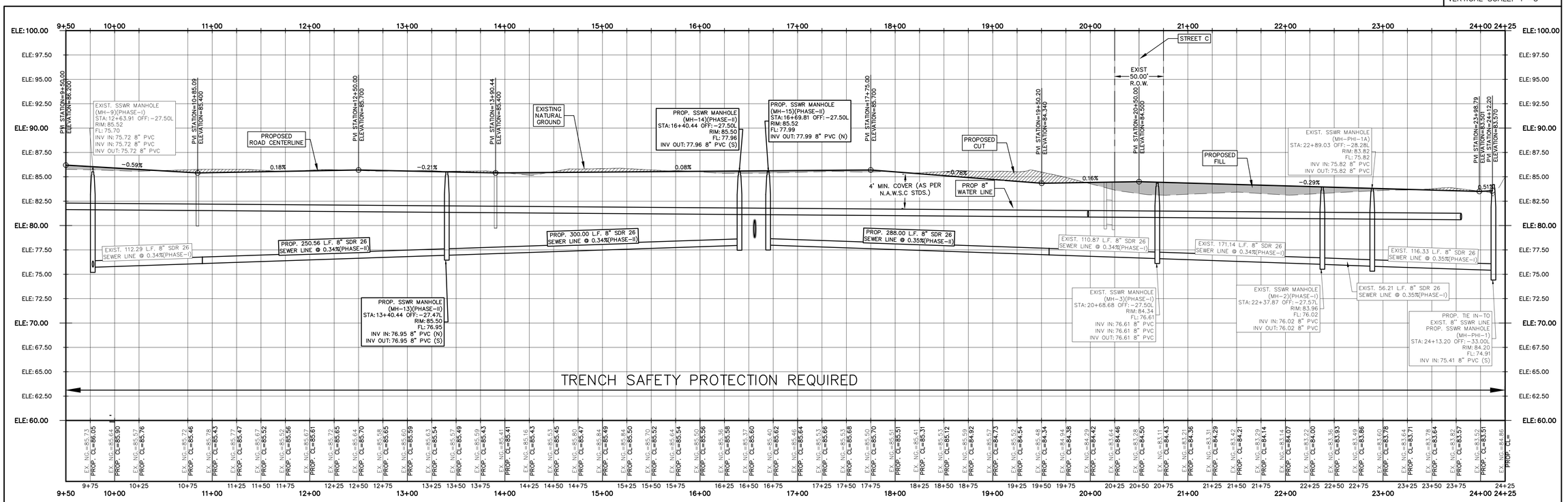
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3/26/2026 3:06:30 PM, Rodketta, Homero Ruben Gonzale Ramirez



SEWER PLAN STREET "D"

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



SEWER PROFILE STREET "D"

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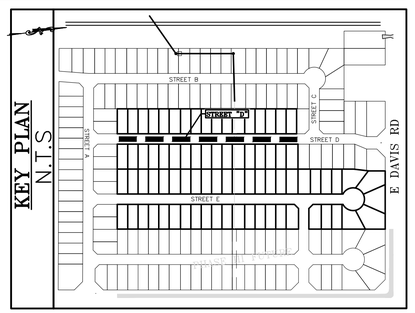
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- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

KEY PLAN N.T.S



RIO DELTA ENGINEERING
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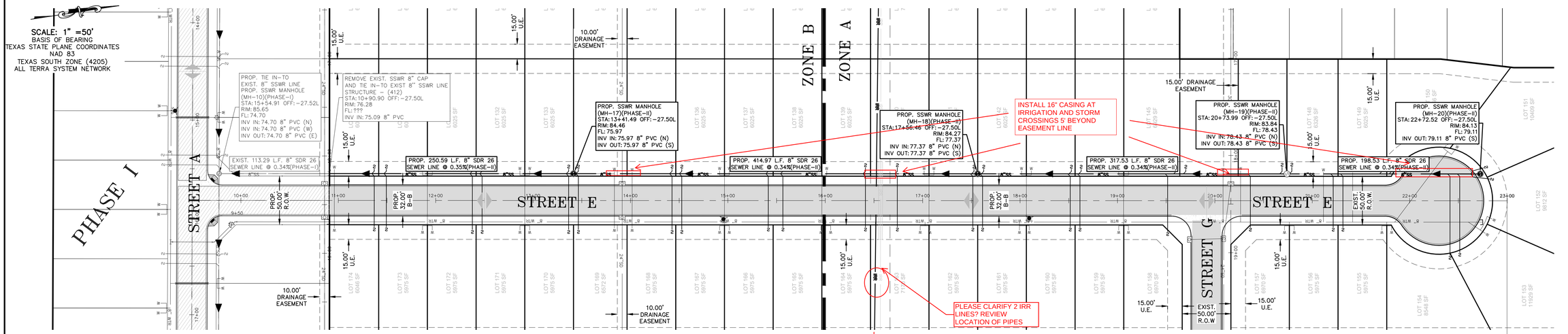
ISSUED FOR: **PRELIMINARY**

SSWR PLAN AND PROFILE LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

PROJECT:

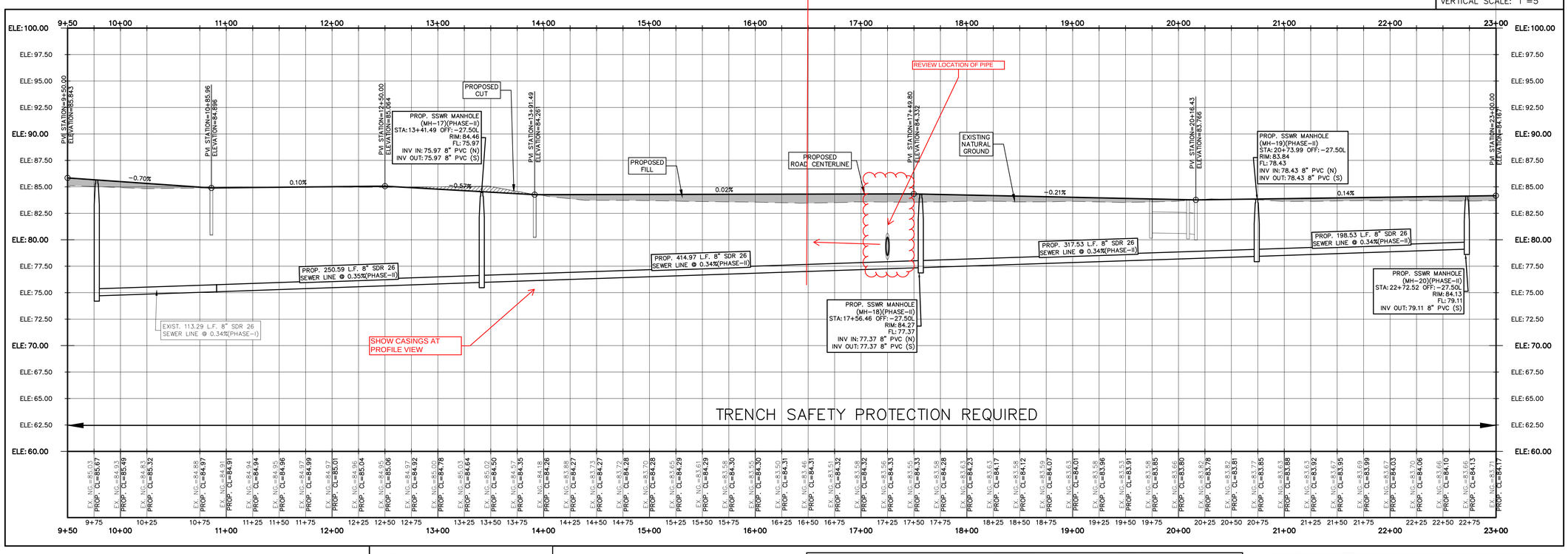
ENGINEER:	IVAN GARCIA P.E. R.P.L.S
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S
CHECKED:	IVAN GARCIA P.E. R.P.L.S
DRAWN:	O.A. / H.C
SCALE:	1" = 50
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 07

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SEWER PLAN STREET "E"

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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SEWER PROFILE STREET "E"

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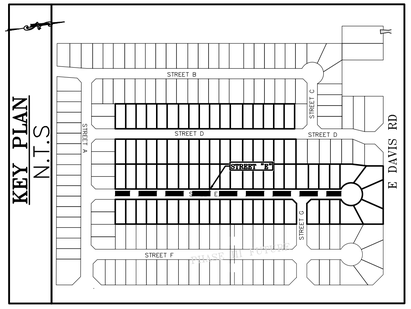
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SSWR PLAN AND PROFILE LAYOUT
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PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S
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DATE: MARCH 26, 2026
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REVISIONS:

PAGE NO: SHT 08

3/26/2026 4:02:56 PM, Rodhelia, Homero Ruben Gonzalez Ramirez
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VILLANUEVA PROPERTIES AND INVESTMENTS, LLC
19.36 ACRES
OUT OF LOTS 11 AND 12,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 2,
VOL 8, PAGE 28, M.R.H.C.
DOC# 3413320, O.R.H.C.

TWIN LAKE
VOL 25, PAGE 50A, M.R.H.C.

VISTA BONITA NO. 3
VOL 29, PAGE 133A, M.R.H.C.

AMI W.KELLEN, TRUSTEE OF THE KELEN FAMILY TRUST
DOOLITTLE DG LOT 1
3120095, M.R.H.C.

VILLAS DE SANTA CRUZ
VOL 40, PAGE 1, M.R.H.C.

VILLAS DE SANTA CRUZ UT NO. 2
DOC# 3016916, M.R.H.C.

SALOME M. BARRIENTOS, BLANCA ESTELLA BARRIENTOS
5.00 ACRES, OUT OF LOT 12,
BLOCK 7, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 386212, O.R.H.C.

MARIVEL CORREA,
5.00 ACRES, OUT OF LOT 12,
BLOCK 7, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC#376952, O.R.H.C

REBEKAH JANELLE VALDEZ,
10.09 ACRES, OUT OF LOT 13,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
3184217 O.R.H.C.

NAPOLEON VILLARREAL & SOYLA,
10.09 ACRES, OUT OF LOT 14,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
VOL 2018, PAGE 217 O.R.H.C.

RG ENTERPRISES LLC
18.79 A.C
DOC.#3462120
O.R.H.C.

MORENO HERLINDA
1.00 ACRES
OUT OF LOTS 8 AND 9,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 1781239, O.R.H.C.

DAVIS PALM SUBDIVISION
VOL 55, PG 165
M.R.H.C.

SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK

ZONE A
ZONE B

STREET A
STREET D
STREET E
STREET G
DAVIS ROAD
DOOLITTLE ROAD

R.O.W EASEMENT N.A.W.S.C. VOL. 2594, PG. 421 O.R.H.C

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT

EXIST. 60.00' R.O.W.

EXIST. 36" R.C.P. DRAIN PIPE

23.81' E-E EXIST. PAVE ROAD

22.00' E-E EXIST. PAVE ROAD

EXIST. 60.00' R.O.W.

EXIST. 103.27' R.O.W.

NORTH RIGHT-OF-WAY LINE

SOUTH RIGHT-OF-WAY LINE

WEST RIGHT-OF-WAY LINE

EAST RIGHT-OF-WAY LINE

EXIST. MANHOLE SANITARY SEWER TOP=85.55 FL=77.24

EXIST. MANHOLE SANITARY SEWER TOP=85.07 FL=77.35

EXIST. MANHOLE SANITARY SEWER TOP=85.20 FL=77.31

EXIST. MANHOLE SANITARY SEWER TOP=85.18 FL=76.21

EXIST.MANHOLE SANITARY SEWER TOP=83.47 FL=75.81

EXIST.MANHOLE SANITARY SEWER TOP=84.00 FL=73.19

EXIST. MANHOLE SANITARY SEWER TOP=82.79 FL=72.79

EXIST. 6" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. 8" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. TIE-IN TO EXISTING N.A.W.S.C. 8" WATER LINE (1) 8"x8" TEE (1) 8" GATE VALVE

EXIST. TIE IN TO EXISTING WATER LINE AND REMOVE 8" EXIST CAP

EXIST. TIE-IN TO EXISTING N.A.W.S.C. 8" WATER LINE (1) 8"x8" TEE (1) 8" GATE VALVE

EXIST. 12" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. 6" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. TIE-IN TO EXISTING N.A.W.S.C.12" WATER LINE (1) 8"x12" TEE

EXIST. REMOVE 45° ELBOW TIE IN-TO 12" WATER LINE

PROP. (1) 8" CAP (1) 2" FLUSH VALVE

PROP. 34.00' L.F. 2" PVC ENCASEMENT (TYP)

PROP. 470.00' L.F. 8" DR25 C-900 WATER LINE

PROP. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY

PROP. (1) 1" DUAL WATER SERVICES (TYP.)

PROP. 470.00' L.F. 8" DR25 C-900 WATER LINE

PROP. 405.00' L.F. 8" DR25 C-900 WATER LINE

FUTURE 405.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 8" CAP (1) 2" FLUSH VALVE (TO BE REMOVED) PROP. TIE IN-TO EXIST. 8" WATER LINE

EXIST. (1) 8" CAP (1) 2" FLUSH VALVE (TO BE REMOVED) PROP. TIE IN-TO EXIST. 8" WATER LINE

FUTURE 314.00' L.F. 8" DR25 C-900 WATER LINE

FUTURE 543.00' L.F. 8" DR25 C-900 WATER LINE

PROP. 470.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 8" CAP (1) 2" FLUSH VALVE (TO BE REMOVED) PROP. TIE IN-TO EXIST. 8" WATER LINE

EXIST. 24.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 50.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 63.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 239.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 204.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 45.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 31.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 36.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 30.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 450.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 34.00' L.F. 2" PVC ENCASEMENT (TYP)

EXIST. 548.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 30.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 45.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 7.50' L.F. 8" DR25 C-900 WATER LINE

EXIST. 293.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 157.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 32.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 100.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 135.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 292.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 128.00' L.F. 12" DR25 C-900 WATER LINE

EXIST. 25.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 69.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 1470.00' L.F. 12" DR25 C-900 WATER LINE

EXIST. 55.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 99.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 15" SDR-26 PVC ENCASEMENT

EXIST. (1) 45° ELL

EXIST. (1) 45° ELBOW

EXIST. (1) 8" GATE VALVE

EXIST. (1) 8"x8" TEE

EXIST. (1) 8"x12" TEE

EXIST. (1) 12"x6" TEE (1) 6" GATE VALVE ASSY. (1) 6" 90° ELBOW

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=84.90

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=84.3

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=86.29

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=85.93

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=86.29

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH= 85.97

EXIST. (1) 1" DUAL WATER SERVICES

EXIST. 34.00' L.F. 2" PVC ENCASEMENT (TYP)

EXIST. 77.00' L.F. 2" PVC ENCASEMENT (TYP)

EXIST. 970.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 543.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 1.65 ACRE

EXIST. 0.44 ACRE

EXIST. 0.95 ACRE

EXIST. 0.18 ACRE

EXIST. 0.30 ACRE

EXIST. 0.32 ACRE

EXIST. 0.34 ACRE

EXIST. 0.35 ACRE

EXIST. 0.36 ACRE

EXIST. 0.37 ACRE

EXIST. 0.38 ACRE

EXIST. 0.39 ACRE

EXIST. 0.40 ACRE

EXIST. 0.41 ACRE

EXIST. 0.42 ACRE

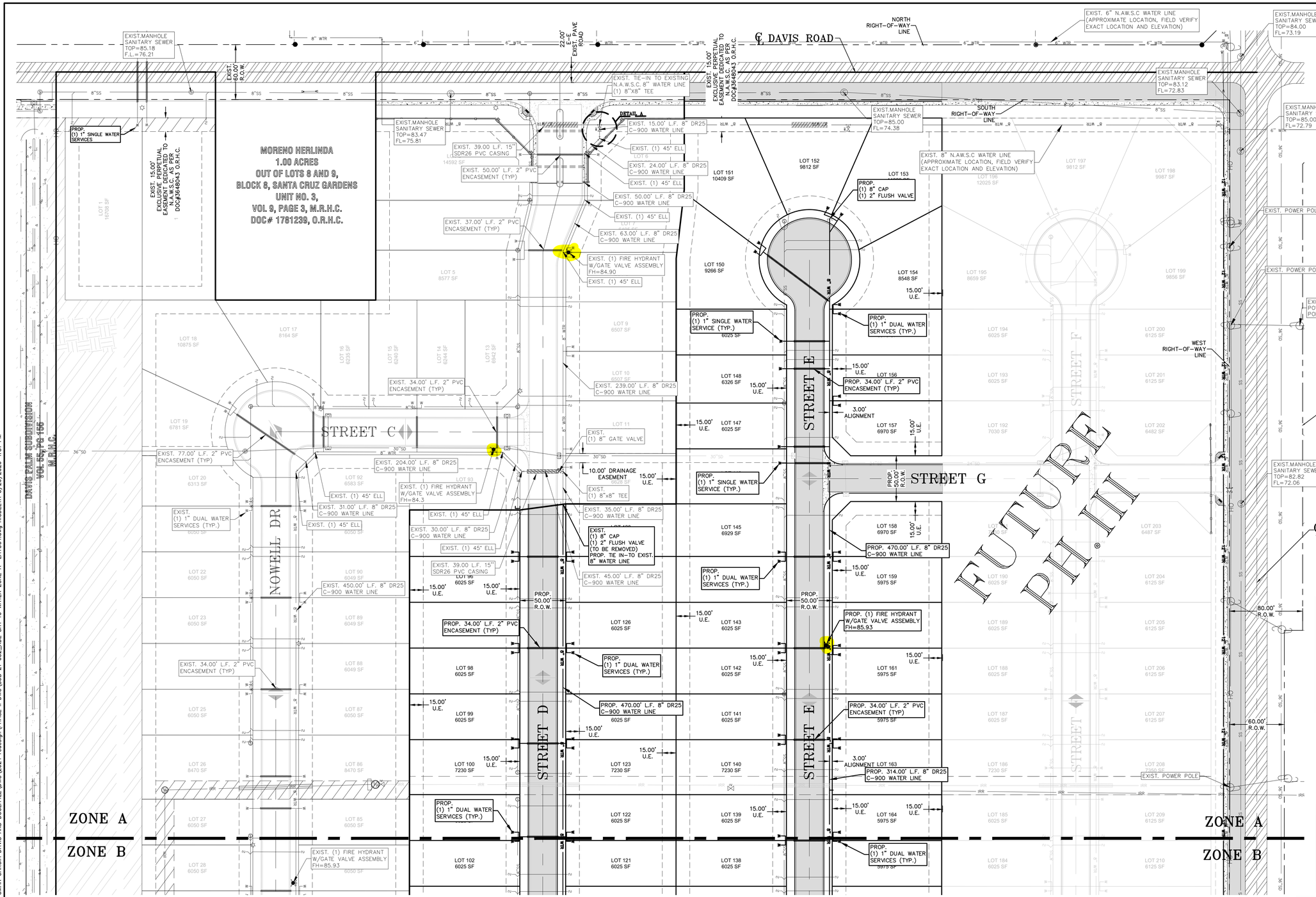
EXIST. 0.43 ACRE

EXIST. 0.44 ACRE

EXIST. 0.45 ACRE

EXIST. 0.46 ACRE

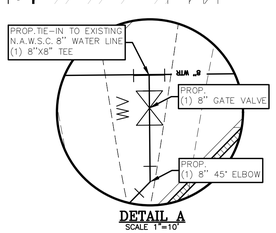
EXIST.



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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

SCALE: 1" =50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK



DETAIL A
SCALE 1"=10'

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.

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

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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.

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6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

NAWSC CCN

NOTES:

1.)ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO. OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

2.)ALL EXISITING WATER SERVICES ALONG TROSPER ROAD SHALL BE RECONNECTED TO THE NEW WATER LINE (AS PER SHARYLAND WATER SUPPLY CORPORATION STANDARDS). CONTRACTOR SHALL COORDINATE FOR FIELD VERIFICATION AND LOCATION OF ALL EXISTING WATER SERVICES, AND ANY BORES IF NEEDED.

3.) 5 FOOT MINIMUM SEPARATION BETWEEN

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 MARCH 26, 2026 IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

WATER ZONE A
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.C
SCALE:	1" = 50
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 10

3/26/2026 4:31:36 PM, Rochetta, Homero Ruben Gonzalez Ramirez
Y:\RDE SUBDIVISIONS 2021\SUB 21.052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE III DWG\SUB 21 052_RDE SHT 10 WATER ZONE A LAYOUT.dwg RODELTA 3/26/2026 4:31 PM

ZONE A

ZONE B

LOT 27 6050 SF | LOT 28 6050 SF | LOT 29 6050 SF | LOT 30 6050 SF | LOT 31 6655 SF | LOT 32 6050 SF | LOT 33 6050 SF | LOT 34 6050 SF | LOT 35 6050 SF | LOT 36 6050 SF | LOT 37 6655 SF | LOT 38 6050 SF | LOT 39 6050 SF | LOT 40 6050 SF | LOT 41 6427 SF | LOT 42 6940 SF

LOT 84 6050 SF | LOT 83 6050 SF | LOT 82 6050 SF | LOT 81 6655 SF | LOT 80 6050 SF | LOT 79 6050 SF | LOT 78 6050 SF | LOT 77 6050 SF | LOT 76 6050 SF | LOT 75 6723 SF | LOT 74 | LOT 73 6897 SF | LOT 72 6897 SF | LOT 71 6710 SF | LOT 70 6734 SF | LOT 69 6775 SF | LOT 68 6960 SF | LOT 67 6773 SF | LOT 66 6797 SF | LOT 65 6710 SF | LOT 64 7023 SF | LOT 63 6836 SF | LOT 62 | LOT 61 5965 SF | LOT 60 13565 SF

LOT 101 6025 SF | LOT 102 6025 SF | LOT 104 6025 SF | LOT 105 6025 SF | LOT 106 6628 SF | LOT 107 6025 SF | LOT 108 6025 SF | LOT 110 6025 SF

LOT 122 6025 SF | LOT 121 | LOT 120 | LOT 119 6628 SF | LOT 118 6025 SF | LOT 117 6628 SF | LOT 116 6025 SF | LOT 115 6025 SF | LOT 114 6025 SF | LOT 113 6025 SF | LOT 112 6025 SF | LOT 111 6025 SF | LOT 109 6025 SF | LOT 108 6025 SF | LOT 107 6025 SF | LOT 106 6025 SF | LOT 105 6025 SF | LOT 104 6025 SF | LOT 103 6025 SF | LOT 102 6025 SF | LOT 101 6025 SF

LOT 139 6025 SF | LOT 138 6025 SF | LOT 137 | LOT 136 | LOT 135 6025 SF | LOT 134 6628 SF | LOT 133 6025 SF | LOT 132 6025 SF | LOT 131 6025 SF | LOT 130 6025 SF | LOT 129 6025 SF | LOT 128 6025 SF | LOT 127 6025 SF | LOT 126 6025 SF | LOT 125 6025 SF | LOT 124 6025 SF | LOT 123 6025 SF

LOT 164 5975 SF | LOT 165 | LOT 166 | LOT 167 5975 SF | LOT 168 5975 SF | LOT 169 6572 SF | LOT 170 6025 SF | LOT 171 6025 SF | LOT 172 5975 SF | LOT 173 6025 SF | LOT 174 6025 SF | LOT 175 6092 SF | LOT 176 6025 SF | LOT 177 6025 SF | LOT 178 6025 SF | LOT 179 6025 SF | LOT 180 6025 SF | LOT 181 6025 SF | LOT 182 6025 SF | LOT 183 6025 SF | LOT 184 6025 SF | LOT 185 6025 SF

LOT 211 6125 SF | LOT 212 6125 SF | LOT 213 6125 SF | LOT 214 6737 SF | LOT 215 6125 SF | LOT 216 6125 SF | LOT 217

NOWELL DR

STREET D

STREET E

STREET F

STREET A

FUTURE PH. III

EXIT. 34.00' L.F. 2" PVC ENCASEMENT (TYP)

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=85.93

EXIST. 34.00' L.F. 2" PVC ENCASEMENT (TYP)

EXIST. 548.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=86.29

EXIST. 7.50' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 45° ELL

EXIST. (1) 45° ELL

EXIST. (1) 8"x8" TEE

EXIST. (1) 45° ELL

EXIST. 32.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. TIE IN TO EXISTING WATER LINE AND REMOVE 8" EXIST CAP

EXIST. 100.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 8" GATE VALVE

EXIST. 30.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 45° ELL

EXIST. 45.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 36.00 L.F. 15" SDR26 PVC CASING

EXIST. 293.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 99.00' L.F. 8" DR25 C-900 WATER LINE

PROP. 470.00' L.F. 8" DR25 C-900 WATER LINE

PROP. 314.00' L.F. 8" DR25 C-900 WATER LINE

PROP. 405.00' L.F. 8" DR25 C-900 WATER LINE

PROP. 405.00' L.F. 8" DR25 C-900 WATER LINE

PROP. (1) 1" DUAL WATER SERVICES (TYP.)

PROP. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=85.93

PROP. 34.00' L.F. 2" PVC ENCASEMENT (TYP.)

PROP. 50.00' R.O.W.

EXIST. (1) 8" CAP (1) 2" FLUSH VALVE (TO BE REMOVED) PROP. TIE IN-TO EXIST. 8" WATER LINE

PROP. (1) 1" SINGLE WATER SERVICE (TYP.)

EXIST. 157.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 36.00 L.F. 15" SDR26 PVC CASING

EXIST. (1) 8"x8" TEE

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY

EXIST. 135.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 34.00' L.F. 2" PVC ENCASEMENT (TYP)

EXIST. 2" PVC ENCASEMENT (TYP)

EXIST. 292.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) FIRE HYDRANT W/GATE VALVE ASSEMBLY FH=85.40

EXIST. 36.00 L.F. 15" SDR26 PVC CASING

EXIST. (1) 8"x8" TEE

EXIST. 30.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 12" N.AW.S.C SSWR LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. 12" N.AW.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. 6" N.AW.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. 36" R.C.P. DRAIN PIPE

EXIST. (1) 8" CAP (1) 2" FLUSH VALVE

EXIST. (1) 45° ELBOW

EXIST. 99.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 8" GATE VALVE

EXIST. 30.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 45° ELL

EXIST. 45.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 12"x6" TEE (1) 6" GATE VALVE ASSY. (1) 6" 90° ELBOW

EXIST. 30.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 172.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. 24.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 45° ELL

EXIST. 8.00' L.F. 8" DR25 C-900 WATER LINE

EXIST. (1) 8"x12" TEE

EXIST. 128.00' L.F. 12" DR25 C-900 WATER LINE

EXIST. (1) 45° ELL

EXIST. REMOVE 45° ELBOW TIE IN-TO 12" WATER LINE

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT

15.00' R.O.W EASEMENT N.A.W.S.C. VOL. 2594, PG. 421 O.R.H.C

60.00' R.O.W.

℄ DOOLITTLE ROAD

DETAIL C | DETAIL D | DETAIL E | DETAIL F

SCALE: 1" =50'

BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK

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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

NAWSC CCN

GENERAL NOTES:
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2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

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6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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3.) 5 FOOT MINIMUM SEPARATION BETWEEN

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MARCH 26, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

WATER ZONE B
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1" = 50'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 11

Y:\RDE SUBDIVISIONS 2021\SUB 21.052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052-RDE SHT 11 WATER ZONE B LAYOUT.dwg RIODELTA 3/26/2026 4:45 PM

3/26/2026 4:45:02 PM, RioDelta, Homero Ruben Gonzalo Ramirez

VILLANUEVA PROPERTIES AND INVESTMENTS, LLC
19.36 ACRES
OUT OF LOTS 11 AND 12,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 2,
VOL 8, PAGE 28, M.R.H.C.
DOC# 3413320, O.R.H.C.

VISTA BONITA NO. 3
VOL 29, PAGE 133A, M.R.H.C.

AMI W.KELLEN, TRUSTEE
OF THE KELEN FAMILY TRUST
DOOLITTLE DG LOT 1
3120095, M.R.H.C.

VILLAS DE SANTA CRUZ
VOL 40, PAGE 1, M.R.H.C.

VILLAS DE SANTA CRUZ UT
NO. 2
DOC# 3016916, M.R.H.C.

SALOME M. BARRIENTOS,
BLANCA ESTELLA BARRIENTOS
5.00 ACRES, OUT OF LOT 12,
BLOCK 7, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 386212, O.R.H.C.

MARIVEL CORREA,
5.00 ACRES, OUT OF LOT 12,
BLOCK 7, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC#376952 O.R.H.C.

REBEKAH JANELLE VALDEZ,
10.09 ACRES, OUT OF LOT 13,
BLOCK 8, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
3184217 O.R.H.C.

NAPOLEON VILLARREAL & SOYLA,
10.09 ACRES, OUT OF LOT 14,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
VOL 2018, PAGE 717 O.R.H.C.

RG ENTERPRISES LLC
18.79 A.C
DOC.#3452120
O.R.H.C.

DAVIS PALM SUBDIVISION
VOL 55, PG 165
M.R.H.C.

EXIST. 8" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. 6" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

EXIST. MANHOLE SANITARY SEWER TOP=85.55 FL=77.24

EXIST.MANHOLE SANITARY SEWER TOP=85.00 F.L.=74.38

EXIST.MANHOLE SANITARY SEWER TOP=84.00 FL=73.19

EXIST.MANHOLE SANITARY SEWER TOP=85.00 FL=72.79

EXIST.MANHOLE SANITARY SEWER TOP=82.82 FL=72.06

EXIST.MANHOLE SANITARY SEWER TOP=82.85 F.L.=69.42

REFER TO DETAIL "A" FOR DIMENSIONAL PLAN

REFER TO DETAIL "B" FOR DIMENSIONAL PLAN

NORTH RIGHT-OF-WAY LINE

SOUTH RIGHT-OF-WAY LINE

WEST RIGHT-OF-WAY LINE

EAST RIGHT-OF-WAY LINE

EXIST. 60.00' R.O.W.

22.00' E-E EXIST. PAVE ROAD

23.81' E-E EXIST. PAVE ROAD

EXIST. 15.00' EXCLUSIVE INDUSTRIAL EASEMENT DEDICATED TO N.A.W.S.C. AS PER DOC#3340043 O.R.H.C.

S81° 21' 54"E 281.24'

S81° 21' 54"E 344.00'

S81° 21' 54"E 120.50'

N8° 38' 37"E 128.32'

S8° 38' 37"W 1

N8° 24' 52"W 581.00'

C DAVIS ROAD

C DOOLITTLE ROAD

STREET C

STREET D

STREET E

STREET F

STREET G

STREET A

NOWEL DR

PROP. TYPE A INLET (PHASE-II) STA:18+85.47 OFF:7.43R TOP: 83.77 FL: 80.58 INV IN: 80.58 24" INV IN: 80.58 24" INV OUT: 80.58 24"

PROP. TYPE A INLET (PHASE-II) STA:18+28.96 OFF:0.00 TOP: 83.77 FL: 80.48 INV IN: 80.48 24" INV OUT: 80.48 30"

PROP. TYPE A INLET (PHASE-II) STA:15+72.19 OFF:0.00L TOP: 85.40 FL: 80.27 INV IN: 80.27 24" INV OUT: 80.27 24"

PROP. TYPE A INLET (PHASE-II) STA:15+37.19 OFF:0.00L TOP: 85.40 FL: 80.21 INV IN: 80.21 24" INV OUT: 80.21 24"

PROP. TYPE A INLET (PHASE-II) STA:18+63.19 OFF:0.00L TOP: 84.30 FL: 80.77 INV IN: 80.77 24" INV OUT: 80.77 24"

PROP. TYPE A INLET (PHASE-II) STA:18+24.99 OFF:17.49R TOP: 83.86 FL: 80.64 INV OUT: 80.64 24"

PROP. TYPE A INLET (PHASE-II) STA:18+28.19 OFF:0.00L TOP: 84.30 FL: 80.71 INV IN: 80.71 24" INV OUT: 80.71 24"

PROP. 56.99 L.F. 24" R.C.P. CLASS III @ 0.18% (PHASE-II)

PROP. 35.01 L.F. 24" R.C.P. CLASS III @ 0.18% (PHASE-II)

PROP. 213.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18% (PHASE-II)

PROP. 256.00 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13% (PHASE-II)

PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17% (PHASE-II)

PROP. 256.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17% (PHASE-II)

PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17% (PHASE-II)

PROP. 256.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17% (PHASE-II)

PROVIDE ADA RAMPS

PLEASE PROVIDE THE DETAILS FOR THIS PHASE INLET TO VERIFY SLOPE

PROVIDE STREET GRADING SLOPES

FUTURE PHASE III

PROP. 60" WELL

PROP. TIE IN-TO EXIST. STAND PIPE

PROP. 32.00' UT 121 B-B

PROP. 30.00' UT 104 B-B

PROP. 30.00' UT 105 B-B

6:1 ACCESS RAMP

ADDITIONAL 94.00' R.O.W. DEDICATED TO THE CITY OF EDINBURG.

EXIST. 55.00' CITY OF EDINBURG R.O.W

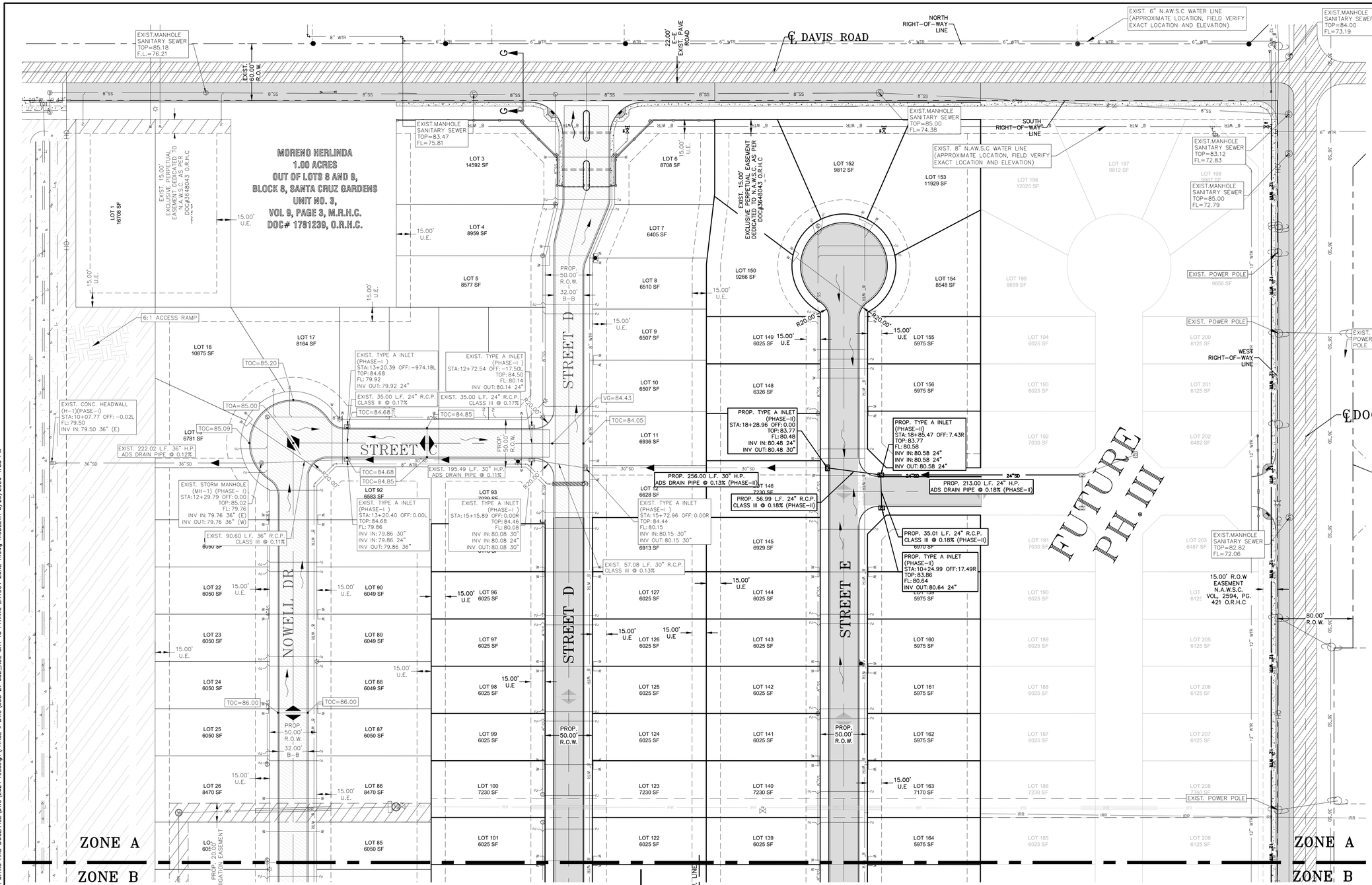
20.00' EASEMENT TO H.C.C.W.C.I.D.

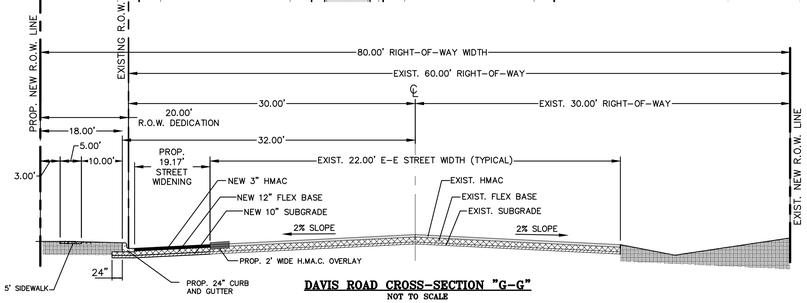
ZONE A

ZONE B

TOC=84.68 TOC=85.20 TOC=84.50 TOC=84.85 TOC=84.00 TOA=85.00 TOC=85.09 TOC=84.68 TOC=84.85 TOC=84.34 TOC=86.00 TOA=86.00 VG=85.50 TOC=85.30 TOC=85.93 TOC=85.67 TOC=86.50 TOC=86.20 TOC=85.80 TOC=85.70 MTE=87.51 TOA=85.34 VG=85.00

LOT 1 16768 SF; LOT 2 15912 SF; LOT 3 14592 SF; LOT 4 8959 SF; LOT 5 8577 SF; LOT 6 8768 SF; LOT 7 6405 SF; LOT 8 6310 SF; LOT 9 6025 SF; LOT 10 6025 SF; LOT 11 6025 SF; LOT 12 6025 SF; LOT 13 6025 SF; LOT 14 6025 SF; LOT 15 6025 SF; LOT 16 6025 SF; LOT 17 6164 SF; LOT 18 10672 SF; LOT 19 6781 SF; LOT 20 6313 SF; LOT 21 6050 SF; LOT 22 6050 SF; LOT 23 6050 SF; LOT 24 6050 SF; LOT 25 8470 SF; LOT 26 6050 SF; LOT 27 6050 SF; LOT 28 6050 SF; LOT 29 6050 SF; LOT 30 6050 SF; LOT 31 6050 SF; LOT 32 6050 SF; LOT 33 6050 SF; LOT 34 6050 SF; LOT 35 6050 SF; LOT 36 6050 SF; LOT 37 6655 SF; LOT 38 6050 SF; LOT 39 6050 SF; LOT 40 6628 SF; LOT 41 6628 SF; LOT 42 6628 SF; LOT 43 6813 SF; LOT 44 5965 SF; LOT 45 5965 SF; LOT 46 5965 SF; LOT 47 5965 SF; LOT 48 5965 SF; LOT 49 5965 SF; LOT 50 5965 SF; LOT 51 5965 SF; LOT 52 5965 SF; LOT 53 5965 SF; LOT 54 5965 SF; LOT 55 5965 SF; LOT 56 5965 SF; LOT 57 5965 SF; LOT 58 5965 SF; LOT 59 5965 SF; LOT 60 13926 SF; LOT 61 6184 SF; LOT 62 5060 SF; LOT 63 6723 SF; LOT 64 7023 SF; LOT 65 7010 SF; LOT 66 6797 SF; LOT 67 6773 SF; LOT 68 6980 SF; LOT 69 6947 SF; LOT 70 6734 SF; LOT 71 6710 SF; LOT 72 6687 SF; LOT 73 6351 SF; LOT 74 6050 SF; LOT 75 6092 SF; LOT 76 6050 SF; LOT 77 6050 SF; LOT 78 6050 SF; LOT 79 6050 SF; LOT 80 6050 SF; LOT 81 6050 SF; LOT 82 6050 SF; LOT 83 6050 SF; LOT 84 6050 SF; LOT 85 6050 SF; LOT 86 8470 SF; LOT 87 6050 SF; LOT 88 6049 SF; LOT 89 6049 SF; LOT 90 6049 SF; LOT 91 6050 SF; LOT 92 6050 SF; LOT 93 7039 SF; LOT 94 6118 SF; LOT 95 6118 SF; LOT 96 6025 SF; LOT 97 6025 SF; LOT 98 6025 SF; LOT 99 6025 SF; LOT 100 6025 SF; LOT 101 6025 SF; LOT 102 6025 SF; LOT 103 6025 SF; LOT 104 6025 SF; LOT 105 6025 SF; LOT 106 6628 SF; LOT 107 6025 SF; LOT 108 6025 SF; LOT 109 6025 SF; LOT 110 6025 SF; LOT 111 6092 SF; LOT 112 6092 SF; LOT 113 6025 SF; LOT 114 6025 SF; LOT 115 6025 SF; LOT 116 6025 SF; LOT 117 6025 SF; LOT 118 6025 SF; LOT 119 6025 SF; LOT 120 6025 SF; LOT 121 6025 SF; LOT 122 6025 SF; LOT 123 7230 SF; LOT 124 6025 SF; LOT 125 6025 SF; LOT 126 6025 SF; LOT 127 6025 SF; LOT 128 6913 SF; LOT 129 6092 SF; LOT 130 6025 SF; LOT 131 6025 SF; LOT 132 6025 SF; LOT 133 6025 SF; LOT 134 6025 SF; LOT 135 6025 SF; LOT 136 6025 SF; LOT 137 6025 SF; LOT 138 6025 SF; LOT 139 6025 SF; LOT 140 7230 SF; LOT 141 6025 SF; LOT 142 6025 SF; LOT 143 6025 SF; LOT 144 6025 SF; LOT 145 6029 SF; LOT 146 6025 SF; LOT 147 6025 SF; LOT 148 6025 SF; LOT 149 6025 SF; LOT 150 6025 SF; LOT 151 10019 SF; LOT 152 9812 SF; LOT 153 11929 SF; LOT 154 8548 SF; LOT 155 6025 SF; LOT 156 5975 SF; LOT 157 6970 SF; LOT 158 6970 SF; LOT 159 5975 SF; LOT 160 5975 SF; LOT 161 5975 SF; LOT 162 5975 SF; LOT 163 7170 SF; LOT 164 5975 SF; LOT 165 5975 SF; LOT 166 5975 SF; LOT 167 5975 SF; LOT 168 5975 SF; LOT 169 5975 SF; LOT 170 5975 SF; LOT 171 5975 SF; LOT 172 5975 SF; LOT 173 5975 SF; LOT 174 6046 SF; LOT 175 6092 SF; LOT 176 6025 SF; LOT 177 6025 SF; LOT 178 6025 SF; LOT 179 6025 SF; LOT 180 6025 SF; LOT 181 6025 SF; LOT 182 6025 SF; LOT 183 6025 SF; LOT 184 6025 SF; LOT 185 6025 SF; LOT 186 6025 SF; LOT 187 6025 SF; LOT 188 6025 SF; LOT 189 6025 SF; LOT 190 6025 SF; LOT 191 7030 SF; LOT 192 7030 SF; LOT 193 6025 SF; LOT 194 6025 SF; LOT 195 6025 SF; LOT 196 6025 SF; LOT 197 6025 SF; LOT 198 6025 SF; LOT 199 6025 SF; LOT 200 6125 SF; LOT 201 6125 SF; LOT 202 6482 SF; LOT 203 6125 SF; LOT 204 6125 SF; LOT 205 6125 SF; LOT 206 6125 SF; LOT 207 6125 SF; LOT 208 6125 SF; LOT 209 6125 SF; LOT 210 6125 SF; LOT 211 6125 SF; LOT 212 6125 SF; LOT 213 6125 SF; LOT 214 6717 SF; LOT 215 6125 SF; LOT 216 6125 SF; LOT 217 6125 SF; LOT 218 6125 SF; LOT 219 6194 SF; LOT 220 6125 SF; LOT 221 6125 SF; LOT 222 6125 SF; LOT 223 6125 SF; LOT 224 6125 SF; LOT 225 6125 SF; LOT 226 6125 SF; LOT 227 6125 SF; LOT 228 6125 SF; LOT 229 6125 SF; LOT





DAVIS ROAD CROSS-SECTION "G-G"
NOT TO SCALE

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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION

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.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) 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.

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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

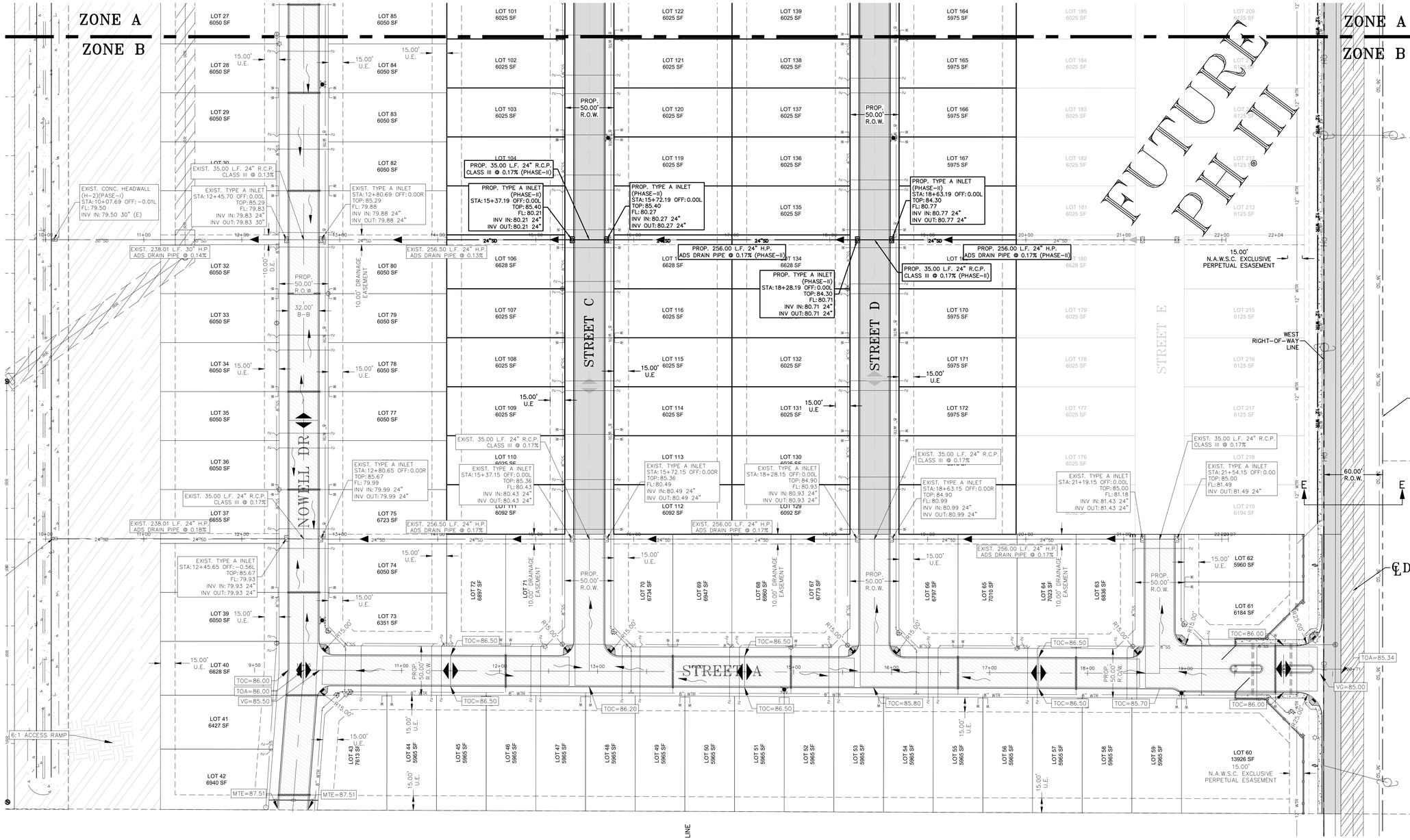
PAVING LAYOUT ZONE A
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

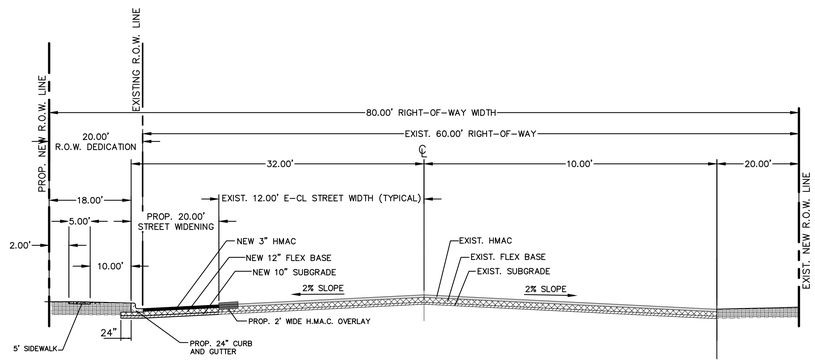
PROJECT:

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:	O.A. / H.G
SCALE:	1" = 100'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 13

X:\RDE SUBDIVISIONS 2021\SUB 21.052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052_RDE SHT 13 PAVING LAYOUT ZONE A.dwg Rio Delta Engineering Ramirez

3/26/2026 4:58:25 PM, RioDelta, Homero Ruben Gonzale Ramirez





DOOLITTLE ROAD CROSS-SECTION "E-E"
NOT TO SCALE

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
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- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEMS NETWORK

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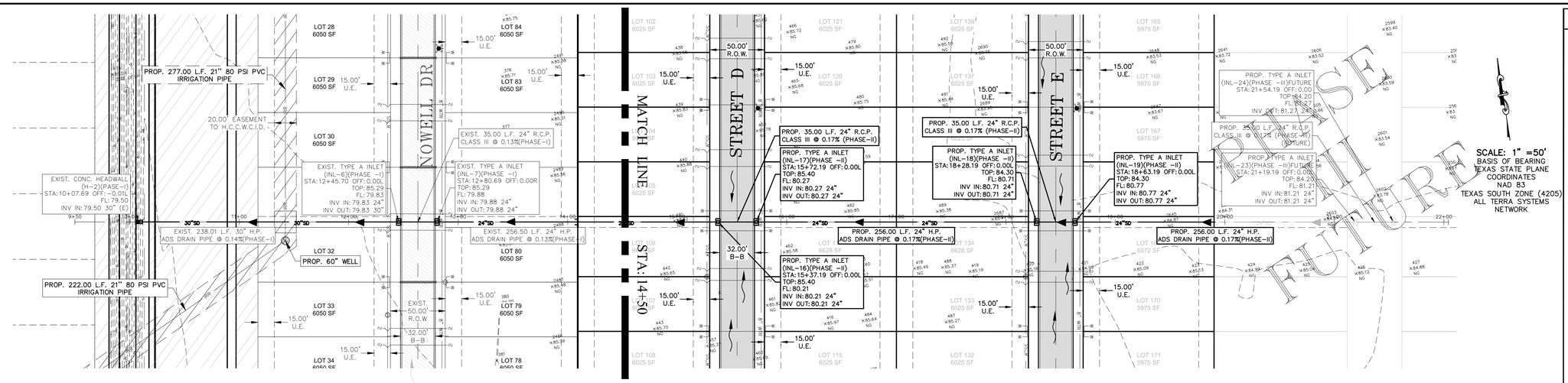
PAVING LAYOUT ZONE B
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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.
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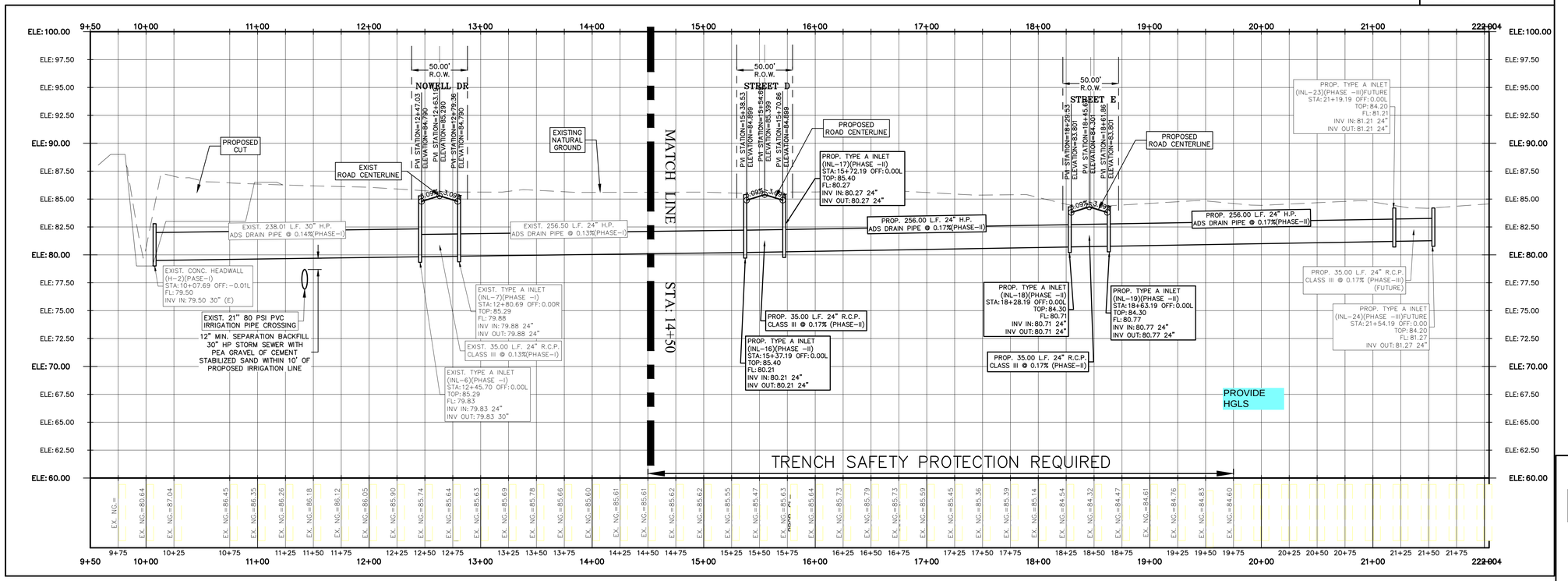
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3/26/2026 5:04:53 PM, RioDelta Homero Ruben Gonzalez Ramirez



STORM PLAN ALIGNMENTS "B"

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



STORM PROFILE ALIGNMENTS "B"

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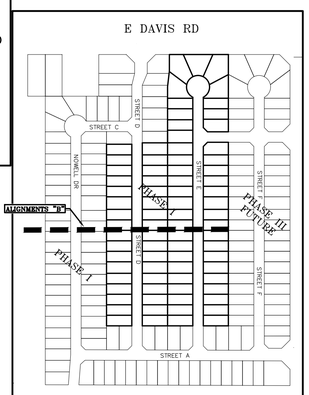
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KEY PLAN
N.T.S

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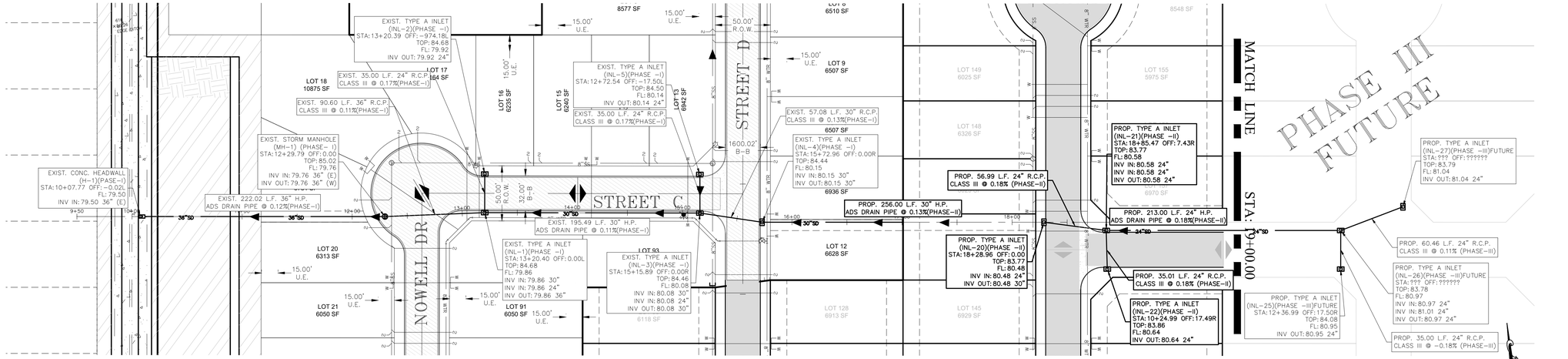
ISSUED FOR: **PRELIMINARY**

STORM PLAN AND PROFILE LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1" = 50'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 15

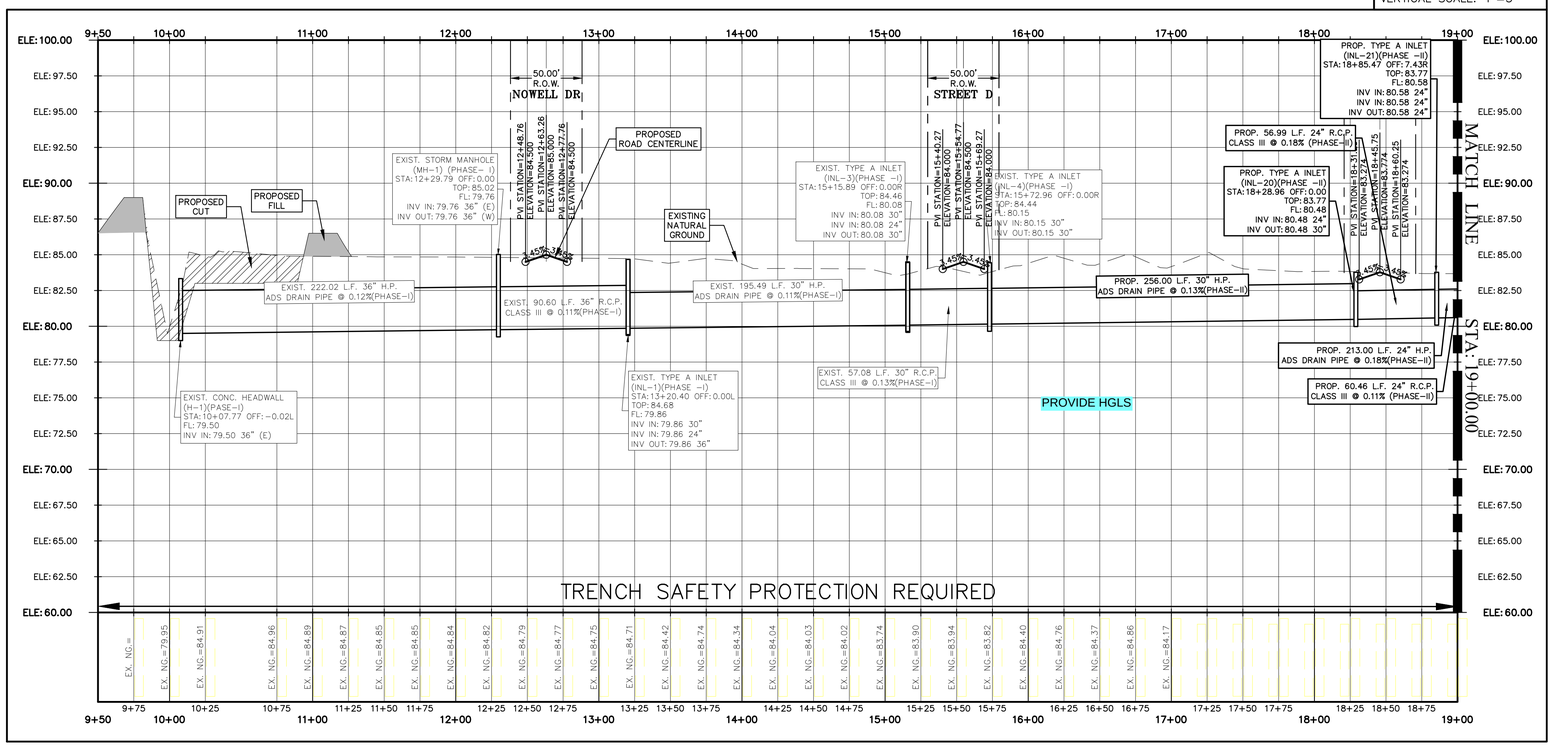
Y:\RDE SUBDIVISIONS 2021\SUB 21.052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052_RDE SHT 15 STORM PLAN AND PROFILE LAYOUT.dwg MODELTA 3/26/2026 5:10 PM Rio Delta, Homero Ruben Gonzalez Ramirez



SCALE: 1" =50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEMS NETWORK

STORM PLAN ALIGNMENTS "A"

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



STORM PROFILE ALIGNMENTS "A"

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION

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.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

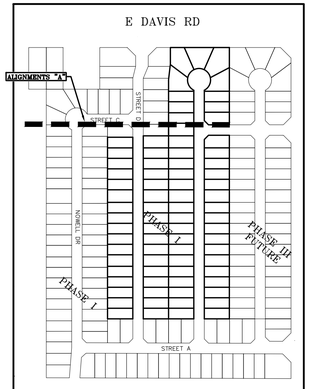
3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) 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.

5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.



KEY PLAN
N.T.S

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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

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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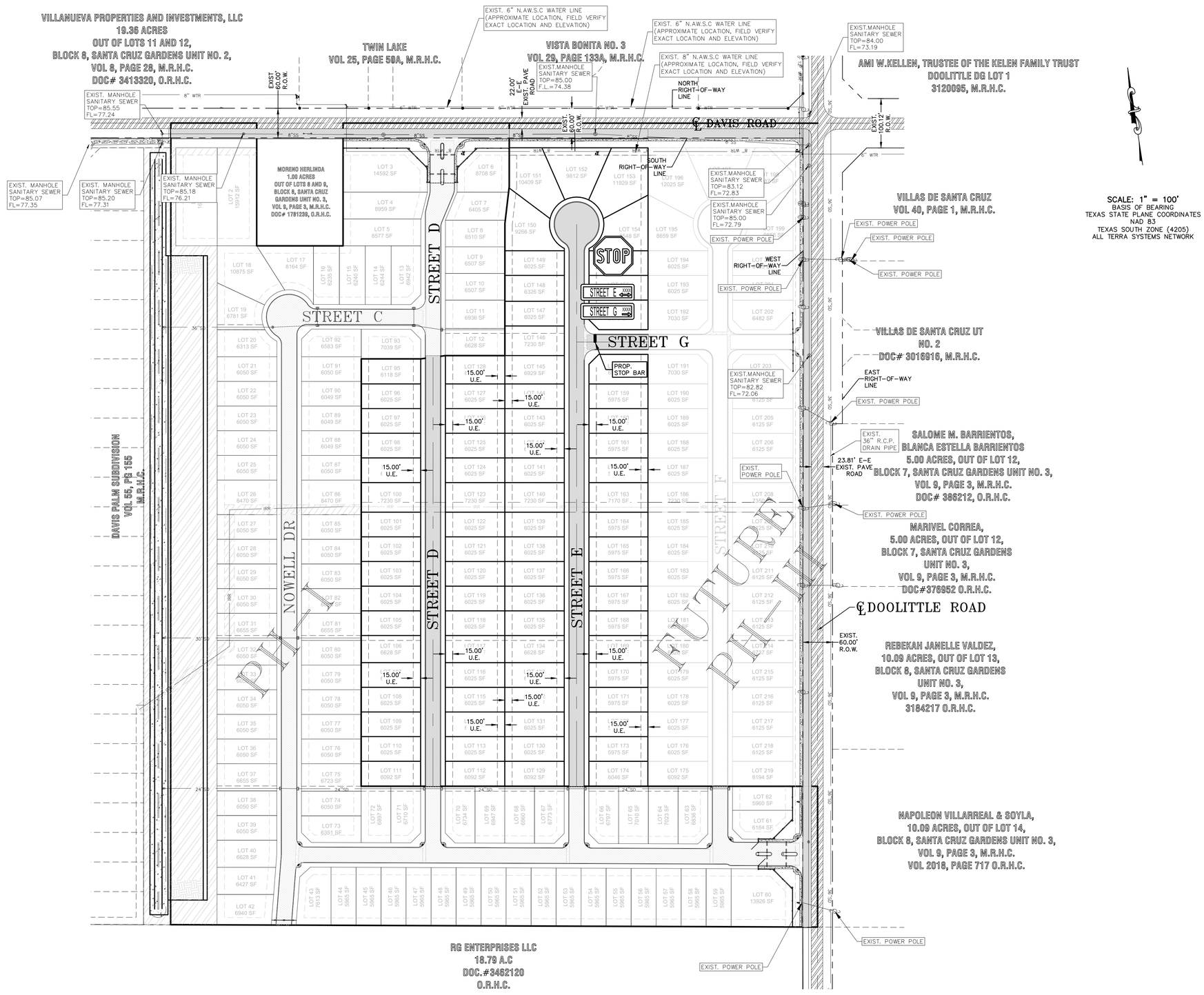
ISSUED FOR:
PRELIMINARY

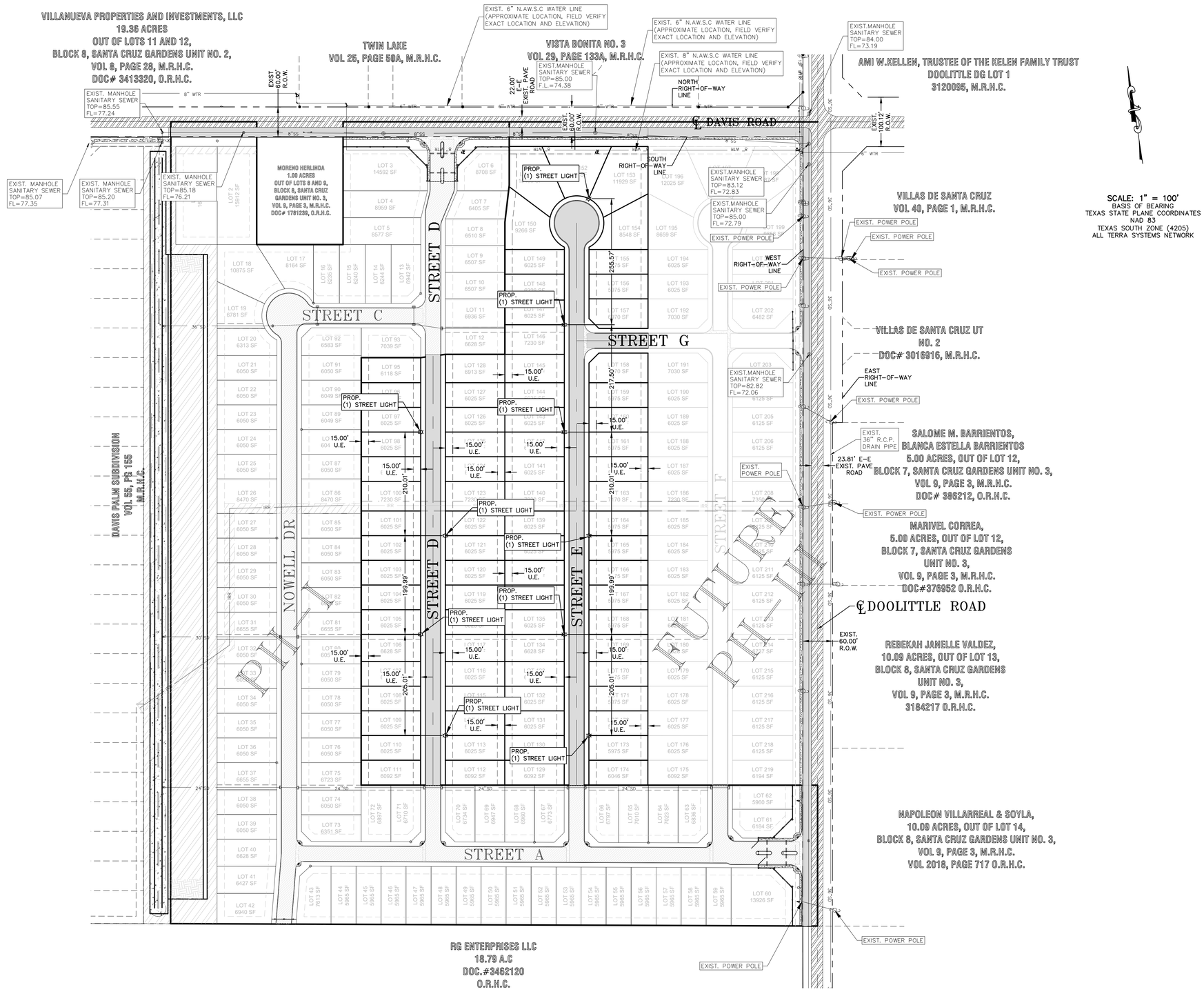
PROJECT:
STORM PLAN AND PROFILE LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1" = 50'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 16

Y:\RDE SUBDIVISIONS 2021\SUB 21-052 - FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE II DWG\SUB 21 052_RDE SHT 16 STORM PLAN AND PROFILE LAYOUT.dwg RODELTA 3/26/2026 5:21 PM

3/26/2026 5:20:59 PM, RioDelta, Homero Ruben Gonzale Ramirez


VILLANUEVA PROPERTIES AND INVESTMENTS, LLC
19.36 ACRES
OUT OF LOTS 11 AND 12,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 2,
VOL 8, PAGE 28, M.R.H.C.
DOC# 3413320, O.R.H.C.
TWIN LAKE
VOL 25, PAGE 50A, M.R.H.C.
VISTA BONITA NO. 3
VOL 29, PAGE 133A, M.R.H.C.
EXIST. 6" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
EXIST. 8" N.A.W.S.C WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
EXIST.MANHOLE SANITARY SEWER TOP=85.00 F.L.=74.38
EXIST.MANHOLE SANITARY SEWER TOP=84.00 FL=73.19
EXIST. MANHOLE SANITARY SEWER TOP=85.55 FL=77.24
EXIST. MANHOLE SANITARY SEWER TOP=85.07 FL=77.35
EXIST. MANHOLE SANITARY SEWER TOP=85.20 FL=77.31
EXIST. MANHOLE SANITARY SEWER TOP=85.18 FL=76.21
EXIST. 60.00' R.O.W.
22.00' EXIST. PAVE ROAD
NORTH RIGHT-OF-WAY LINE
SOUTH RIGHT-OF-WAY LINE
WEST RIGHT-OF-WAY LINE
EAST RIGHT-OF-WAY LINE
℄ DAVIS ROAD
EXIST. 100.12' R.O.W.
AMI W.KELLEN, TRUSTEE OF THE KELEN FAMILY TRUST
DOOLITTLE DG LOT 1
3120095, M.R.H.C.
MORENO HERLINDA
1.00 ACRES
OUT OF LOTS 8 AND 9,
BLOCK 8, SANTA CRUZ
GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 1781239, O.R.H.C.
STREET C
STREET D
STREET E
STREET G
STOP
STREET E (MVM)
STREET G (MVM)
PROP. STOP BAR
NOWELL DR
DAVIS PALM SUBDIVISION
VOL 55, PG 155
M.R.H.C.
EXIST.MANHOLE SANITARY SEWER TOP=83.12 FL=72.83
EXIST.MANHOLE SANITARY SEWER TOP=85.00 FL=72.79
EXIST.MANHOLE SANITARY SEWER TOP=82.82 FL=72.06
EXIST. POWER POLE
VILLAS DE SANTA CRUZ
VOL 40, PAGE 1, M.R.H.C.
VILLAS DE SANTA CRUZ UT NO. 2
DOC# 3016916, M.R.H.C.
EXIST. 36" R.C.P. DRAIN PIPE
23.81' E-E EXIST. PAVE ROAD
SALOME M. BARRIENTOS,
BLANCA ESTELLA BARRIENTOS
5.00 ACRES, OUT OF LOT 12,
BLOCK 7, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 386212, O.R.H.C.
MARIVEL CORREA,
5.00 ACRES, OUT OF LOT 12,
BLOCK 7, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC#376952 O.R.H.C.
℄ DOOLITTLE ROAD
EXIST. 60.00' R.O.W.
REBEKAH JANELLE VALDEZ,
10.09 ACRES, OUT OF LOT 13,
BLOCK 8, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
3184217 O.R.H.C.
NAPOLEON VILLARREAL & SOYLA,
10.09 ACRES, OUT OF LOT 14,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
VOL 2018, PAGE 717 O.R.H.C.
RG ENTERPRISES LLC
18.79 A.C
DOC.#3462120
O.R.H.C.
EXIST. POWER POLE
EXIST. POWER POLE
EXIST. POWER POLE



SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEMS NETWORK

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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

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**

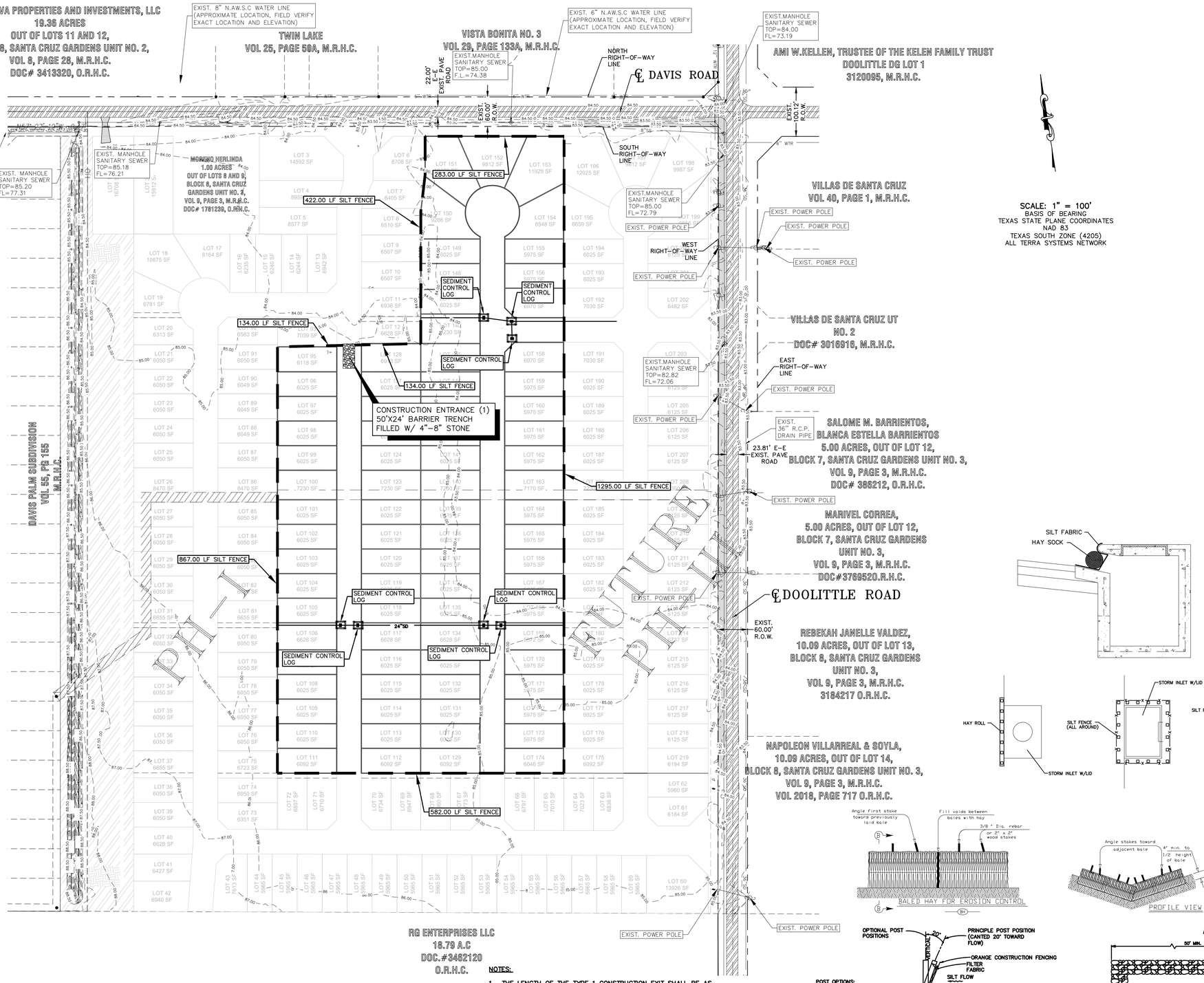
LIGHTING LAYOUT
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

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:	O.A. / H.G
SCALE:	1" = 100'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 18

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3/26/2026 5:36:05 PM, RioDelta, Homero Ruben Gonzale Ramirez



SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEMS NETWORK

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
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- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
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- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

EROSION CONTROL PLAN

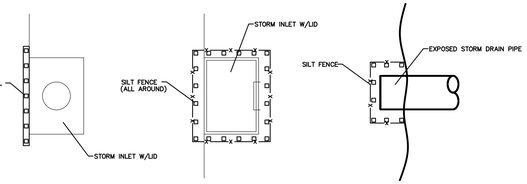
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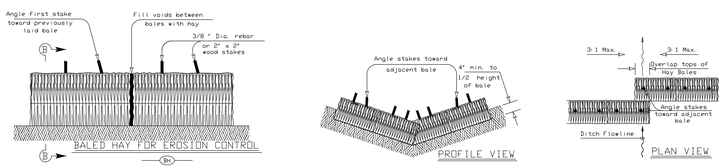
1. THE CONTRACTOR SHALL PROVIDE AND ADMINISTER STORM WATER POLLUTION PREVENTION PLAN (SW3P) PRIOR TO COMMENCEMENT AND DURING CONSTRUCTION AS REQUIRED BY THE CITY OF EDINBURG AND/OR TCEQ.

NOTES:

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1





SILT & CONSTRUCTION FENCE DETAIL

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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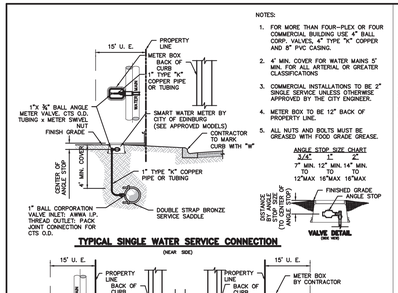
ISSUED FOR: **PRELIMINARY**

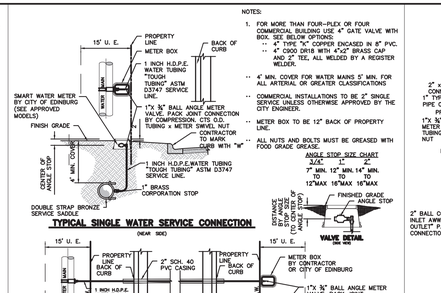
PROJECT: **RECOMMENDED EROSION CONTROL PLAN**
TESORO SUBDIVISION PHASE II
EDINBURG
HIDALGO COUNTY

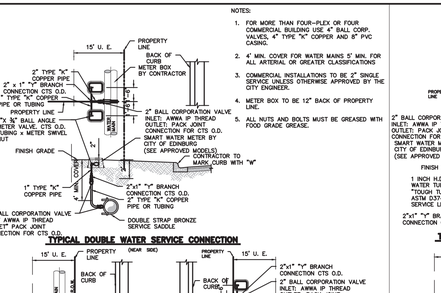
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A. / H.G
SCALE:	1" = 50'
DATE:	MARCH 26, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO:	SHT 19

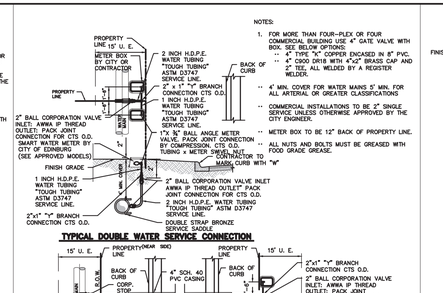
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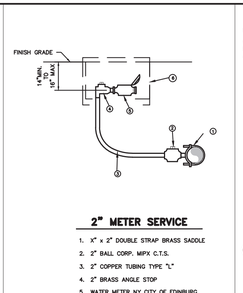
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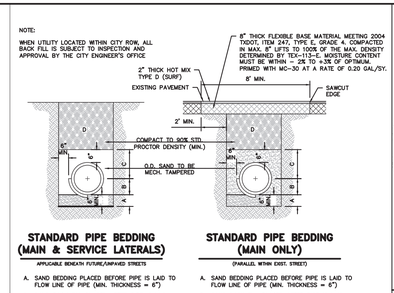










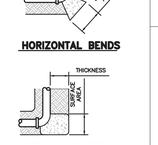


NO.	DATE	ISSUE/REVISION	APP.

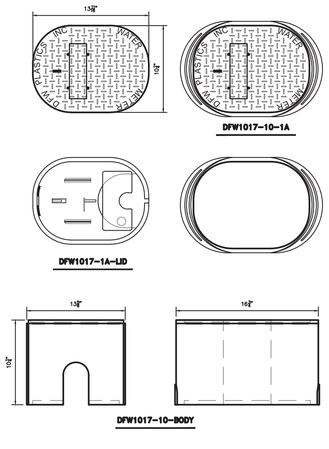
THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BEND			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 PSI AND A SOIL RESISTANCE OF 2,000 LBS PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB AND GUTTER AND A 5 FT. MIN. WITHOUT CURB AND GUTTER

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

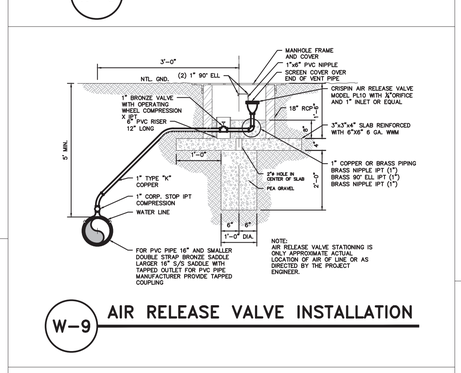


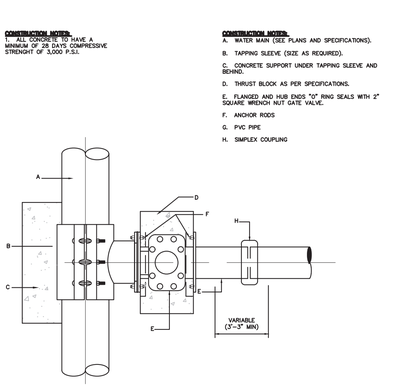
W-5
THRUST BLOCKS



NOTES:
1. DIM'S +/-¼ U.N.O.
2. SNAP LOCK POCKET WILL RECEIVE

W-12
RESIDENTIAL OVAL PLASTIC METER COVER

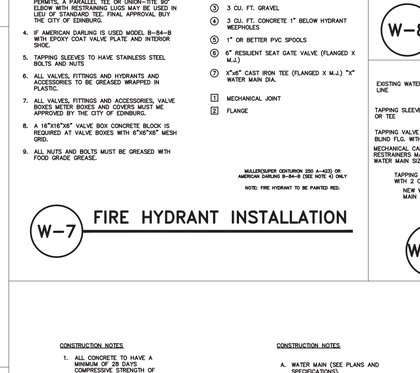




CONSTRUCTION NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.

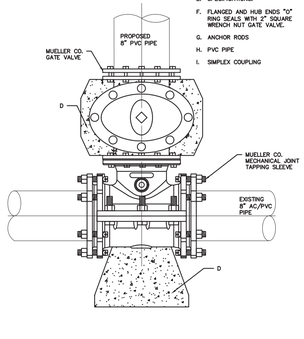
CONSTRUCTION NOTES:
A. WATER MAIN (SEE PLANS AND SPECIFICATIONS).
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS
G. PVC PIPE
H. SIMPLEX COUPLING

W-13
WATER TAPPING SLEEVE AND VALVE INSTALLATION ON LARGER PIPE

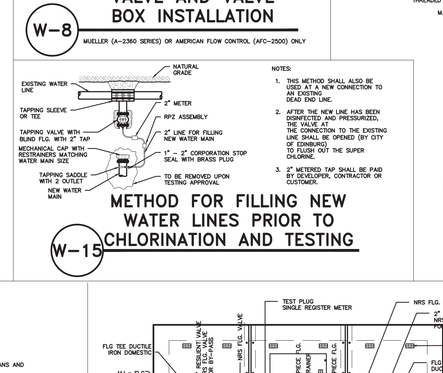


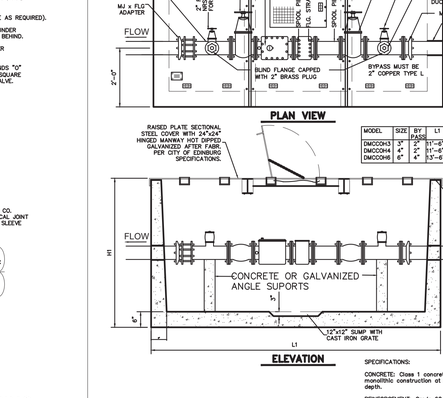
CONSTRUCTION NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI

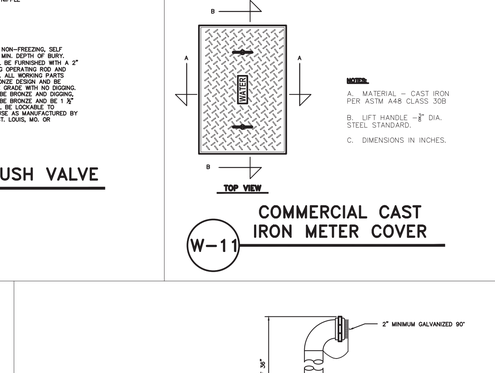
CONSTRUCTION NOTES:
A. WATER MAIN (SEE PLANS AND SPECIFICATIONS).
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
F. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
G. ANCHOR RODS
H. PVC PIPE
I. SIMPLEX COUPLING

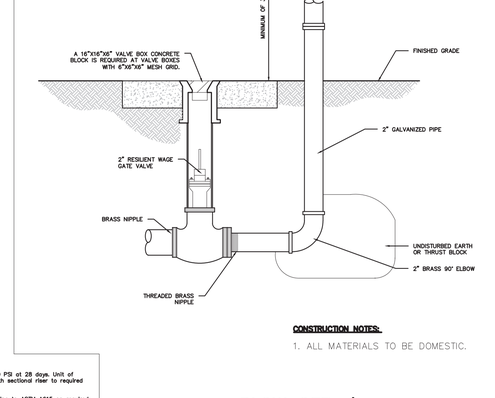


W-14
SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION









NORTH ALAMO WSC WATER

PROJECT NAME:

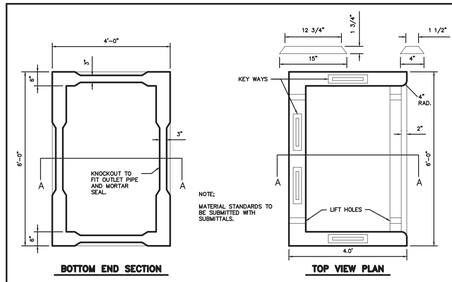
SHEET NAME:
WATER STANDARD DETAILS

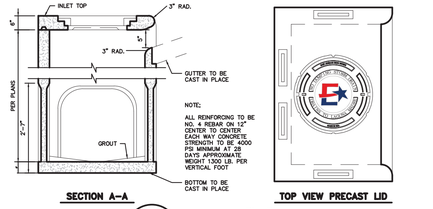
DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

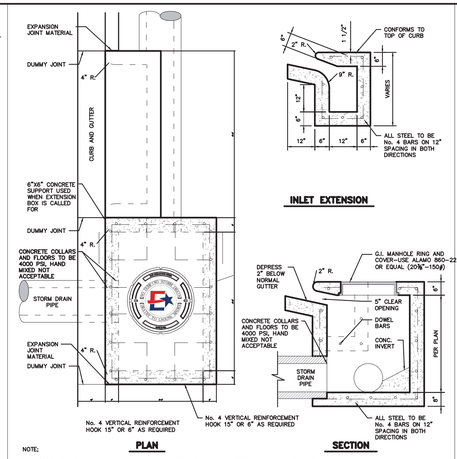
DRAWING SCALE: N.T.S.

SHEET OF





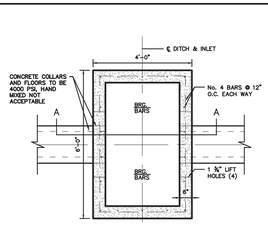
D-1 TYPE "A" INLET

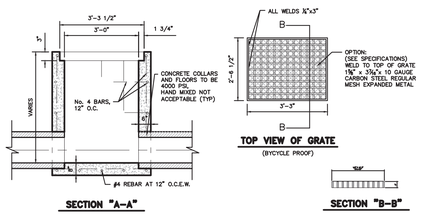


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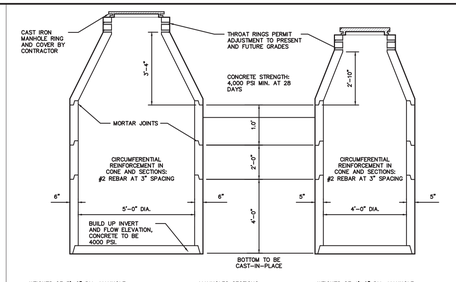
1. SLOPE BOTTOM OF INLET EXTENSION 3"/1'-0" TOWARD INLET EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0".
2. ALL STEEL TO BE No. 4 VERTICAL REINFORCEMENT HOOK 15" OR 6" AS REQUIRED.

D-2 TYPE "A" INLET WITH EXTENSION





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



WEIGHTS OF 5'-0" DIA. MANHOLE

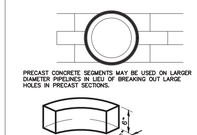
THROAT RING	90 LBS.
CONE SECTION	2800 LBS.
1'-0" SECTION	1329 LBS.
2'-0" SECTION	2658 LBS.
3'-0" SECTION	3987 LBS.
4'-0" SECTION	5316 LBS.

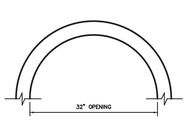
MANHOLES SECTIONS ARE CAST IN

1'-0" LENGTHS
2'-0" LENGTHS
3'-0" LENGTHS
4'-0" LENGTHS

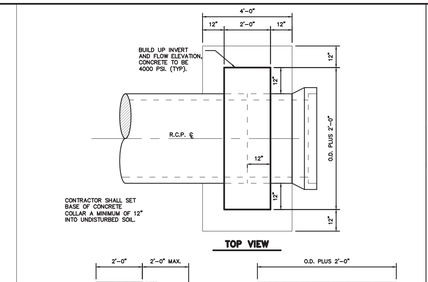
WEIGHTS OF 4'-0" DIA. MANHOLE

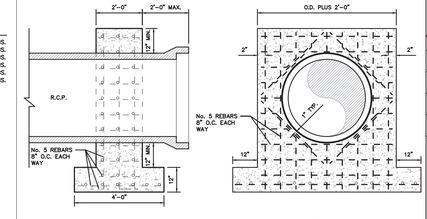
THROAT RING	90 LBS.
CONE SECTION	1750 LBS.
1'-0" SECTION	875 LBS.
2'-0" SECTION	1750 LBS.
3'-0" SECTION	2625 LBS.
4'-0" SECTION	3500 LBS.



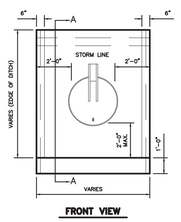


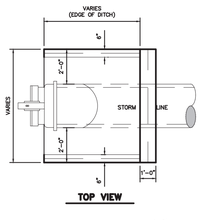
D-4 PRECAST CONCRETE MANHOLE

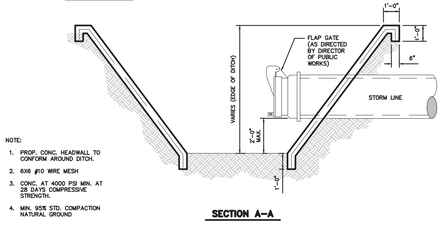




D-5 CONCRETE PIPE SUPPORT COLLAR



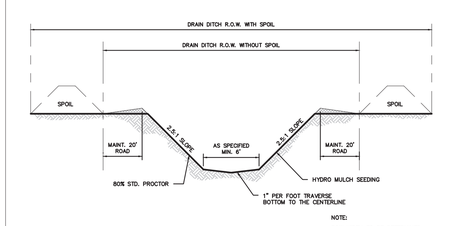




NOTE:

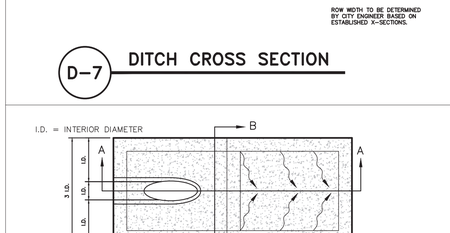
1. PROP. CONC. HEADWALL TO CONFORM AROUND DITCH.
2. 6X6 #10 WIRE MESH
3. CONC. AT 4000 PSI MIN. AT 28 DAYS COMPRESSIVE STRENGTH.
4. MIN. 95% STD. COMPACTION NATURAL GROUND

D-6 DOWN DRAIN STRUCTURE

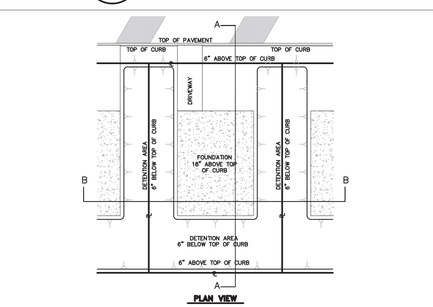


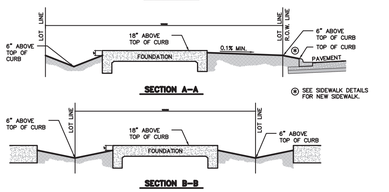
NOTE:
ROW WIDTH TO BE DETERMINED BY CITY ENGINEER BASED ON ESTABLISHED X-SECTIONS.

D-7 DITCH CROSS SECTION

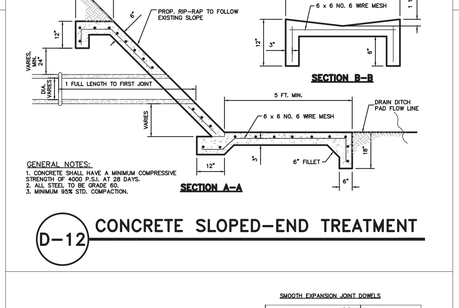


D-12 CONCRETE SLOPED-END TREATMENT





D-11 LOT LAYOUT GRADING



SMOOTH EXPANSION JOINT DOWELS

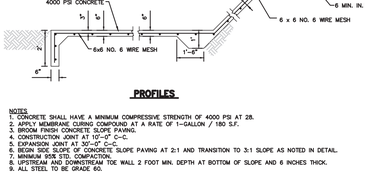
CONCRETE THICKNESS (D)	DOWEL DIA.
5" – 6"	3/4"
7" – 8"	1"
9" AND UP	1 1/4"

NOTES:

1. CENTER DOWEL HORIZONTALLY, ON JOINT.
2. EXPANSION JOINT BARS SHALL BE HELD PARALLEL TO THE FINISHED CONCRETE SURFACE.
3. CRUSHED CORK USED AS EXPANSION JOINT MATERIAL. BITUMINOUS FIBER BOARD MAY BE USED AGAINST EXISTING CONCRETE PAVEMENT.
4. FILTER FABRIC: NON-WOVEN GEOTEXTILE.

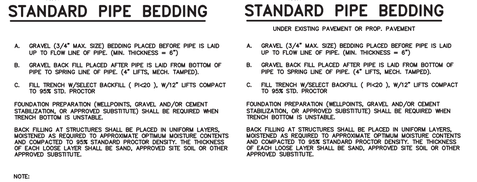
FABRIC WEIGHT	OZ/SY	6 MIN.
PERMITTIVITY	1/SEC	0.5 MIN.
TENSILE STRENGTH	LBS	200 MIN.
APPARENT OPENING SIZE	SIEVE NO.	80–120
ELONGATION AT YIELD	%	20–100
TRAPEZOIDAL TEAR	LBS	75 MIN.

D-13 DOWEL TYPE EXPANSION JOINT FOR DRAINAGE STRUCTURES



D-14 CONCRETE SLOPE PROTECTION

NOTE:
WHEN UTILITY LOCATED WITHIN CITY ROW, ALL BACKFILL IS SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).
C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE:
THIS IS THE MINIMUM STANDARD ANY DEVIATION WILL REQUIRE A GEOTECHNICAL ENGINEER DESIGN RECOMMENDATION FOR UTILITY TRENCH (SEE MATERIAL LIST).

STANDARD PIPE BEDDING
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).
C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

D-8 STANDARD PIPE BEDDING

NOTE:
WHEN UTILITY LOCATED WITHIN CITY ROW, ALL BACKFILL IS SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE CITY ENGINEER'S OFFICE



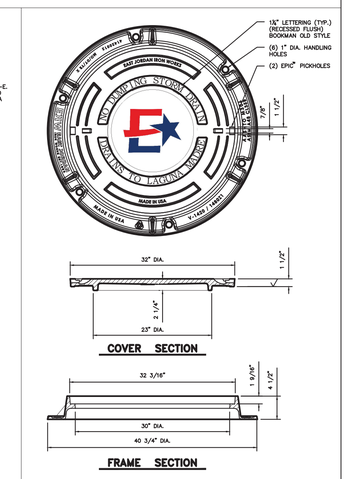
STANDARD PIPE BEDDING
(MAIN ONLY)
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (¾" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. FILL TRENCH WITH SAND (12" LIFTS, MECH. TAMPED).

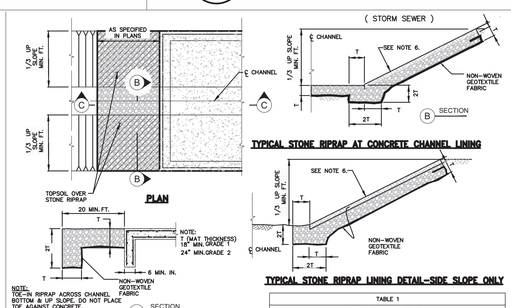
FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

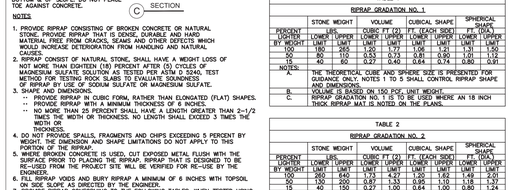
BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

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



D-10 MANHOLE COVER





NOTES

1. PROVIDE RIPRAP CONSISTING OF BROKEN CONCRETE OR NATURAL STONE. PROVIDE RIPRAP THAT IS DENSE, DURABLE AND HARD MATERIAL FREE FROM CRACKS, SEAMS AND OTHER DEFECTS WHICH WOULD INCREASE DETERIORATION FROM HANDLING AND NATURAL CAUSES.
2. RIPRAP CONSIST OF NATURAL STONE, SHALL HAVE A WEIGHT LOSS OF NOT MORE THAN EIGHTEEN (18) PERCENT AFTER (5) CYCLES OF MAGNESIUM SULFATE SOLUTION AS TESTED PER ASTM D 5240. TEST METHOD FOR TESTING ROCK SLABS TO EVALUATE SOUNDNESS AGAINST FREEZE-THAW, USING SALT, SALT SOLUTE OR MAGNESIUM SULFATE.
3. SHAPE AND DIMENSIONS.
   - PROVIDE RIPRAP IN CUBIC FORM, RATHER THAN ELONGATED (FLAT) SHAPES.
   - PROVIDE RIPRAP WITH A MINIMUM THICKNESS OF 8 INCHES.
   - NO MORE THAN 25 PERCENT SHALL HAVE A LENGTH GREATER THAN 2–1/2 TIMES THE WIDTH OR THICKNESS. NO LENGTH SHALL EXCEED 3 TIMES THE WIDTH OR THICKNESS.
4. DO NOT PROVIDE SPALLS, FRAGMENTS AND CHIPS EXCEEDING 5 PERCENT BY WEIGHT OF THE TOTAL DIMENSIONAL AND SHAPE LIMITATIONS DO NOT APPLY TO THIS PORTION OF THE RIPRAP.
5. WHERE BROKEN CONCRETE IS USED, CUT EXPOSED METAL FLUSH WITH THE SURFACE PRIOR TO PLACING THE RIPRAP. RIPRAP THAT IS DESIGNED TO BE RE-USED FROM THE PROJECT SITE WILL BE VERIFIED FOR RE-USE BY THE ENGINEER.
6. FILL RIPRAP VOIDS AND BURY RIPRAP A MINIMUM OF 6 INCHES WITH TOPSOIL ON SIDE SLOPE AS DIRECTED BY THE ENGINEER.
7. PROVIDE RIPRAP CONFORMING TO THE FOLLOWING TABLES, WHEN TESTED USING METHOD A, AS OUTLINED IN ASTM D 5519, STANDARD TEST METHODS FOR PARTICLE SIZE ANALYSIS OF NATURAL AND MAN-MADE MATERIALS.

TABLE 1
RIPRAP GRADATION NO. 1

PERCENT BY WEIGHT	STONE WEIGHT LBS.		VOLUME CUBIC FT. (3)		CUBICAL SHAPE (EACH SIDE)		SPHERICAL SHAPE FT. (DIA.)	
	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT
100	80	110	0.53	0.73	0.81	0.90	1.01	1.12
50	80	110	0.53	0.73	0.81	0.90	1.01	1.12
15	40	60	0.27	0.40	0.64	0.74	0.80	0.91

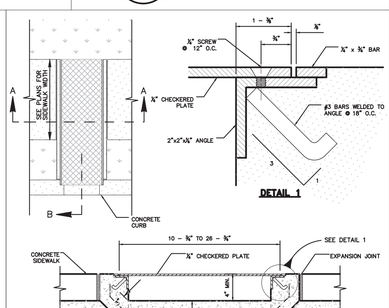
NOTES:
A. THE THEORETICAL CUBE AND SPHERE SIZE IS PRESENTED FOR GUIDANCE ONLY. NOTES 1 TO 5 SHALL CONTROL RIPRAP SHAPE AND DIMENSIONS.
B. VOLUME IS BASED ON 150 PCF UNIT WEIGHT.
C. RIPRAP GRADATION NO. 1 IS TO BE USED WHERE AN 18 INCH THICK RIPRAP MAT IS NOTED ON THE PLANS.

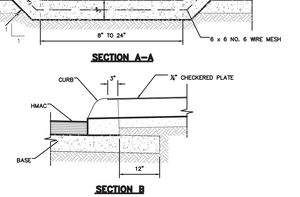
TABLE 2
RIPRAP GRADATION NO. 2

PERCENT BY WEIGHT	STONE WEIGHT LBS.		VOLUME CUBIC FT. (3)		CUBICAL SHAPE (EACH SIDE)		SPHERICAL SHAPE FT. (DIA.)	
	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT
100	150	200	0.87	1.33	0.95	1.10	1.18	1.37
50	150	200	0.87	1.33	0.95	1.10	1.18	1.37
15	40	150	0.27	1.00	0.64	1.00	0.80	1.24

NOTES:
A. THE THEORETICAL CUBE AND SPHERE SIZE IS PRESENTED FOR GUIDANCE ONLY. NOTES 1 TO 5 SHALL CONTROL RIPRAP SHAPE AND DIMENSIONS.
B. VOLUME IS BASED ON 150 PCF UNIT WEIGHT.
C. RIPRAP GRADATION NO. 1 IS TO BE USED WHERE AN 18 INCH THICK RIPRAP MAT IS NOTED ON THE PLANS.

D-15 STONE RIPRAP





D-16 CONCRETE SIDEWALK DRAIN

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

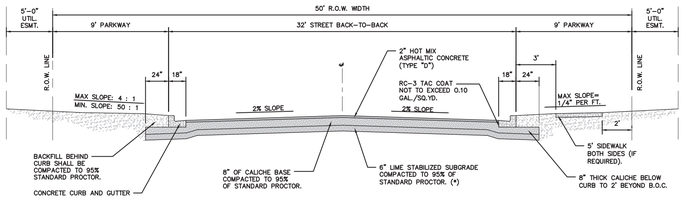
SHEET NAME:
DRAINAGE STANDARD DETAILS

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

SHEET **OF**



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

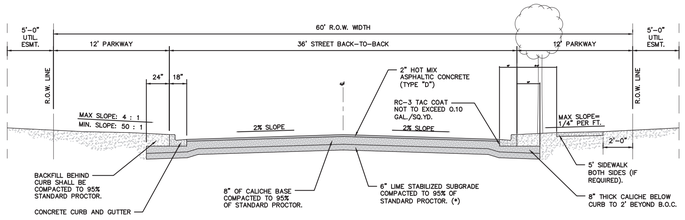
NOTES:

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).

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

P-1 MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

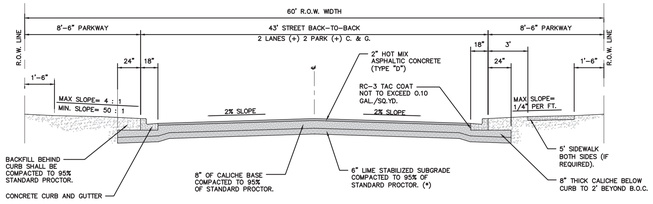
NOTES:

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).

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

P-2 MINOR RESIDENTIAL STREET SECTION W/ STREET (36' BB – 60' R.O.W.) – DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

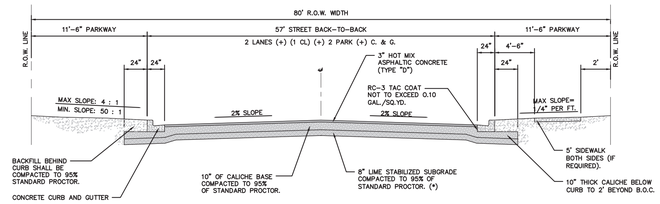
NOTES:

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).

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

P-3 RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

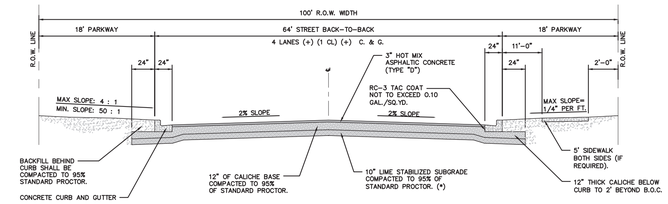
NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

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

P-4 COLLECTOR STEET SECTION DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

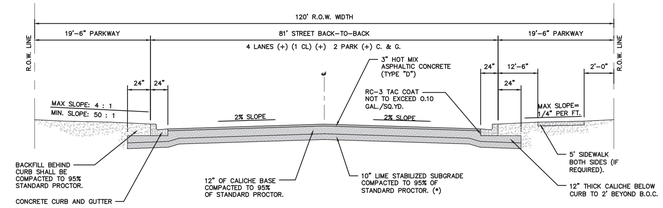
NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

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

P-5 MINOR ARTERIAL STREET SECTION DETIAL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

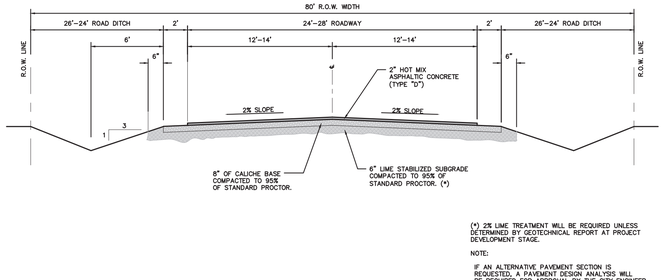
NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

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

P-6 PRINCIPAL ARTERIAL STREET SECTION DETAIL

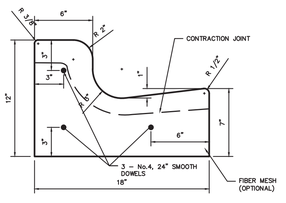


(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

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

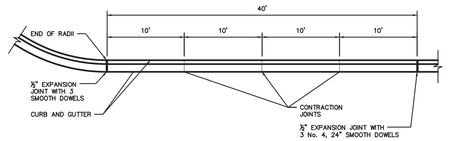


GENERAL NOTES:

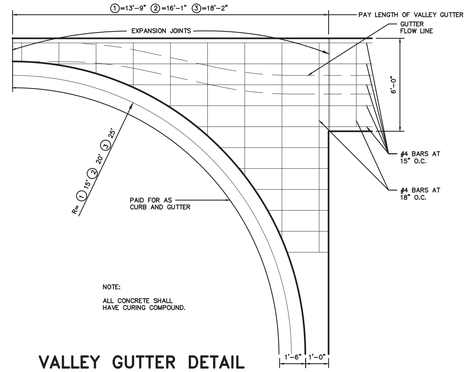
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. ½"EXPANSION 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

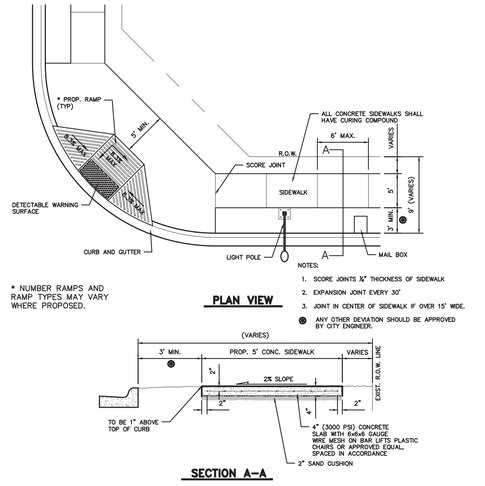


P-8 TYPICAL JOINTS



VALLEY GUTTER DETAIL

P-9 TYPICAL VALLEY GUTTER SECTION



P-10 TYPICAL CONCRETE SIDEWALK DETAIL

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

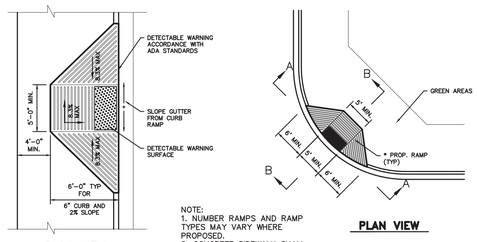
SHEET NAME:
PAVING STANDARD DETAILS (1 OF 2)

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

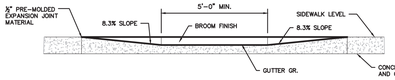
SHEET OF



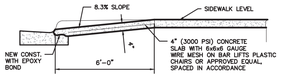
PLAN VIEW

PLAN VIEW

NOTE:
1. NUMBER RAMPS AND RAMP TYPES MAY VARY WHERE PROPOSED.
2. CONCRETE SIDEWALK SHALL HAVE CURING COMPOUND.

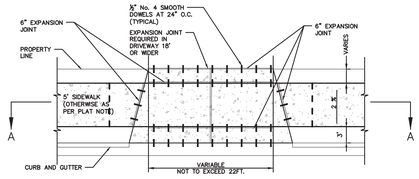


SECTION A-A

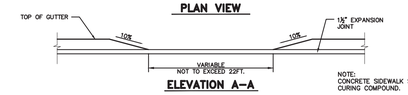


SECTION B-B

P-11 HANDICAP RAMP

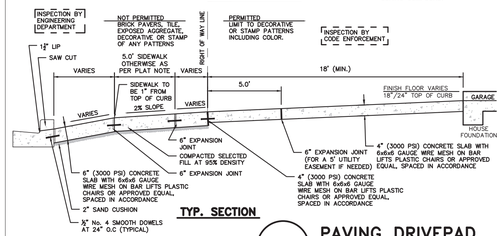


PLAN VIEW



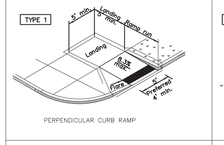
ELEVATION A-A

NOTE:
CONCRETE SIDEWALK SHALL HAVE CURING COMPOUND.

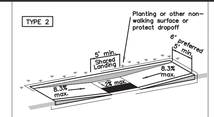


TYP. SECTION

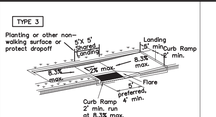
P-12 PAVING DRIVEPAD

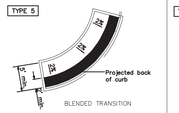


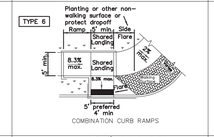
PERPENDICULAR CURB RAMP



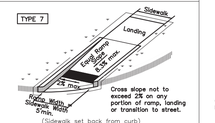
PARALLEL CURB RAMP
(Use only where water will not pond in the landing.)



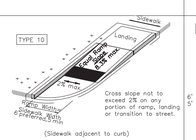




COMBINATION CURB RAMPS

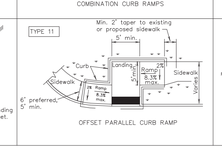


(Sidewalk set back from curb)

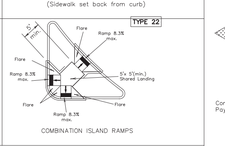


Cross slope not to exceed 2% on any portion of ramp, landing or transition to street.

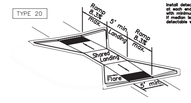
(Sidewalk adjacent to curb)



OFFSET PARALLEL CURB RAMP



COMBINATION ISLAND RAMPS

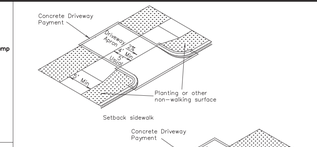


CURB RAMPS AT MEDIAN ISLANDS



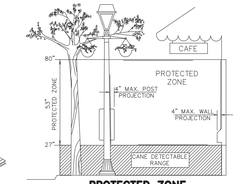
NOTES / LEGEND:
See General Notes on sheet 2 of 4 for more information.
Denotes planting or non-walking surface not part of pedestrian circulation path.
Ramp Limits of Payment
Detectable Warning Surface

P-13 PEDESTRIAN FACILITIES RAMPS TYPES



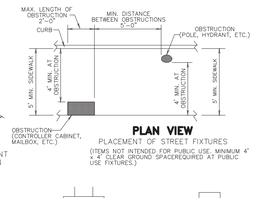
*If curb height is greater than 6 inches, use grade less than or equal to 5%. Handrail and detectable warning not required.

SIDEWALK TREATMENT AT DRIVEWAYS



PROTECTED ZONE

In pedestrian circulation areas, maximum 4" projection for post or wall mounted objects between 27"and 80" above the surface.

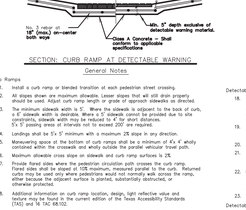


PLAN VIEW
PLACEMENT OF STREET FIXTURES
(ITEMS NOT INTENDED FOR PUBLIC USE, MINIMUM 4' x 4' CLEAR GROUND SPACEREQUIRED AT PUBLIC USE FIXTURES)



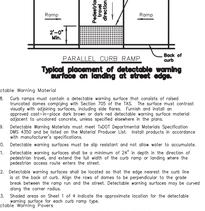
DETECTION BARRIER FOR VERTICAL CLEARANCE <80"

P-14 PEDESTRIAN FACILITIES SIDEWALK AT DRIVEWAY



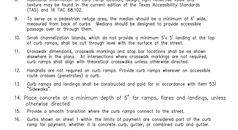
PERPENDICULAR CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

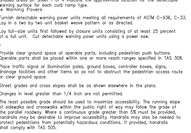


DIRECTIONAL CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.



SECTION: CURB RAMP AT DETECTABLE WARNING



PARALLEL CURB RAMP

Typical placement of detectable warning surface on landing at street edge.

General Notes

Curb Ramps

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Where sidewalks are adjacent to curb, a curb ramp shall be provided to the back of curb, a 6" sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5'x 5' minimum with a maximum 2% slope in any direction.
5. Maneuvering space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, such as where the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and TAS 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks."
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

Detectable Warning Material

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjacent surfaces, either light on dark, or dark on light. An approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at least 6" but not more than 8" from the back of curb and shall provide a level break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

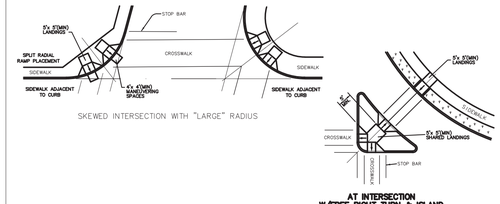
Detectable Warning Pavers

24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a paver saw.

Sidewalks

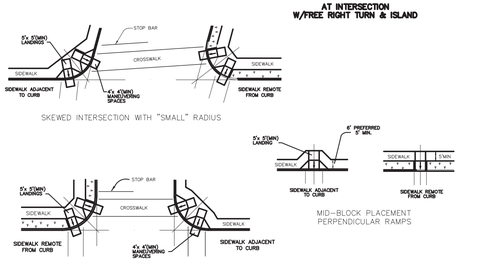
26. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as do not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of walkways and sidewalks shall not exceed the general grade of the street or highway in the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

P-15 HANDICAP RAMP



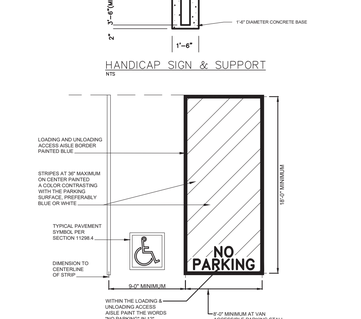
SKEWED INTERSECTION WITH "LARGE" RADIUS

SKEWED INTERSECTION WITH "SMALL" RADIUS

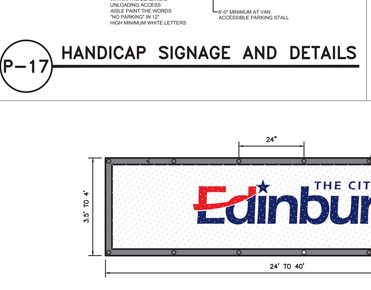


NORMAL INTERSECTION WITH "SMALL" RADIUS

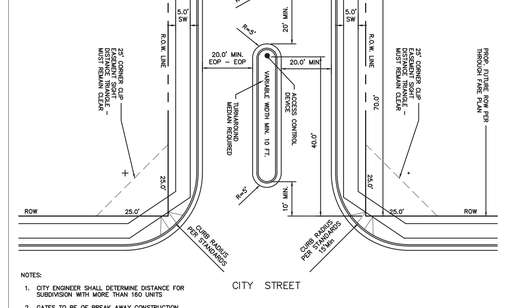
P-16 PEDESTRIAN FACILITIES CROSS LAYOUTS



HANDICAP SIGN & SUPPORT
NTS

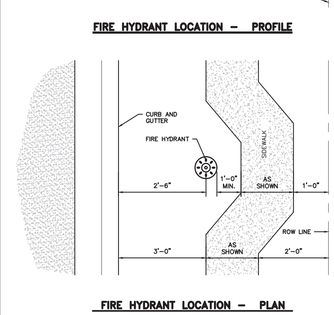


P-17 HANDICAP SIGNAGE AND DETAILS



NOTES:
1. CITY ENGINEER SHALL DETERMINE DISTANCE FOR SUBDIVISION WITH MORE THAN 160 UNITS
2. GATES TO BE OF BREAK AWAY CONSTRUCTION.
3. DESCRIPTION AND SPECIFICATIONS OF ACCESS CONTROL DEVICES MUST BE SUBMITTED FOR APPROVAL PRIOR TO ACCEPTANCE OF FINAL PLAT.
4. DEVELOPER MUST PROVIDE THE CITY WITH ALL NECESSARY EQUIPMENT TO OPERATE THE ACCESS CONTROL DEVICES

P-18 GATE ENTRANCE



P-19 SIDEWALK DEVIATION AT FIRE HYDRANT

P-20 SIDEWALK RIP-RAP

SIDEWALK PLAN

NOTE:
1. ANY CHANGE TO SIDEWALK PLAN SHOULD BE APPROVED BY THE CITY ENGINEER.

P-21 ADA SIDEWALK AT MAILBOX

P-22 ENTRANCE PROFILE FOR DRIVEWAYS W/OUT C&G

NOTES:
1. MESH MATERIAL (MESH MATERIAL WILL GUARANTEE LONGER LIFE OF THE BANNER DUE TO LESS WIND RESISTANCE AND IS REQUIRED) IS TO BE OF A TYPE THAT WILL WITHSTAND NORMAL WEATHER (WIND AND RAIN) CONDITIONS (NO EXCEPTIONS).
2. BANNER (TOP, BOTTOM AND BOTH SIDES) IS TO HAVE A FINISHED HEM TO PREVENT WIND TEARS.
3. A HAMMED EDGE APPROXIMATELY TOW (2) INCHES WIDE IS REQUIRED AT THE TOP, BOTTOM, AND BOTH SIDES OF BANNER WITH METAL EYELETS INSTALLED ON DOUBLED MATERIAL FOR THE PURPOSE OF ATTACHING THE BANNER TO THE EXISTING GUIDE WIRES.
4. GROMMETS (PROTECTIVE EYELETS) MUST BE PLACED ALONG THE TOP EDGES OF THE BANNER AND ONE AT EACH BOTTOM END. GROMMETS LOCATED AT THE BOTTOM ENDS WILL HAVE HEAVIER REINFORCING OR OTHER PRE-APPROVED METHOD (I.E. D RINGS WITH REINFORCED NYLON STRAPS). THE MINIMUM GROMMET SIZE SHALL BE 1/2-INCH (INSIDE MEASUREMENT), AND THE GROMMETS SHALL BE PLACED EVERY TWENTY FOUR (24) INCHES.

P-23 TYPICAL BANNER

NOTES:
1. CENTER DOWEL HORIZONTALLY ON JOINT.
2. EXPANSION JOINT BARS SHALL BE HELD PARALLEL TO THE FINISHED CONCRETE SURFACE.
3. CEDAR SHALL BE USED AS EXPANSION JOINT MATERIAL. BITUMINOUS FIBER BOARD MAY BE USED AGAINST EXISTING CONCRETE PAVEMENT.
4. HEAVY PLASTIC TUBE IS ONLY REQUIRED ON TRANSVERSE JOINTS.

SMOOTH EXPANSION JOINT DOWELS

CONCRETE THICKNESS (D)	DOWEL DIA.
5" – 6"	#4 (1/2")
7" – 8"	#5 (5/8")
9" AND UP	#6 (3/4")

P-24 DOWEL TYPE EXPANSION JOINT

THE CITY OF EDINBURG TEXAS

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

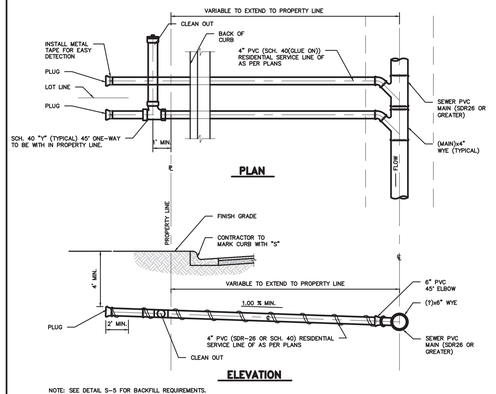
SHEET NAME: PAVING STANDARD DETAILS (2 OF 2)

DATE: SEPTEMBER 2022

CREATED BY: CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

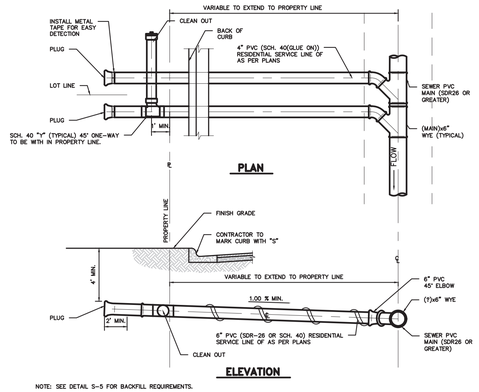
SHEET OF



NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

S-1 RESIDENTIAL SEWER SERVICE

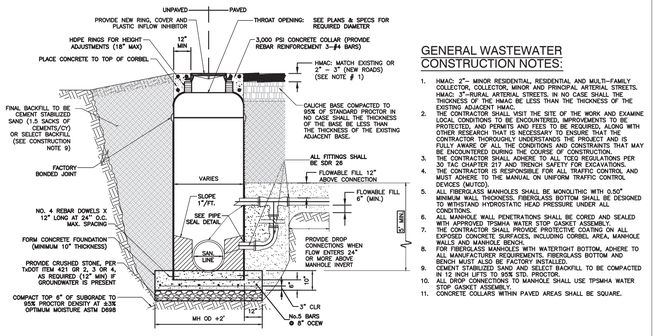
(RESIDENTIAL AND DUPLEX ONLY)



NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

S-2 MULTIFAMILY AND COMMERCIAL SANITARY SEWER SERVICE

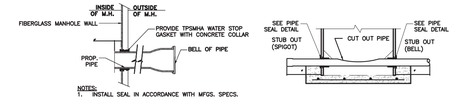
(MULTIFAMILY UP TO TRIPLEX)



S-3A MONOLITHIC FIBERGLASS MANHOLE

GENERAL WASTEWATER CONSTRUCTION NOTES:

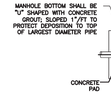
1. HMAC: 2"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. HMAC: 3"-RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER CONSIDERATIONS THAT IS NECESSARY TO ENSURE THAT THE WORK PERFORMED UNDER THIS CONTRACT IS COMPLETED AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
6. ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH A FACTORY INSTALLED TPSMHA WATER STOP GASKET ASSEMBLY.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CONSOL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
9. CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.
10. ALL DROP CONNECTIONS TO MANHOLE SHALL USE TPSMHA WATER STOP GASKET ASSEMBLY.
11. CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.



PIPE SEAL DETAIL

NOT TO SCALE

SECT. VIEW A-A



WASTEWATER MANHOLE (BOTTOM)

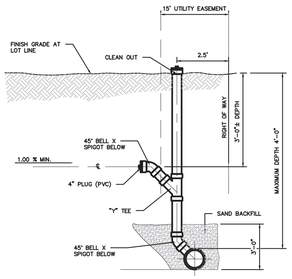
NOT TO SCALE

MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
≤18"	4'
18"< TO ≤36"	5'
36"< TO ≤42"	6'

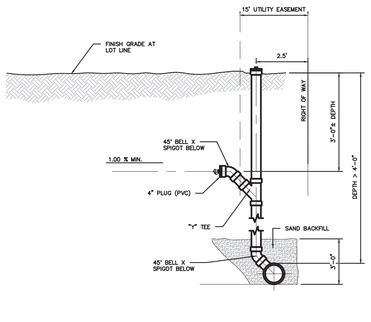
APPROVED COATINGS TABLE	
MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAVEN LINING SYSTEM	RAVEN 405
SHERWIN WILLIAMS	DURAPLATE 5800
CARBOLINE	PHENOLINE 309

NOTE:
COAT ALL CONCRETE SURFACES INCLUDING BUT NOT LIMITED TO BENCH, WALLS AND CONCRETE COLLARS AROUND PIPE CONNECTIONS.

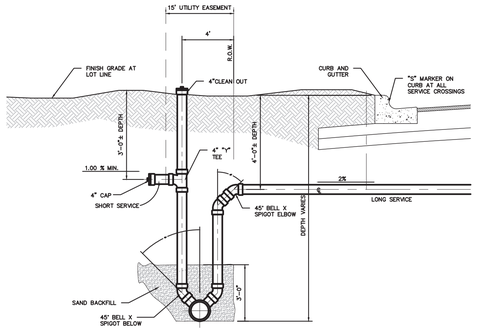
S-3B MONOLITHIC FIBERGLASS MANHOLE



S-4 SHALLOW SERVICE CONNECTION

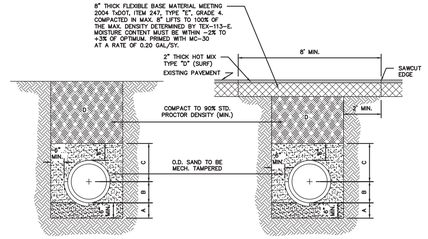


S-5 DEEP SERVICE CONNECTION



S-6 DOUBLE DEEP SERVICE CONNECTION

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING (MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 95% STD. PROCTOR.

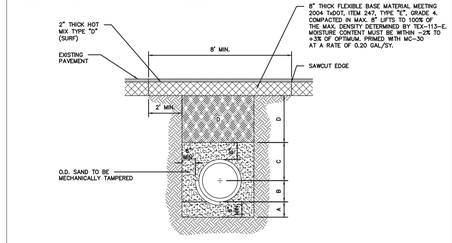
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

S-7 SANITARY SEWER STANDARD PIPE BEDDING

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

UNDER EXISTING/ACTIVE STREET CROSSINGS.

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 95% STD. PROCTOR.

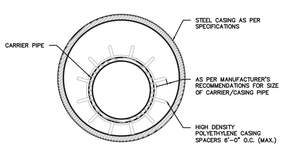
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

D-8 UTILITY CROSSING AT EXISTING / ACTIVE STREET

(WATER/SAN. SEWER)

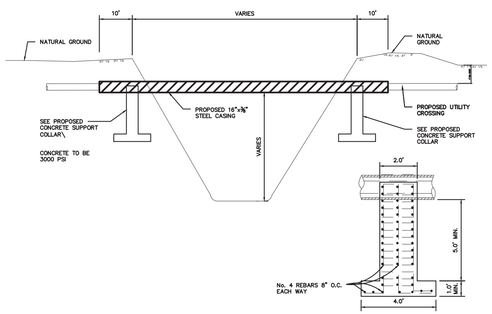
BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.187"
8"	16"	0.187"
10"	18"	0.250"
12"	20"	0.250"
14", 15"	24"	0.344"
16"	24"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



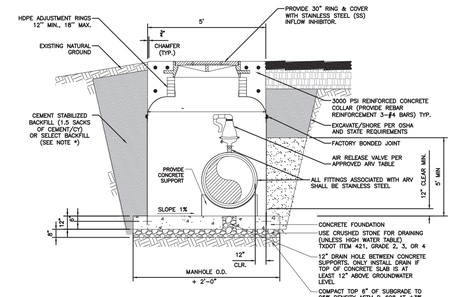
GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION – TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

S-9 UTILITY LINE BORE



S-10 SECTION DETAILS DRAIN DITCH CROSSING



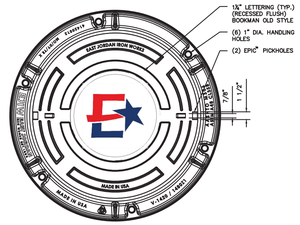
AIR RELEASE VALVE AND MANHOLE

NOT TO SCALE

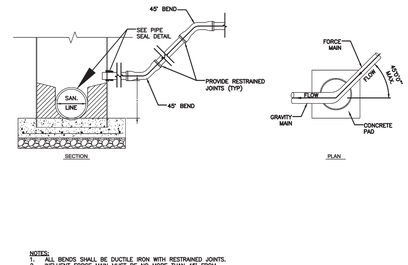
APPROVED ARVs		
MANUFACTURER	MODEL NAME	MATERIAL
A.R.I.	D-025 OR D-025 SHORT	316 SS
H-TEC	MODEL 986 (SS) AND 988	
VENT OMAT	MODEL RGX (ST. STEEL)	
VALMATIC	VM 48AS OR VM 49AS	

* CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.

S-11 SEWAGE AIR RELEASE VALVE



S-12 MANHOLE COVER



NOTES:
1. ALL BENDS SHALL BE DUCTILE IRON WITH RESTRAINED JOINTS.
2. INFLUENT FORCE MAIN MUST BE NO MORE THAN 45° FROM PARALLEL WITH DOWNSTREAM FLOW DIRECTION.

S-13 FORCE MAIN DISCHARGE MANHOLE

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

SHEET NAME:
SANITARY SEWER STANDARD DETAILS

DATE:
SEPTEMBER 2022

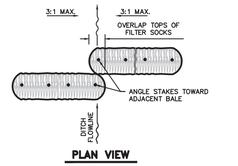
CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

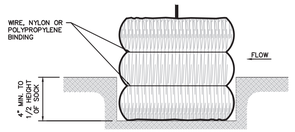
SHEET OF

NOTES:

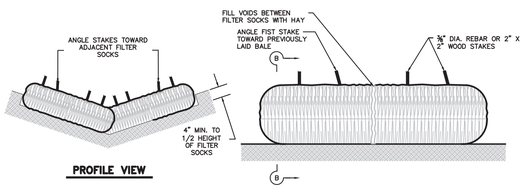
1. FILTER SOCKS SHALL BE A MINIMUM OF 8" DIAMETER.
2. FILTER SHALL BE BOUND BY EITHER WIRE NYLO OR POLYPROPYLENE STRING. THE FILTER SOCKS SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. FILTER SOCKS SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE HAY SOCK.
4. FILTER SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT SOCKS. THE SOCKS SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. FILTER SOCKS SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE FILTER SOCKS. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID SOCK TO FORCE THE HAY SOCKS TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.
7. NO HAY BALES ARE ALLOWED.



PLAN VIEW

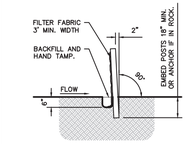


SECTION B–B



PROFILE VIEW

STW–1 EROSION CONTROL DETAIL



SECTION A–A

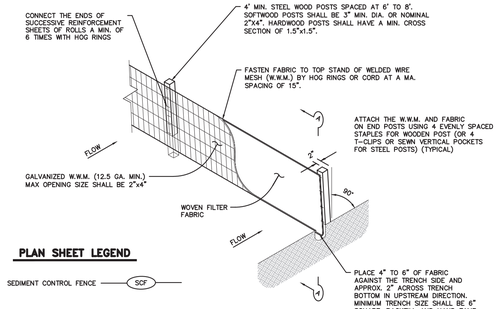
GENERAL NOTES

1. THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

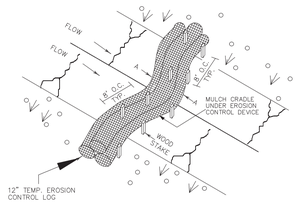
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT.— SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE — SCF

STW–2 TEMPORARY SEDIMENT CONTROL FENCE – DETAILS

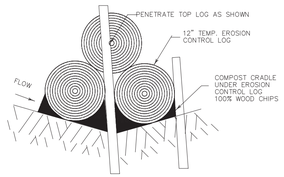


DITCH LINE SEDIMENT TRAP

PLANS SHEET LEGEND

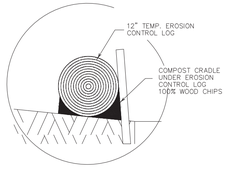
DL–ST

DITCH LINE SEDIMENT TRAP



DITCH LINE SEDIMENT TRAP A–A

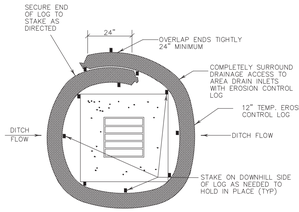
DL–ST



COMPOST CRADLE

DL–ST

STW–3 TEMPORARY EROSION CONTROL LOGS – 1



DROP INLET SEDIMENT TRAP

NTS

DI–ST

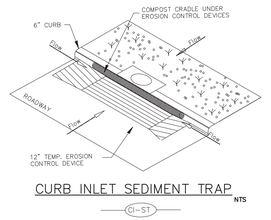
PLANS SHEET LEGEND

DI–ST

DROP INLET SEDIMENT TRAP

CI–ST

CURB INLET SEDIMENT TRAP



CURB INLET SEDIMENT TRAP

NTS

CI–ST

SEDIMENT BASIN & TRAP USAGE GUIDELINES

A sediment trap may be used to precipitate sediment out of runoff draining from an unstabilized area.

Traps: the drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5" over the drainage area).

Sediment traps should be placed in the following locations:

1. Immediately preceding drain inlets
2. Just before the drainage enters a water course
3. Just before the drainage leaves the right of way
4. Just before the drainage leaves the construction limits where drainage flows away from the project

The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1', whichever is less. Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for seperately.

GENERAL NOTES

1. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12" DIAMETER LOGS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOG WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" X 2" WOOD 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.

STW–4 TEMPORARY EROSION CONTROL LOGS – 2

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

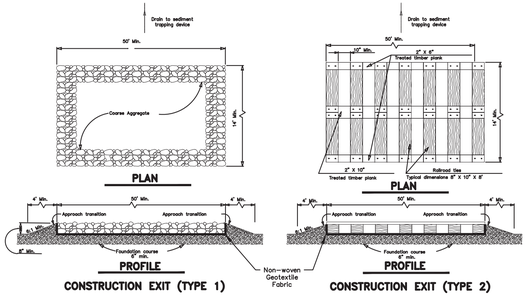
SHEET NAME:
STORMWATER DETAILS

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

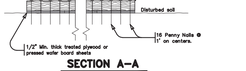
SHEET OF



CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

1. THE LENGTH OF TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



SECTION A–A

CONSTRUCTION EXIT (TYPE 3)

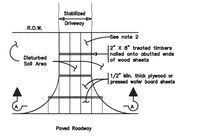
GENERAL NOTES

1. THE LENGTH OF TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION ACCESS/EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2" TO 4" SPREAD AND A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

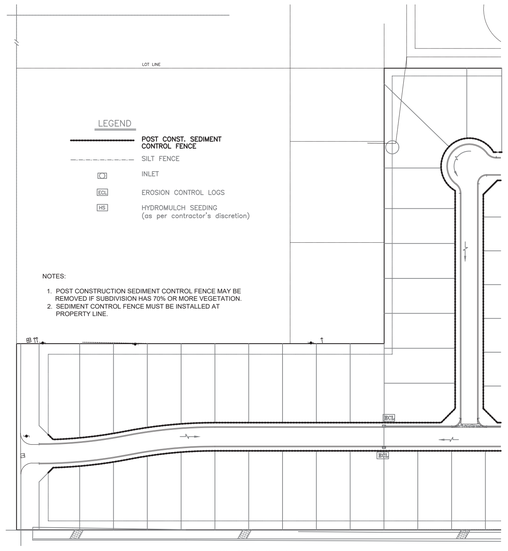
1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50.
2. THE TREATED TIMBER PLANS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2 x 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PLAN

FILTER FABRIC: NON–WOVEN GEOTEXTILE FABRIC		
FABRIC WEIGHT	OZ/SY	6 MIN.
PERMITIVITY	1/SEC	0.5 MIN.
TENSILE STRENGTH	LBS	200 MIN.
APPARENT OPENING SIZE	SIEVE NO.	80–120
ELONGATION AT YIELD	%	20–100
TRAPEZOIDAL TEAR	LBS	75 MIN.

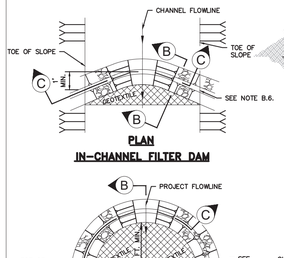
STW–5 TEMPORARY EROSION CONTROL CONSTRUCTION ACCESS / EXIT



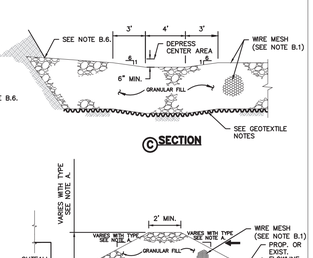
NOTES:

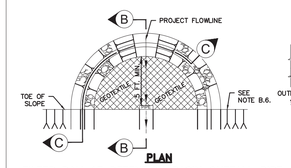
1. POST CONSTRUCTION SEDIMENT CONTROL FENCE MAY BE REMOVED IF SUBDIVISION HAS 70% OR MORE VEGETATION.
2. SEDIMENT CONTROL FENCE MUST BE INSTALLED AT PROPERTY LINE.

STW–6 POST CONSTRUCTION SEDIMENT CONTROL FENCE

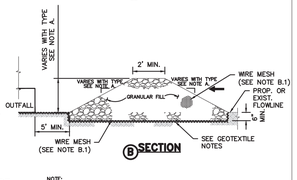


IN–CHANNEL FILTER DAM





FILTER DAM AT DETENTION BASIN OUTFALL PIPE



NOTE:
ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

FILTER DAM

RFD–TYPE

SYMBOL

NOTES:

A. TYPES OF FILTER DAMS
   1. TYPE 1 (NON–REINFORCED)
      a. HEIGHT — 18–24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
      b. TOP WIDTH — 2 FEET (MAXIMUM).
      c. SLOPES — 2:1 (MAXIMUM).
   2. TYPE 2 (REINFORCED)
      a. HEIGHT — 18–36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
      b. TOP WIDTH — 2 FEET (MAXIMUM).
      c. SLOPES — 2:1 (MAXIMUM).
   3. TYPE 3 (REINFORCED)
      a. HEIGHT — 36–48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
      b. TOP WIDTH — 2 FEET (MAXIMUM).
      c. SLOPES — 3:1 (MAXIMUM).
   4. TYPE 4 (GABION)
      a. HEIGHT — 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
      b. TOP WIDTH — 2 FEET (MINIMUM).
   5. TYPE 5 (AS SHOWN ON PLANS)

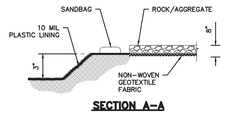
B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.
   1. TYPE 2 AND TYPE 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH±½ DIAMETER HEXAGONAL OPENINGS.
   2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER. REFER TO GRANULAR FILL IN SPECIFICATION FOR RIPRAP AND GRANULAR FILL.
      a. 3–5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
      b. 4–8 INCHES FOR ROCK FILTER DAM TYPE 3.
   3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURE TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
   4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
   5. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

C. FILTER FABRIC: NON–WOVEN GEOTEXTILE

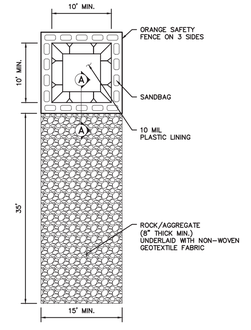
FABRIC WEIGHT	OZ/SY	6 MIN.
PERMITIVITY	1/SEC	0.5 MIN.
TENSILE STRENGTH	LBS	200 MIN.
APPARENT OPENING SIZE	SIEVE NO.	80–120
ELONGATION AT YIELD	%	20–100
TRAPEZOIDAL TEAR	LBS	75 MIN.

D. GRANULAR FILL
   1. PROVIDE GRANULAR FILL CONSISTING OF CONCRETE OR STONE. PROVIDE GRANULAR FILL THAT IS DENSE, DURABLE AND HARD MATERIAL.
   2. PROVIDE GRANULAR FILL WITH THE FOLLOWING DIMENSIONS:
      a. PROVIDE 3 INCH TO 5 INCH GRANULAR FILL WITH NO MATERIAL DIAMETER LESS THAN 3 INCHES AND NO MATERIAL DIAMETER GREATER THAN 5 INCHES.
      b. PROVIDE 4 INCH TO 8 INCH GRANULAR FILL WITH NO MATERIAL DIAMETER LESS THAN 4 INCHES AND NO MATERIAL DIAMETER GREATER THAN 8 INCHES.
      c. PROVIDE RIPRAP GRADATION NO. 1 AND GRADATION NO. 2 AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

STW–7 TEMPORARY ROCK FILTER DAM



SECTION A–A



PLAN

CONCRETE TRUCK WASHOUT AREA

CTW

SYMBOL

NOTES:

1. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
2. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN–SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
3. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
4. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.
5. FILTER FABRIC: NON–WOVEN GEOTEXTILE FABRIC

FABRIC WEIGHT	OZ/SY	6 MIN.
PERMITIVITY	1/SEC	0.5 MIN.
TENSILE STRENGTH	LBS	200 MIN.
APPARENT OPENING SIZE	SIEVE NO.	80–120
ELONGATION AT YIELD	%	20–100
TRAPEZOIDAL TEAR	LBS	75 MIN.

STW–8 CONCRETE TRUCK WASH AREA

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: TESORO SUBDIVISION PHASE 2

Project Location: 400 FEET WEST OF THE INTERSECTION OF DAVIS ROAD AND DOOLITTLE RD

(select one) ◯ C.O.E ⊗ Edinburg ETJ

Applicant: RIO DELTA ENGINEERING, IVAN GARCIA P.E., R.P.L.S. ◯ Owner ⊗ Agent

Address: 921 S. 10TH AVENUE, EDINBURG TEXAS, 78539

Email: EDINBURG@RIODELTAENGINEERING.COM Phone: 956-380-5152

Date: 4-6-26

Proposed Type of Development

⊗ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
SINGLE FAMILY ATTACHED	14.73	N/A	80	36	44	80		215

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed
New data edition is available. Upgrade now.

SEARCH BY LAND USE CODE:
215

LAND USE GROUP:
(200-299) Residential

LAND USE :
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

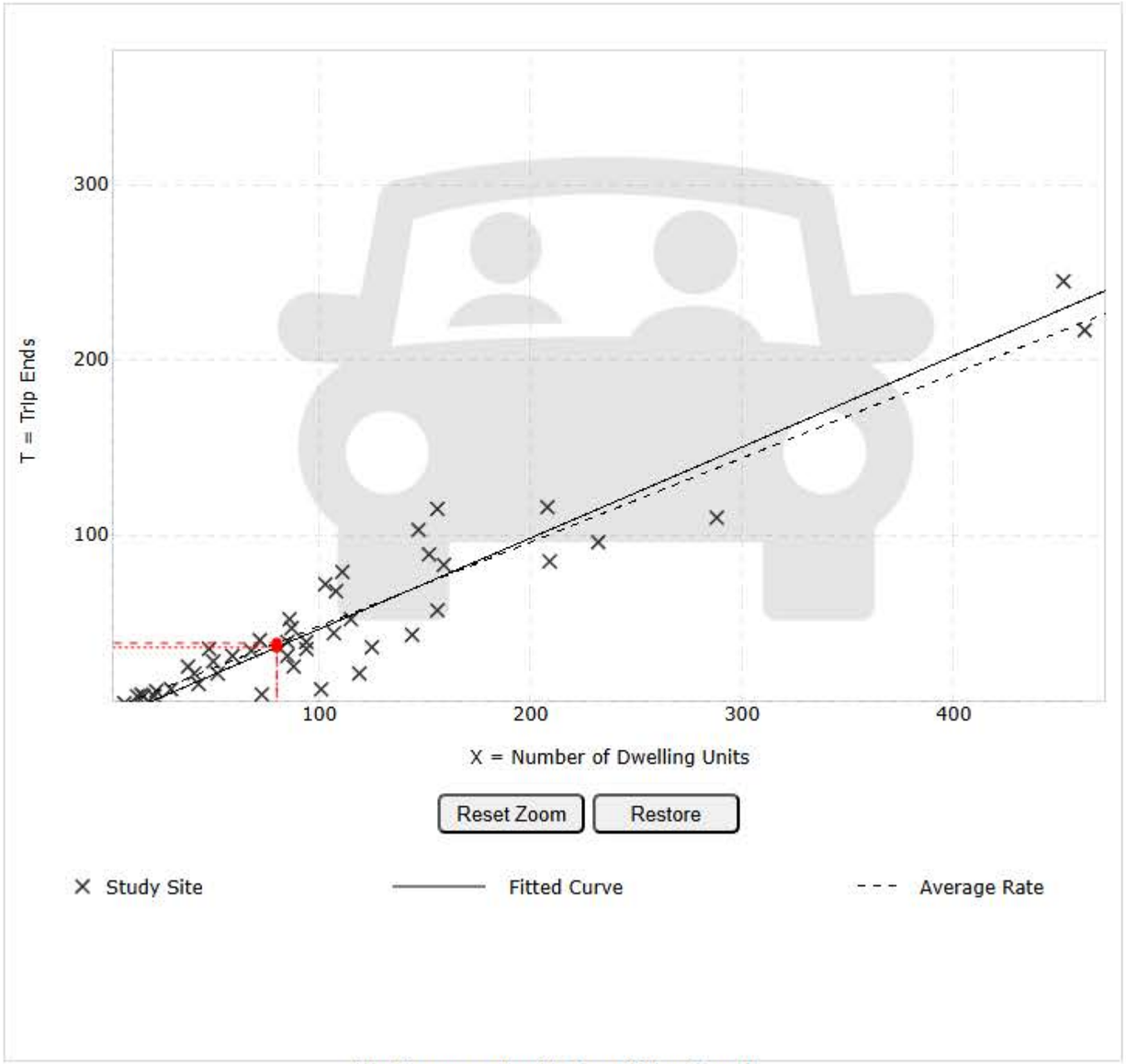
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Stre

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
80
Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
46

Avg. Num. of Dwelling Units:
135

Average Rate:
0.48

Range of Rates:
0.12 - 0.74

Standard Deviation:
0.14

Fitted Curve Equation:
T = 0.52(X) - 5.70

R^2:
0.92

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 38 (Total), 10 (Entry), 28 (Exit)
Fitted Curve: 36 (Total), 9 (Entry), 27 (Exit)

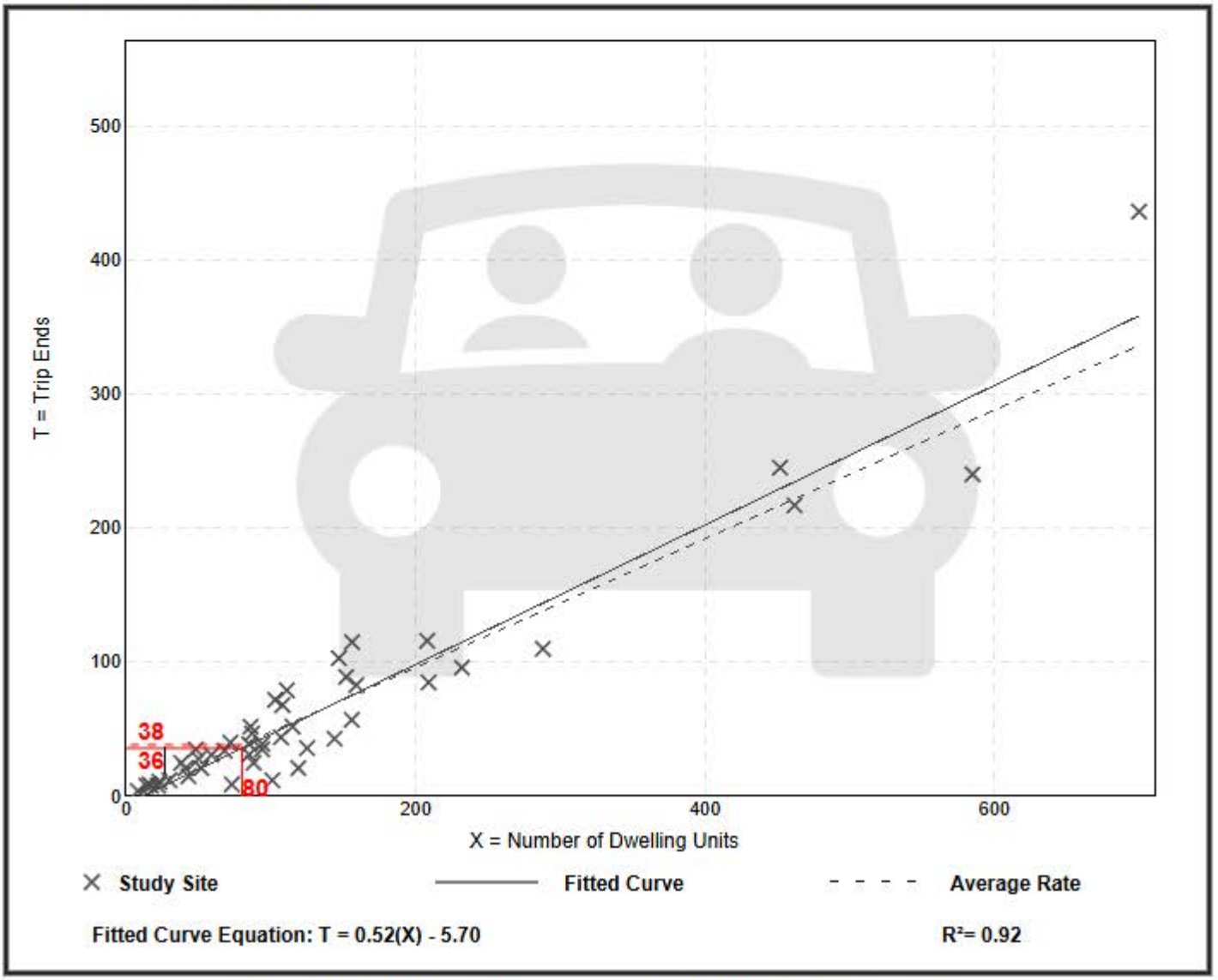
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	46
Avg. Num. of Dwelling Units:	135
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed
New data edition is available. Upgrade now.

SEARCH BY LAND USE CODE:
215

LAND USE GROUP:
(200-299) Residential

LAND USE :
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

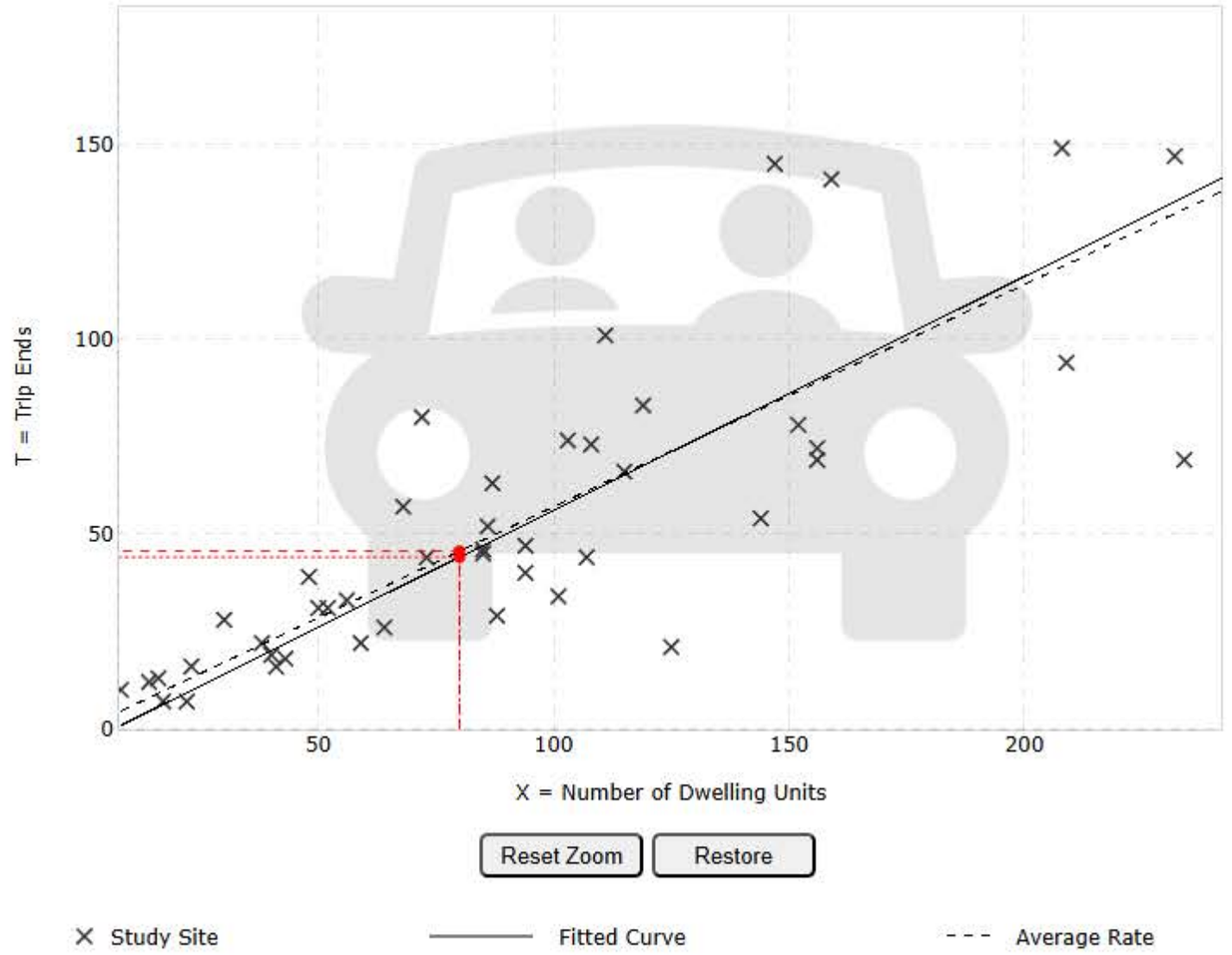
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Stre

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
80 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
51

Avg. Num. of Dwelling Units:
136

Average Rate:
0.57

Range of Rates:
0.17 - 1.25

Standard Deviation:
0.18

Fitted Curve Equation:
T = 0.60(X) - 3.93

R^2:
0.91

Directional Distribution:
59% entering, 41% exiting

Calculated Trip Ends:
Average Rate: 46 (Total), 27 (Entry), 19 (Exit)
Fitted Curve: 44 (Total), 26 (Entry), 18 (Exit)

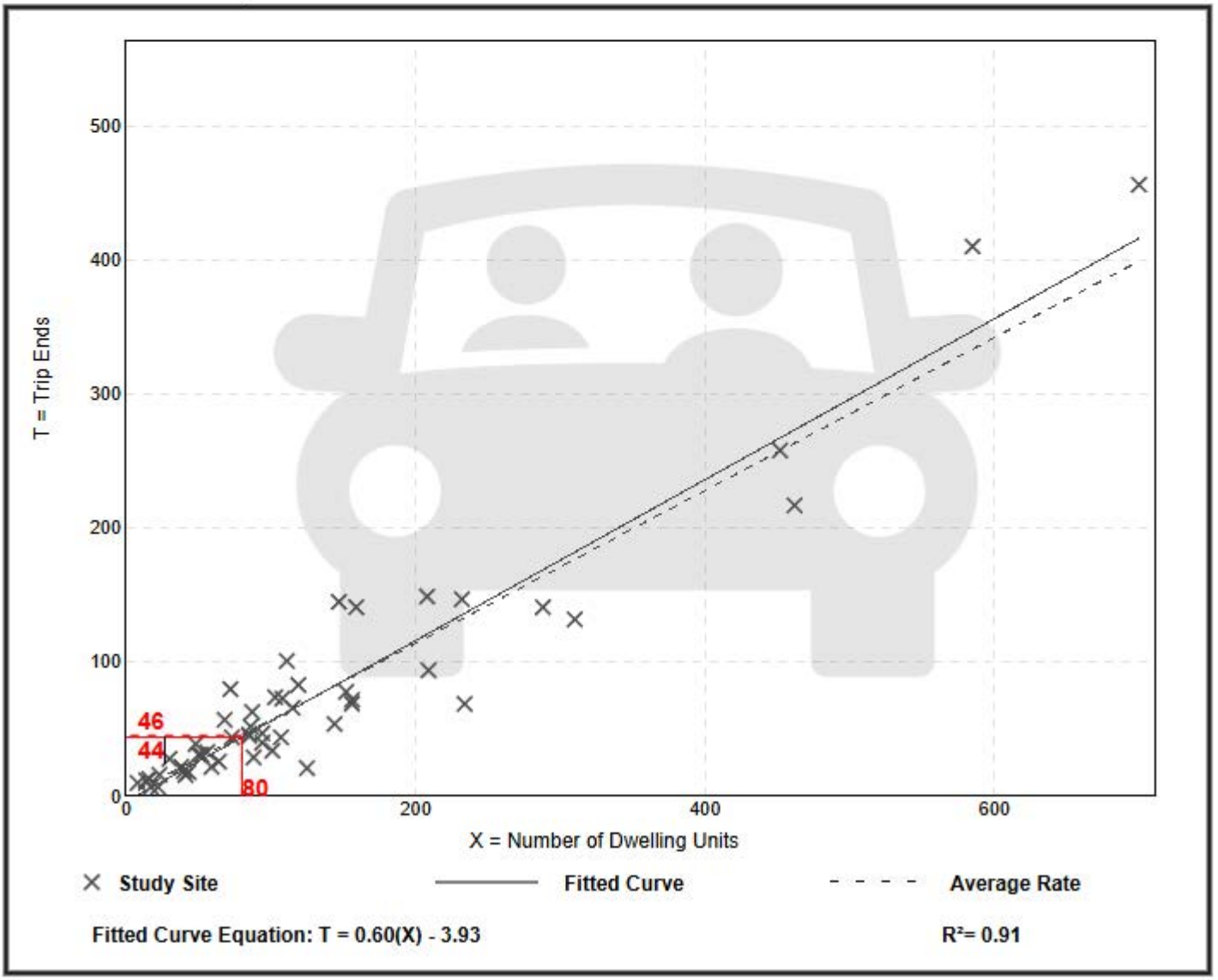
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Tesoro phase 2 sub.

Trip Gen.

Am $T = 0.52(x) - 5.70$

$T = 0.52(80) - 5.70$

$T = 36.0$

Pm $T = 0.60(x) - 3.93$

$T = 0.60(80) - 3.93$

$T \approx 44.07 \approx 44$

TESORO SUBDIVISION PHASE II

BEING A 14.73 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

MISSING SCALE

VILLANUEVA PROPERTIES AND INVESTMENTS, LLC
19.36 ACRES
OUT OF LOTS 11 AND 12,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 2,
VOL 8, PAGE 28, M.R.H.C.
DOC# 3413320, O.R.H.C.

TWIN LAKE
VOL 25, PAGE 50A, M.R.H.C.

VISTA BONITA NO. 3
VOL 29, PAGE 133A, M.R.H.C.

AMI W.KELLEN, TRUSTEE OF THE KELEN FAMILY TRUST
DOOLITTLE DG LOT 1
3120095, M.R.H.C.

EXIST. 60.00' R.O.W.

22.00' E-E EXIST. PAVE ROAD

NORTH RIGHT-OF-WAY LINE

S81° 21' 23"E 281.24'

S81° 21' 23"E 344.00'

℄ DAVIS ROAD

SOUTH RIGHT-OF-WAY LINE

N57° 27' 19"W 0.47'

N8° 38' 37"E 128.32'

15.00' U.E.

LOT 151 10409 SF

LOT 152 9812 SF

LOT 153 11929 SF

L=50.00'
R=55.00'

N15° 19' 19"E 75.51'

LOT 150 9266 SF

LOT 154 8548 SF

VILLAS DE SANTA CRUZ
VOL 40, PAGE 1, M.R.H.C.

WEST RIGHT-OF-WAY LINE

S81° 21' 54"E 120.50'

PROP. 50.00' R.O.W.

N8° 38' 37"E 268.00'

S88° 53' 04"E 50.43'

S81° 21' 54"E 120.50'

LOT 149 6025 SF

LOT 148 6326 SF

LOT 147 6025 SF

LOT 146 7230 SF

LOT 155 5975 SF

LOT 156 5975 SF

LOT 157 6970 SF

STREET G

VILLAS DE SANTA CRUZ UT
NO. 2
DOC# 3016916, M.R.H.C.

EAST RIGHT-OF-WAY LINE

DAVIS PALM SUBDIVISION
VOL 55, PG 155
M.R.H.C.

STREET D

STREET E

LOT 95 6118 SF
LOT 96 6025 SF
LOT 97 6025 SF
LOT 98 6025 SF
LOT 99 6025 SF
LOT 100 7230 SF
LOT 101 6025 SF
LOT 102 6025 SF
LOT 103 6025 SF
LOT 104 6025 SF
LOT 105 6025 SF
LOT 106 6628 SF
LOT 107 6025 SF
LOT 108 6025 SF
LOT 109 6025 SF
LOT 110 6025 SF
LOT 111 6092 SF

LOT 128 6913 SF
LOT 127 6025 SF
LOT 126 6025 SF
LOT 125 6025 SF
LOT 124 6025 SF
LOT 123 7230 SF
LOT 122 6025 SF
LOT 121 6025 SF
LOT 120 6025 SF
LOT 119 6025 SF
LOT 118 6025 SF
LOT 117 6628 SF
LOT 116 6025 SF
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LOT 113 6025 SF
LOT 112 6092 SF

LOT 145 6929 SF
LOT 144 6025 SF
LOT 143 6025 SF
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LOT 140 7230 SF
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LOT 138 6025 SF
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LOT 131 6025 SF
LOT 130 6025 SF
LOT 129 6092 SF

LOT 158 6970 SF
LOT 159 5975 SF
LOT 160 5975 SF
LOT 161 5975 SF
LOT 162 5975 SF
LOT 163 7170 SF
LOT 164 5975 SF
LOT 165 5975 SF
LOT 166 5975 SF
LOT 167 5975 SF
LOT 168 5975 SF
LOT 169 6572 SF
LOT 170 5975 SF
LOT 171 5975 SF
LOT 172 5975 SF
LOT 173 5975 SF
LOT 174 6046 SF

15.00' U.E.

PROP. 50.00' R.O.W.

S8° 38' 37"W 1344.21'

N8° 38' 37"E 866.33'

641435.28 SQ FT
14.73 ACRES

S8° 38' 37"W 1139.27'

23.81' E-E EXIST. PAVE ROAD

SALOME M. BARRIENTOS,
BLANCA ESTELLA BARRIENTOS
5.00 ACRES, OUT OF LOT 12,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 386212, O.R.H.C.

MARIVEL CORREA,
5.00 ACRES, OUT OF LOT 12,
BLOCK 8, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.

℄ DOOLITTLE ROAD

EXIST. 60.00' R.O.W.

REBEKAH JANELLE VALDEZ,
10.09 ACRES, OUT OF LOT 13,
BLOCK 8, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
3184217 O.R.H.C.

N81° 21' 52"W 581.00'

NAPOLEON VILLARREAL & SOYLA,
10.09 ACRES, OUT OF LOT 14,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
VOL 2018, PAGE 717 O.R.H.C.

RG ENTERPRISES LLC
18.79 A.C
DOC.#3462120
O.R.H.C.

February 26, 2026

City Of Edinburg
Planning and Zoning Department
415 W University Drive,
Edinburg, TX 78541

Re: Tesoro Subdivision Phase II – Subdivision Application

Dear Sirs,

We, John Abraham & Mercy Abraham, property owner of the subdivision to be named Tesoro Subdivision Phase II, shown on the attached preliminary plat and more particularly described as follows:

BEING A 14.73 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

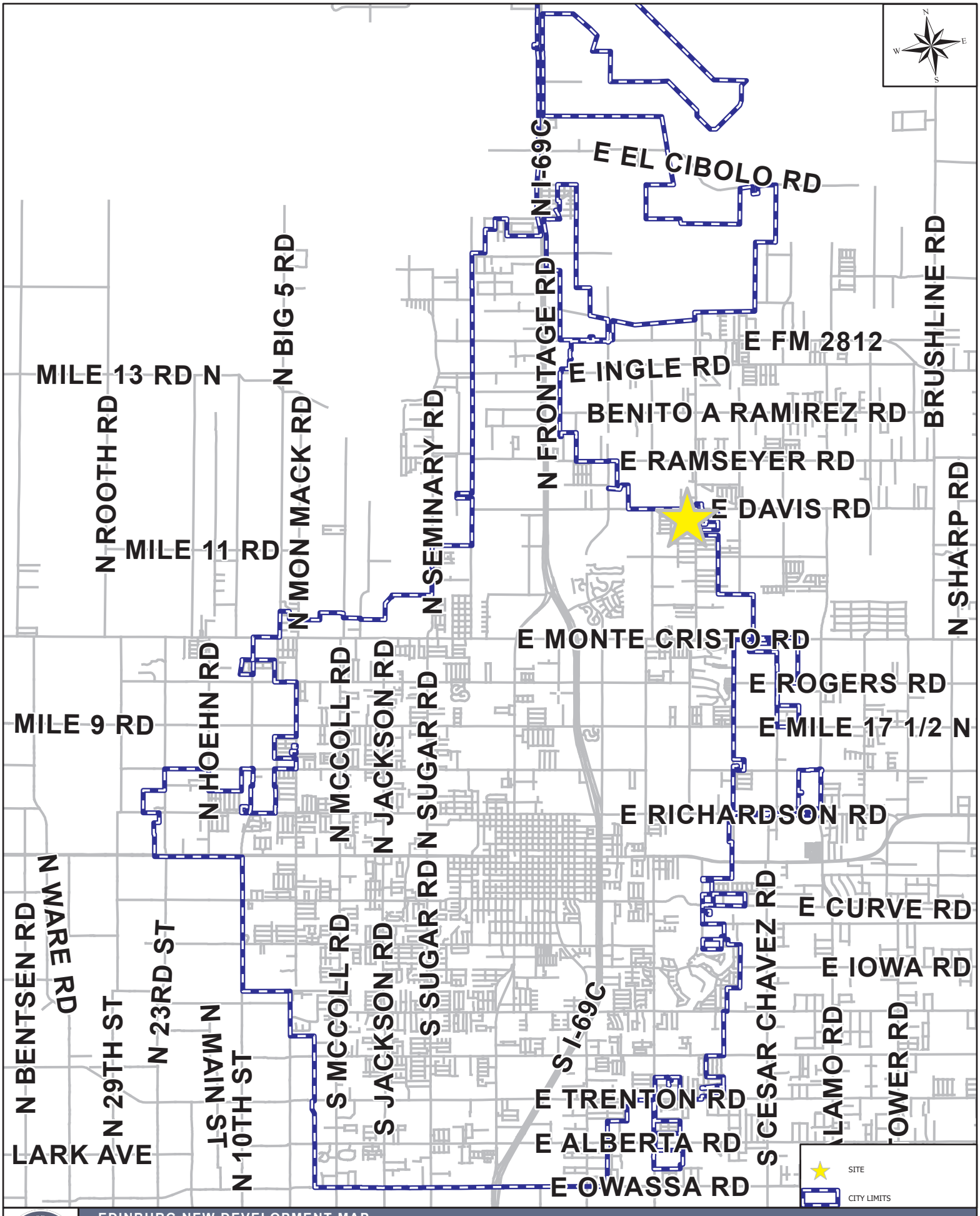
Grant permission to Fortis Land Company LLC, Rio Delta Engineering and its representatives to solicit a Subdivision application needed for this property.

Please call Rio Delta Engineering at (956) 380-5152 or E-mail at edinburg@riodeltaengineering.com if you have any questions, comments or need anything else regarding this matter.

Respectfully submitted,

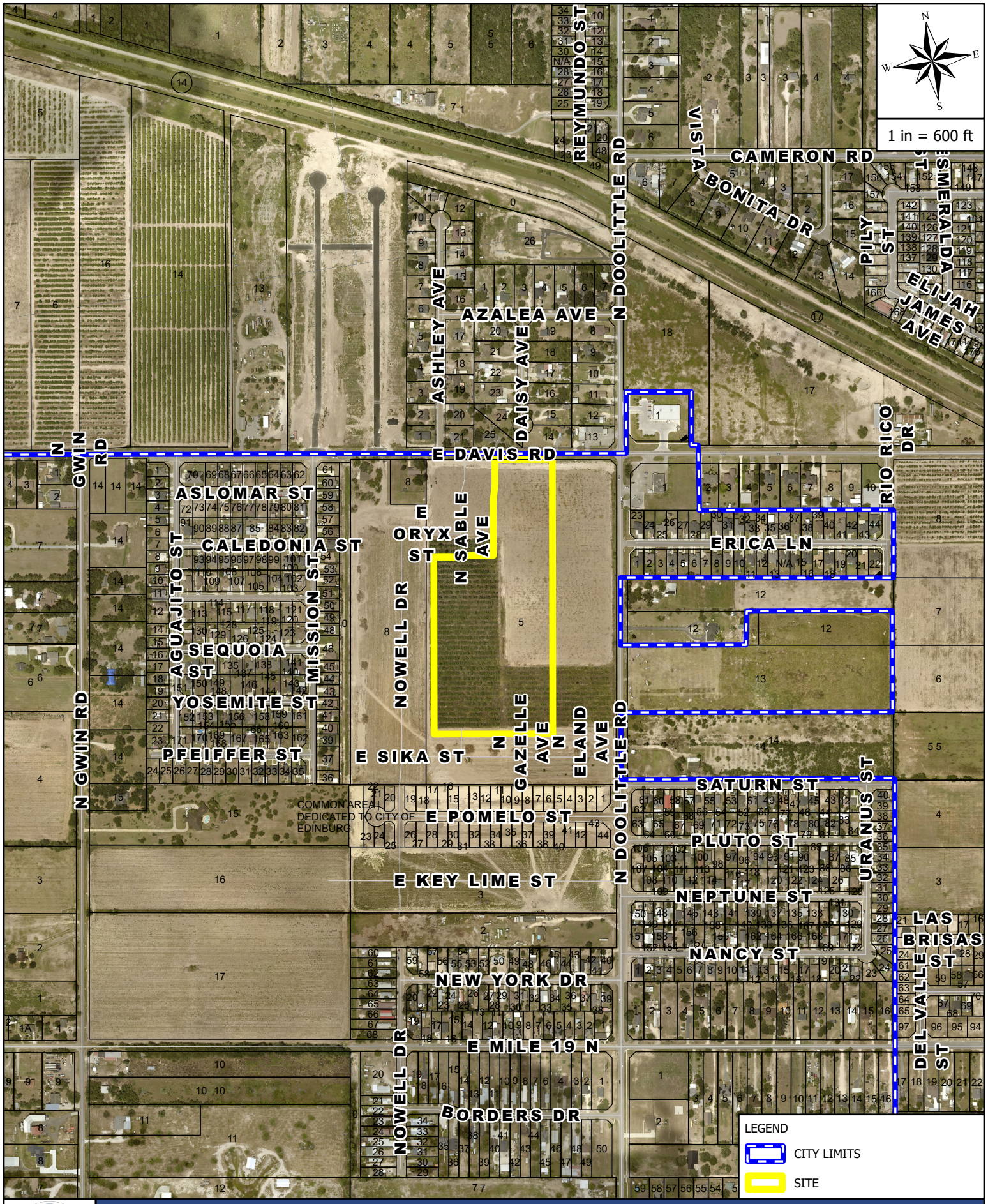
John Abraham

Mercy Abraham



EDINBURG NEW DEVELOPMENT MAP

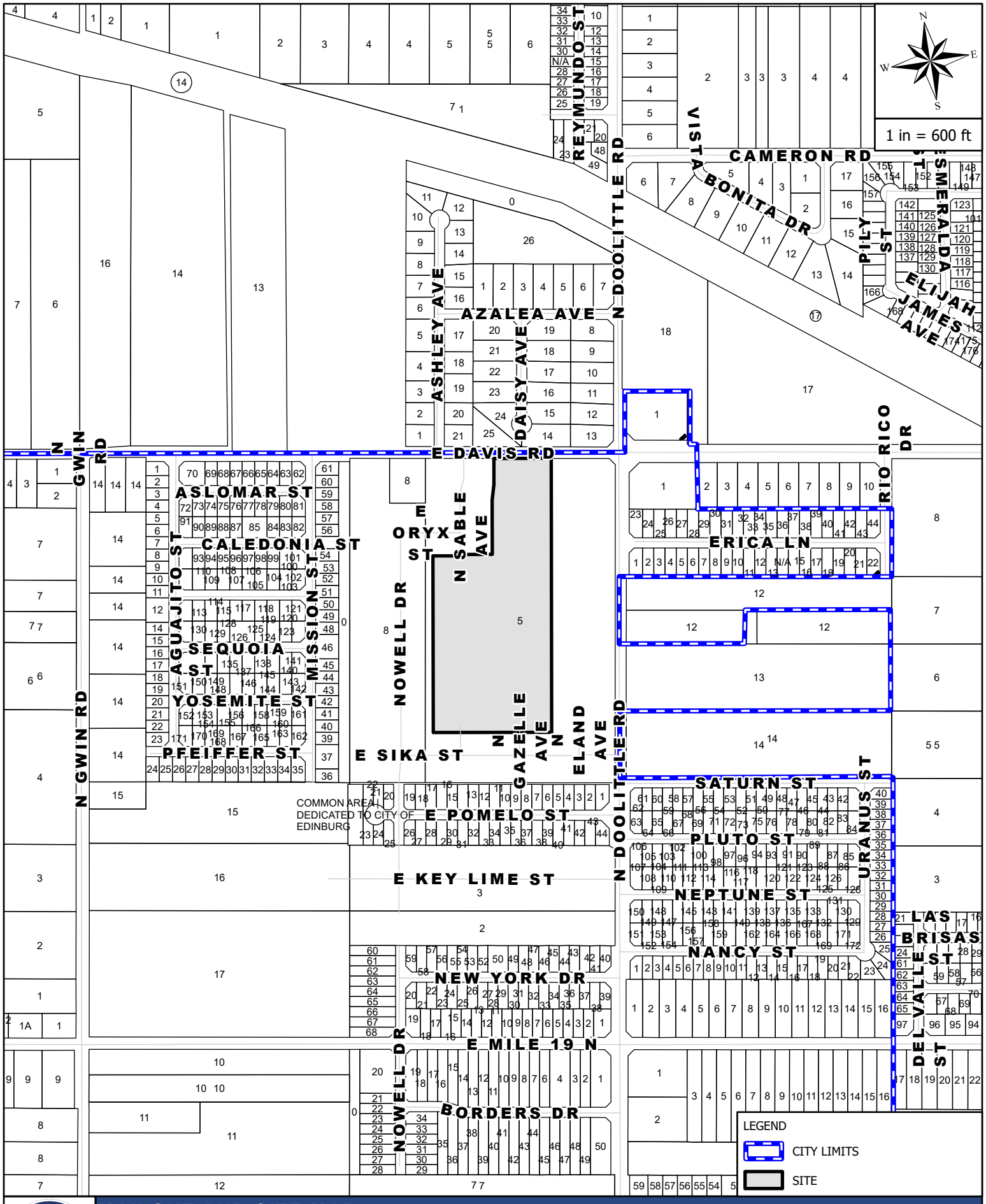
3098 E DAVIS RD



THE CITY OF EDINBURG TEXAS

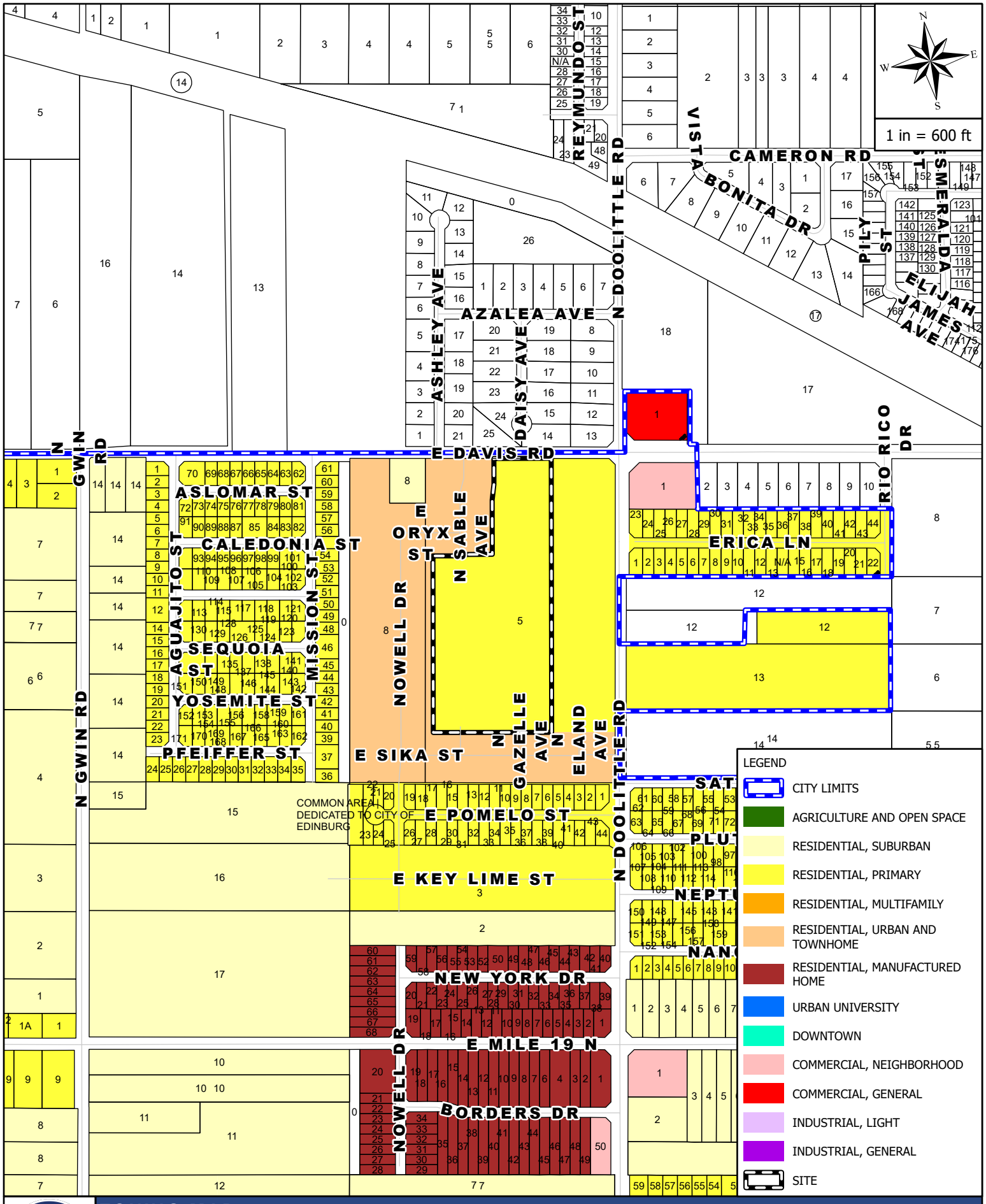
AERIAL MAP

3098 E DAVIS RD



MAILOUT AND SITE MAP

3098 E DAVIS RD

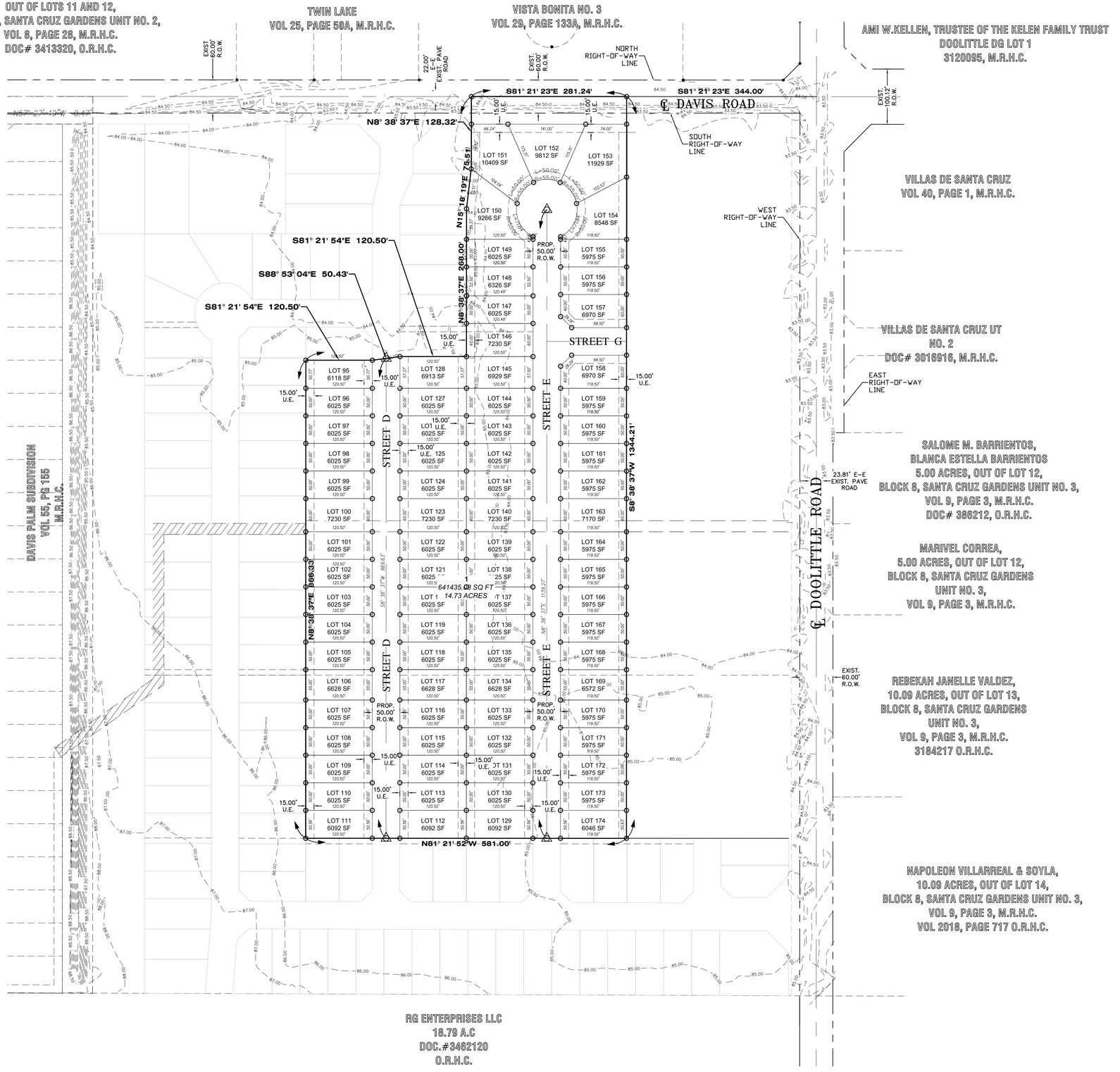


ZONING MAP

3098 E DAVIS RD

TESORO SUBDIVISION PHASE II

BEING A 14.73 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: TESORO PHASE I SUBDIVISION

Date Prepared: May 05, 2026
Planning and Zoning Meeting: May 14, 2026

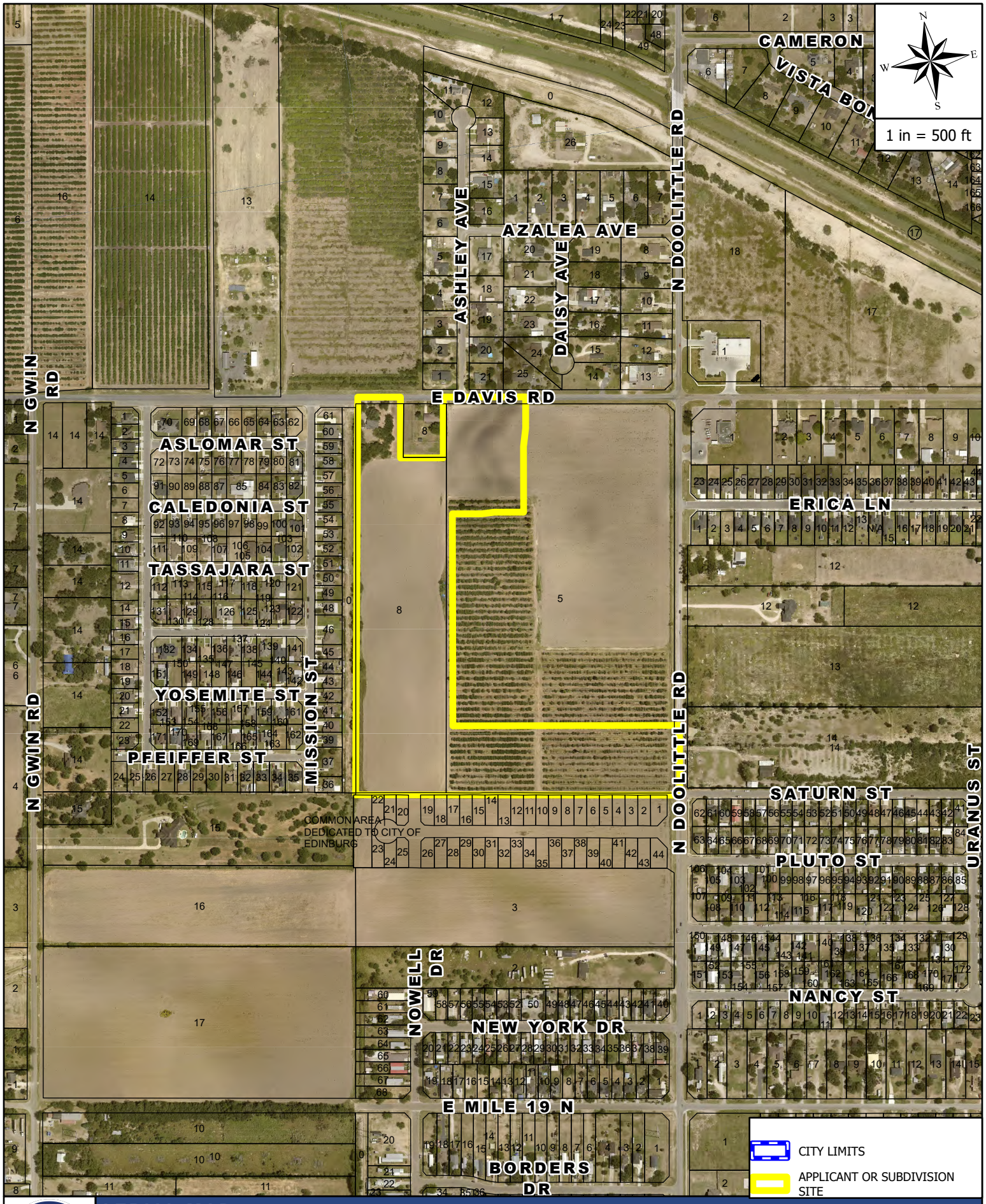
Final Plat Approval

Subject:	Consider the Final Plat approval of Tesoro Phase I Subdivision, Being a 22.63 acres tract of land out of and forming a part or portion of Lots 5, 6, 7, 8, and 9, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, Recorded in Volume 9, Page 3, Map of Records of Hidalgo County, Texas, located at 2812 East Davis Road, as requested by Rio Delta Engineering
Location:	The property is located on the south side of East Davis Road and a portion of the property is west of Doolittle Road, and is within the City of Edinburg, City Limits.
Zoning:	Property is currently zoned Residential, Urban & Townhome (RU), District.
Setbacks:	As per the Unified Development Code Front: 20 ft, Garage: 18 ft., Side 5 ft. and Street side: 10 ft., Rear: 20 ft. or easement whichever is greater
Analysis:	The Preliminary Plat development consists of ninety-three (93) Single-Family Residential averaging approximately from 5,613 square feet to 18,697 square feet.
Utilities:	Water Distribution System will be provided by North Alamo Water Supply Company and Sanitary Sewer service will be provided by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

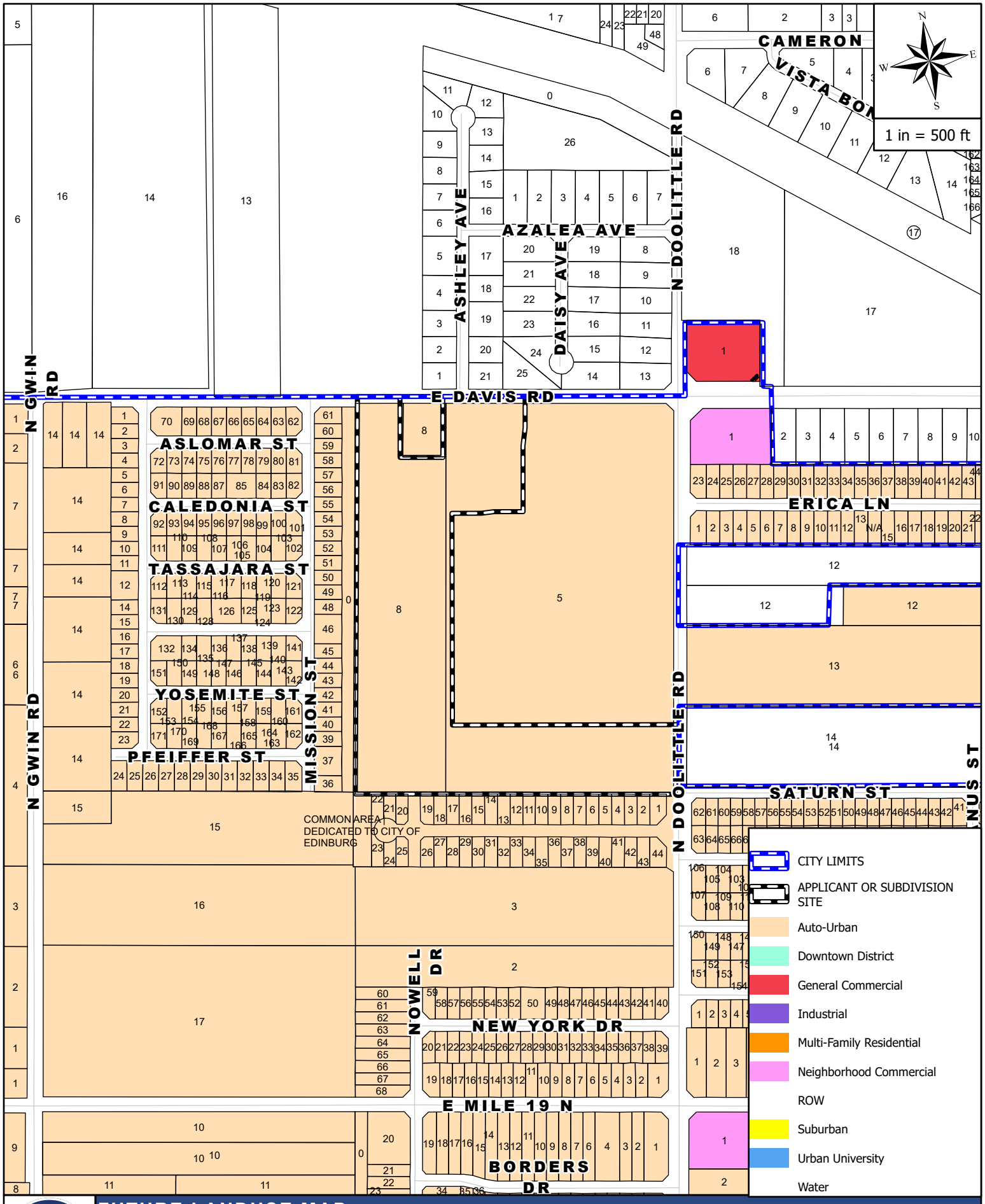
Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required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



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

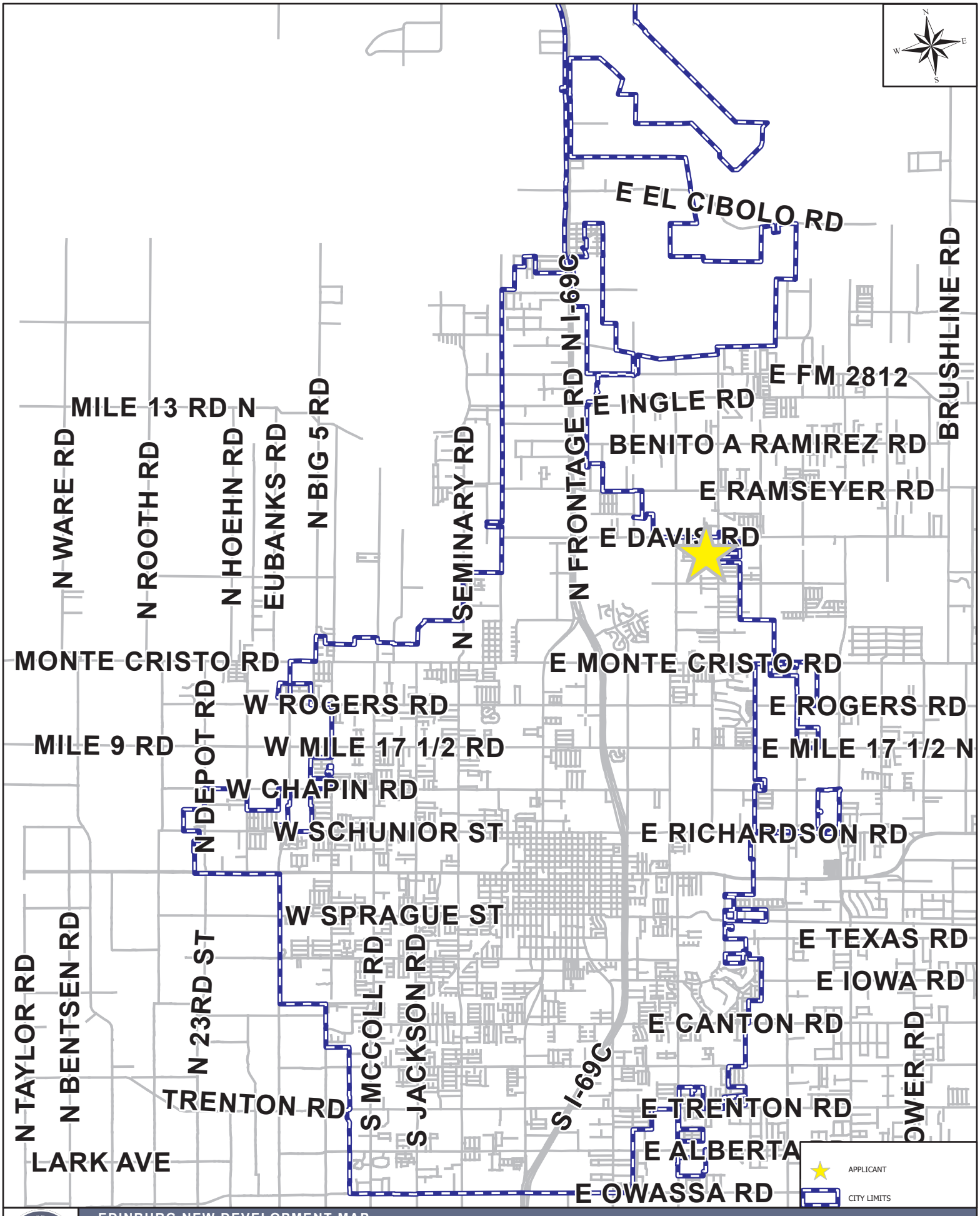
PLAT-2025-0324 2812 E DAVIS RD TESORO SANTA



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

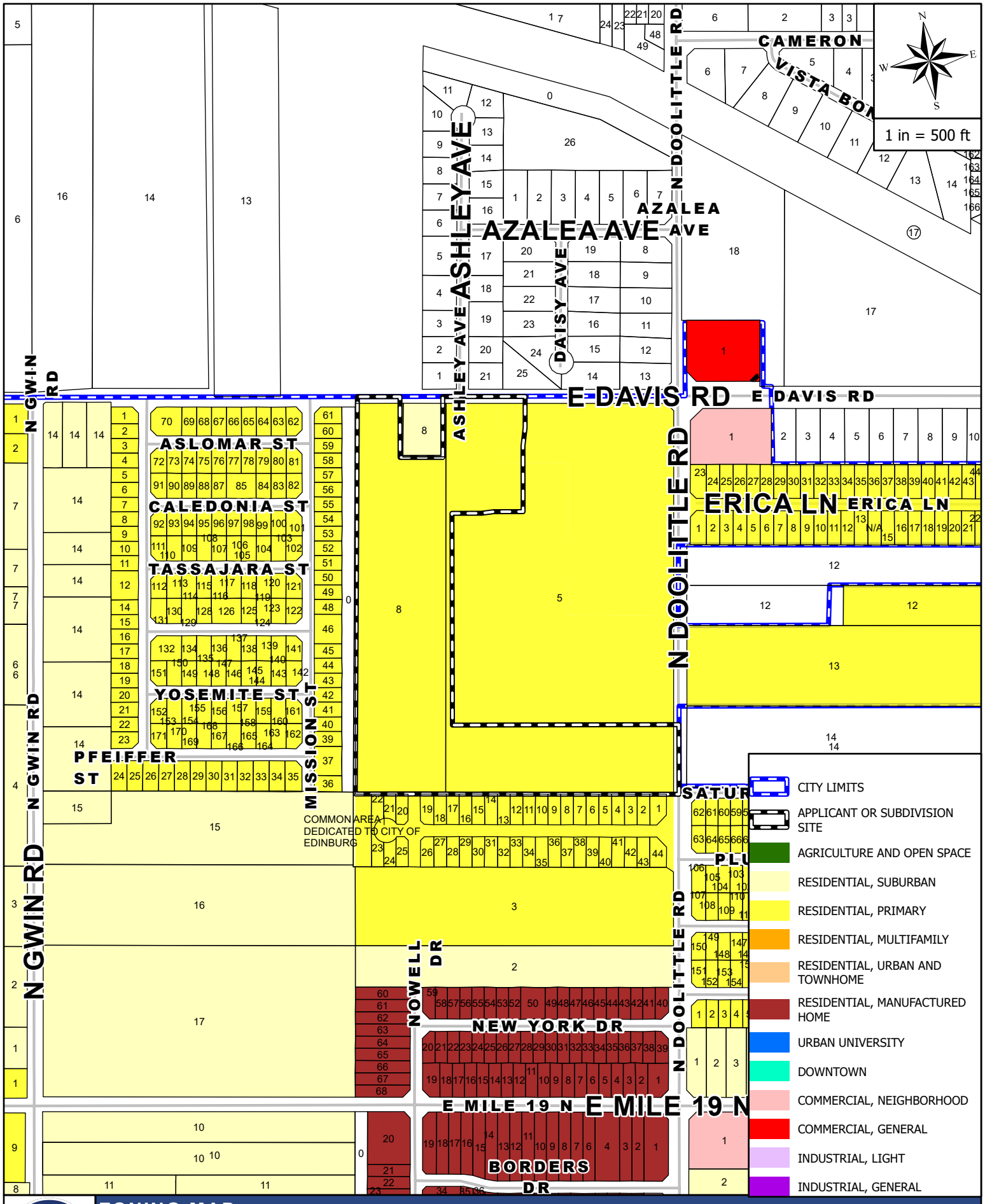
PLAT-2025-0324 2812 E DAVIS RD TESORO SANTA



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

PLAT-2025-0324 2812 E DAVIS RD TESORO SANTA



ZONING MAP

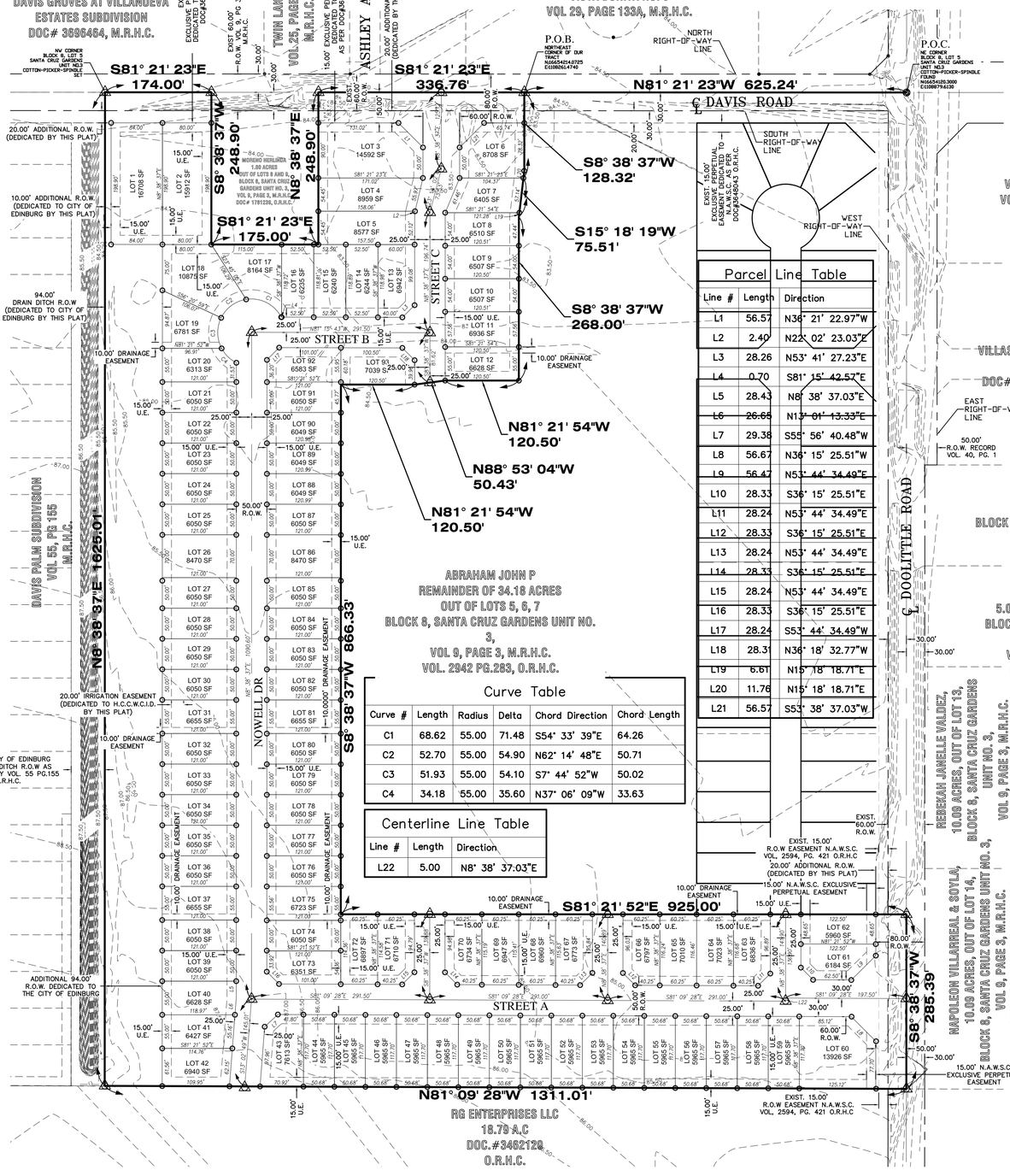
APPLICANT AND/OR SUBDIVISION:

PLAT-2025-0324 2812 E DAVIS RD TESORO SANTA

DATE OF PREPARATION: JANUARY 7, 2026

TESORO PHASE I SUBDIVISION (PRIVATE)

BEING A 22.63 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



Parcel Line Table

Line #	Length	Direction
L1	56.57	N36° 21' 22.97"W
L2	2.40	N22° 02' 23.03"E
L3	28.26	N53° 41' 27.23"E
L4	0.70	S81° 15' 42.57"E
L5	28.43	N8° 38' 37.03"E
L6	26.66	N13° 01' 13.33"E
L7	29.38	S55° 56' 40.48"W
L8	56.67	N36° 15' 25.51"W
L9	56.47	N53° 44' 34.49"E
L10	28.33	S36° 15' 25.51"E
L11	28.24	N53° 44' 34.49"E
L12	28.33	S36° 15' 25.51"E
L13	28.24	N53° 44' 34.49"E
L14	28.33	S36° 15' 25.51"E
L15	28.24	N53° 44' 34.49"E
L16	28.33	S36° 15' 25.51"E
L17	28.24	S53° 44' 34.49"W
L18	28.31	N36° 18' 32.77"W
L19	6.61	N15° 18' 18.71"E
L20	11.76	N15° 18' 18.71"E
L21	56.57	S53° 38' 37.03"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.62	55.00	71.48	S54° 33' 39"E	64.26
C2	52.70	55.00	54.90	N62° 14' 48"E	50.71
C3	51.93	55.00	54.10	S7° 44' 52"W	50.02
C4	34.18	55.00	35.60	N37° 06' 09"W	33.63

Centerline Line Table

Line #	Length	Direction
L22	5.00	N8° 38' 37.03"E

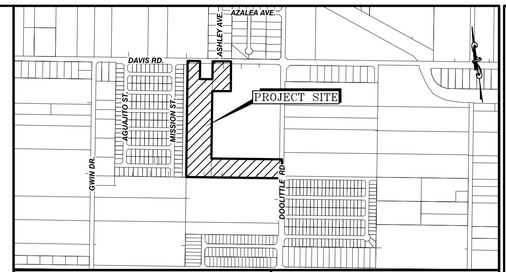
SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA SYSTEM NETWORK

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
- – ELECTRICAL & UTILITY EASEMENT

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
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
Ł	LOT LINE



LOCATION MAP | SCALE: 1"= 1000'

METES AND BOUNDS DESCRIPTION

BEING A 22.63 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 22.63 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON–PICKER–SPINDLE FOUND WITH THE FOLLOWING COORDINATES (N:16654120.3000, E:1108879.6130) AT THE NORTHEAST CORNER OF THE SAID LOT 5, BLOCK 8, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF E. DAVIS ROAD AND N. DOOLITTLE ROAD;

THENCE N 81°21'23" W ALONG THE NORTH LINE OF THE SAID LOTS 5,6,7 BLOCK 8, SAME BEING ALONG THE CENTERLINE OF E. DAVIS ROAD, A DISTANCE OF 625.24 FEET TO A COTTON–PICKER–SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING WITH THE FOLLOWING COORDINATES (N:16654214.0725, E:1108261.4740)

THENCE S 8°38'37" W ACROSS THE SAID LOT 7, BLOCK 8, PASSING AT A DISTANCE OF 30.00 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT–OF–WAY LINE OF DAVIS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 128.32 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 15°18'19" W ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE OF 75.51 FEET TO A 1/2– INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°38'37" W ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE OF 268.0 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°21'54" W ACROSS THE SAID LOT 7, BLOCK 8, A DISTANCE OF 120.50 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°53'04" W ACROSS THE SAID LOT 7 BLOCK 8, A DISTANCE OF 50.43 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°21'54" W ACROSS THE SAID LOT 7 AND 8, BLOCK 8, A DISTANCE OF 120.50 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°38'37" W ACROSS THE SAID LOT 8, BLOCK 8, A DISTANCE 866.33 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°21'52" E ACROSS THE SAID LOT 8,7,6 AND 5 BLOCK 8, TO A POINT ON THE EAST BOUNDARY LINE OF OUR TRACT, SAME BEING A POINT ON THE CENTERLINE OF DOOLITTLE ROAD, PASSING AT 895.01 A 1/2–INCH CAPPPED IRON ROD SET ON THE EXISTING WEST RIGHT–OF–WAY LINE OF DOOLITTLE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 925.00 FEET TO A COTTON–PICKER–SPINDLE SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°38'37" W ALONG THE CENTERLINE OF N. DOOLITTLE ROAD, SAME BEING ALONG THE EAST LINE OF LOT 5, BLOCK 8, A DISTANCE OF 285.39 FEET TO A COTTON–PICKER–SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°09'28" W ALONG THE SOUTH LINE OF THE SAID LOTS 5,6,7,8 AND 9, BLOCK 8, SAME BEING ALONG THE NORTH BOUNDARY LINE OF A CALLED 18.79 ACRES TRACT OF LAND CONVEYED TO RG ENTERPRISES LLC RECORDED IN DOCUMENT NUMBER 3462120 OFFICIAL RECORDS OF THE HIDALGO COUNTY, TEXAS, TO THE SOUTHWEST CORNER OF THE SAID LOT 9, BLOCK 5, PASSING AT 30.00 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT–OF–WAY LINE OF DOOLITTLE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1311.01 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 5°44'54" W 2.59 FEET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°38'37" E ALONG THE WEST LINE OF THE SAID LOT 9, BLOCK 8, SAME BEING ALONG THE EAST LINE OF A CALLED 55.00 FOOT CITY OF EDINBURG DRAIN DITCH RIGHT–OF–WAY AS PER DAVIS PALMS SUBDIVISION RECORDED IN VOLUME 55, PAGE 155, MAP RECORDS OF THE HIDALGO COUNTY,TEXAS, TO THE NORTHWEST CORNER OF THE SAID LOT9, BLOCK 8, SAME BEING A POINT ON THE CENTERLINE OF DAVIS ROAD, PASSING AT 1595.01 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT–OF–WAY LINE OF DAVIS ROAD, FROM WHICH A 5/8 IRON ROD FOUND BEARS N 57°27'19" W 0.47 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1625.01 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°21'23" E ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 8 , SAME BEING ALONG THE CENTER LINE OF DAVIS ROAD, TO THE NORTHWEST CORNER OF A CALLED 1.00 ACRES TRACT OF LAND CONVYED TO HERLINDA MORENO, RECORDED IN DOCUMENT # 1781239, OFFICAL RECORDS OF THE HIDALGO COUNTY, TEXAS, A DISTANCE OF 174.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°38'37" W ACROSS THE SAID LOT 9, BLOCK 8, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 1.00 ACRES MORENO TRACT, TO THE SOUTHWEST CORNER OF THE SAID 1.00 ACRES MORENO TRACT, PASSING AT 30.00 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT–OF–WAY LINE OF DAVIS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 248.90 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°21'23" E ACROSS THE SAID LOTS 9 AND 8, BLOCK 8, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.00 ACRES MORENO TRACT, TO THE SOUTHEAST CORNER OF THE SAID 1.00 ACRES MORENO TRACT, A DISTANCE 175.00 FEET TO A 1/2–INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°38'37" E ACROSS THE SAID LOT 8, BLOCK 8, SAME BEING ALONG THE EAST BOUNDARY OF THE SAID 1.00 ACRES MORENO TRACT, TO A POINT ON THE NORTH LINE OF THE SAID LOT 8, BLOCK 8, SAME BEING A POINT ON THE CENTERLINE OF DAVIS ROAD, AND SAME POINT BEING THE NORTHEAST CORNER OF THE SAID 1.00 ACRES MORENO TRACT, PASSING AT 218.90 FEET THE EXISTING SOUTH RIGHT–OF–WAY LINE OF DAVIS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 248.90 TO A COTTON–PICKER–SPINDLE SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 81°21'23" E ALONG THE NORTH LINE OF THE SAID LOT 8, BLOCK 8, SAME BEING ALONG THE CENTERLINE OF DAVIS ROAD, A DISTANCE OF 336.76 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 22.63 ACRES OF LAND , MORE OR LESS OUT OF WHICH THE MOST NORTHERLY 30.00 FEET (0.35 ACRES) LIES WITHIN THE EXISTING RIGHT–OF–WAY OF DAVIS ROAD, AND THE EAST 30.00 FEET (0.19 ACRES) LIES WITHIN THE EXISING RIGHT–OF–WAY OF DOOLITTLE ROAD.

RIGHT OF WAY EASEMENT

KNOW 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, A 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 10' 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 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 THIS _____ DAY OF _____ ____ 2026.

_____
OMAR FELIPE GARCIA *DATE*
5312 N 10 ST SUITE 200
MCALLEN, TEXAS 78504

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.

_____
IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: FORTIS LAND COMPANY, LLC	5312 N 10 ST SUITE 200 MCALLEN, TX 78504	(956) 292–0008 (956) 292–0896
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

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: FINAL

PROJECT: PLAT SHEET TESORO SUBDIVISION PHASE I CITY OF EDINBURG HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	H.G
SCALE:	1"=100'
DATE:	FEBRUARY 5, 2026
PROJECT:	SUB 21 052
REVISIONS:	
PAGE NO.	SHT 02

Y:\RDE SUBDIVISIONS 2021\SUB 21.052 – FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE I DWG\SUB 21 052_RDE SHT 2 PLAT SHEET.dwg RIODELTA 2/26/2026 8:42 AM

TESORO PHASE I SUBDIVISION (PRIVATE)

BEING A 22.63 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7,8 AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **TESORO PHASE I 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.

_____
OMAR FELIPE GARCIA (MANAGING MEMBER)
FORTIS LAND COMPANY, LLC (OWNER)
5312 N 10TH ST SUITE 200
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **OMAR FELIPE GARCIA**, 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 _____, 2026.

_____
NOTARY PUBLIC COUNTY OF HIDALGO DATE

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____, 20___.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **TESORO PHASE I 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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **TESORO PHASE I SUBDIVISION (PRIVATE)** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS

THE _____ DAY OF _____, 2026.

_____
MAYOR, CITY OF EDINBURG DATE

_____
SECRETARY, CITY OF EDINBURG DATE

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. 90156 – STATE OF TEXAS

G E N E R A L P L A T N O T E S

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "**X**", (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAN. ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. **480338 0020 E**, REVISED **JUNE 6, 2000**. REVISED TO REFLECT LOMR DATED MAY 14, 2021.
2. SETBACKS:

FRONT:	20.00	FEET OR EASEMENT WHICHEVER IS GREATER
REAR:	20.00	FEET OR EASEMENT WHICHEVER IS GREATER
SIDES:	5.00	FEET OR EASEMENT WHICHEVER IS GREATER
STREET SIDE:	10.00	FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE:	18.00	FEET OR EASEMENT WHICHEVER IS GREATER

3. 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.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
5. BENCHMARKS (B.M.):
   SQUARE CUT INLET BEING APPROXIMATELY 550 FEET WEST OF THE ENTRANCE OF THIS SUBDIVISION ON E DAVIS RD. TOP OF INLET ELEV.=84.80 (N.A.V.D. 88) NORTHING: 16654285.16 EASTING: 1107556.941 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
6. 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 **145,455** CUBIC–FEET OR **3.34** ACRE–FEET OF STORM WATER RUNOFF.
7. 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.
8. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
9. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. SIDEWALK MUST BE (3.00') FEET FROM BACK OF CURB.
10. THIS PROPERTY IS ZONED RESIDENTIAL PRIMARY.
11. ALL RIGHT–OF–WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
13. 5' WIDE CONCRETE SIDEWALK IS REQUIRED ALONG DOOLITTLE RD AND E. DAVIS RD WITH ADA RAMPS AT SUBDIVISION CONSTRUCTION PHASE.
14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
15. 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.
16. 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 GRATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
17. GUARD HOUSES AND CONTROLLED ACCESS GATES ARE SET BACK AT LEAST 70 FEET FROM PROJECTED PUBLIC RIGHTS–OF–WAY IN ACCORDANCE WITH THE CITY'S THOROUGHFARE PLAN AND ENGINEERING STANDARDS AND SHALL PROVIDE ACCESS THAT IS AT LEAST 18 FEET IN WIDTH AND 14 FEET IN HEIGHT. CLEARANCE FOR CONSTRUCTION EQUIPMENT ON TRAILERS MAY BE HIGHER. MORE THAN 40 FEET OF SETBACK MAY BE REQUIRED WHERE THE ROAD SERVES MORE THAN 160 UNITS, OR IT IS DEMONSTRATED THAT THE INBOUND TRAFFIC VOLUME EXCEEDS 120 VEHICLES PER HOUR IN THE PEAK HOURS.

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	FORTIS LAND COMPANY, LLC	5312 N 10 ST SUITE 200	MCALLEN, TX 78504	(956) 292–0008	(956) 292–0896
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

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:
FINAL

PROJECT:
PLAT NOTES
TESORO SUBDIVISION PHASE I
EDINBURG
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: H.G
SCALE: 1"=60'
DATE: FEBRUARY 5, 2026
PROJECT: SUB 21 052
REVISIONS:
PAGE NO: SHT 2A

Y:\ORDE SUBDIVISIONS 2021\SUB 21.052 – FEASIBILITY OMAR GARCIA DAVIS AND DOOLITTLE\DWG\2024 redesign\PHASE I DWG\SUB 21 052_ROE SHT 2A PLAT NOTES.dwg RIODELTA 2/26/2026 8:39 AM

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: GRATITUDE GROVE SUBDIVISION

Date Prepared: May 07, 2026
Planning and Zoning Meeting: May 14, 2026

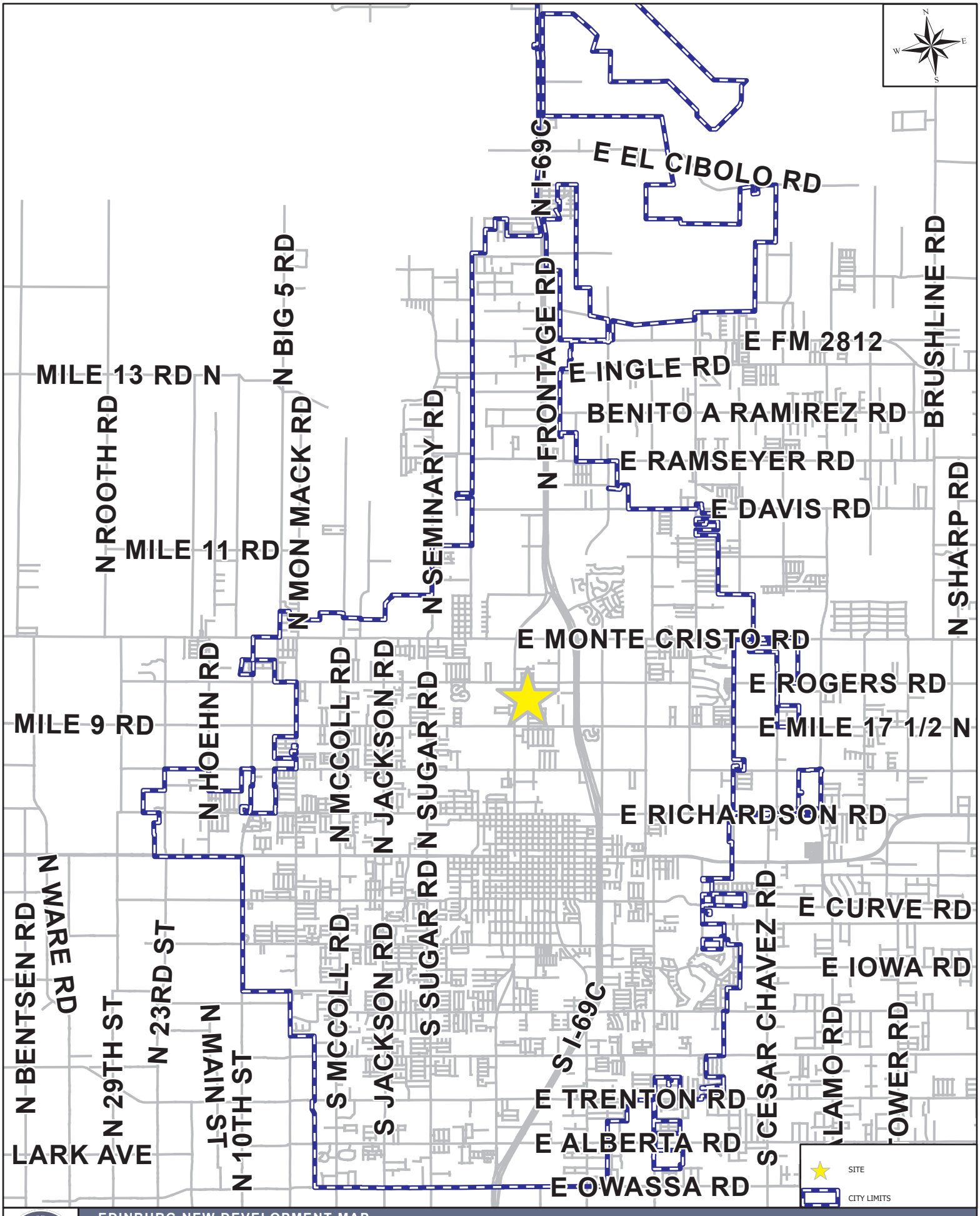
Final Plat Approval

Subject:	Consider the Final Plat approval of Gratitude Grove Subdivision, being a 18.623 acres tract, more or less, being the south 19.52 acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Subdivision, as per map or plat thereof recorded in Volume 1, Page 12, Map records, Hidalgo County, located at 2620 N. Closner Boulevard, As Requested By Supreme Engineering, PLLC
Location:	The property is located along N. Closner Boulevard between East Rogers Road and East Russell Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Urban and Townhome (RU) District.
Setbacks:	UDC Setbacks for Residential, Urban and Townhome (RU) District, Attached, will abide by UDC, Article 3, Table 3.102-3
Analysis:	The Final Plat development consists of 124 Single-Family Residential lots averaging from 3,360.57 – 7,087.75 square feet.
Utilities:	Water Distribution System and Sanitary Sewer Collection System will be provided by City of Ediburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

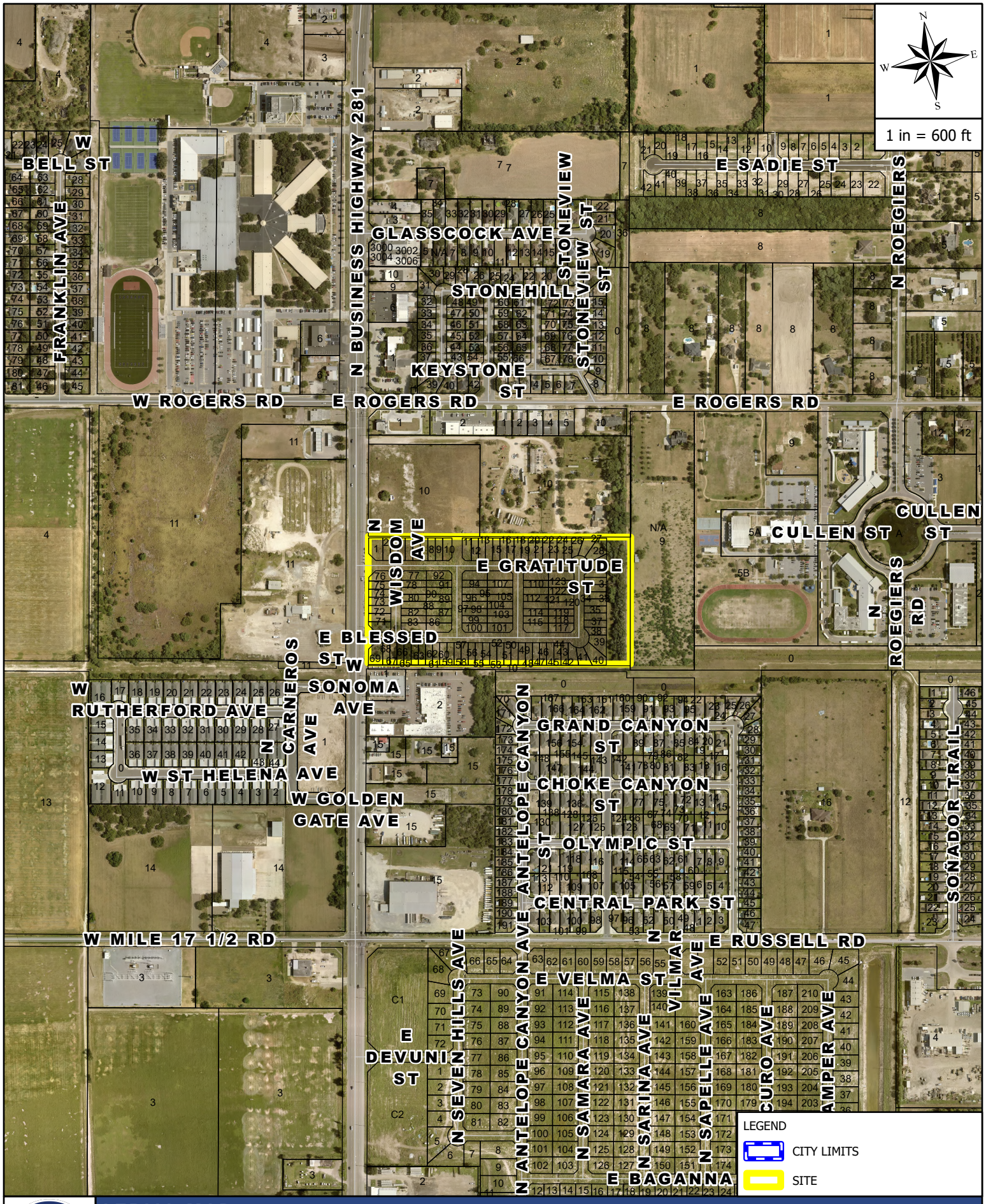
City of Edinburg Planning & Zoning Department:

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



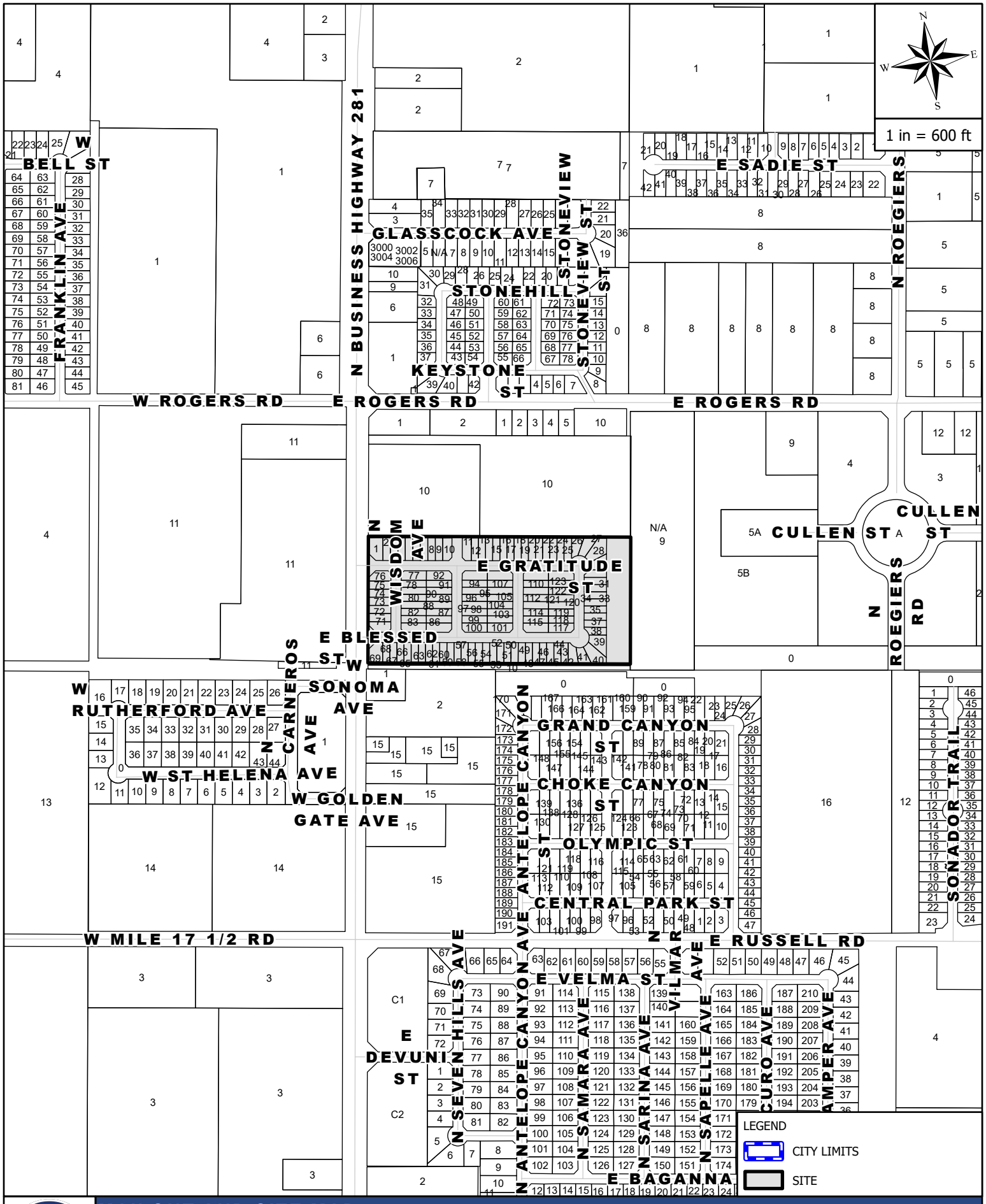
EDINBURG NEW DEVELOPMENT MAP

2620 N CLOSNER BLVD



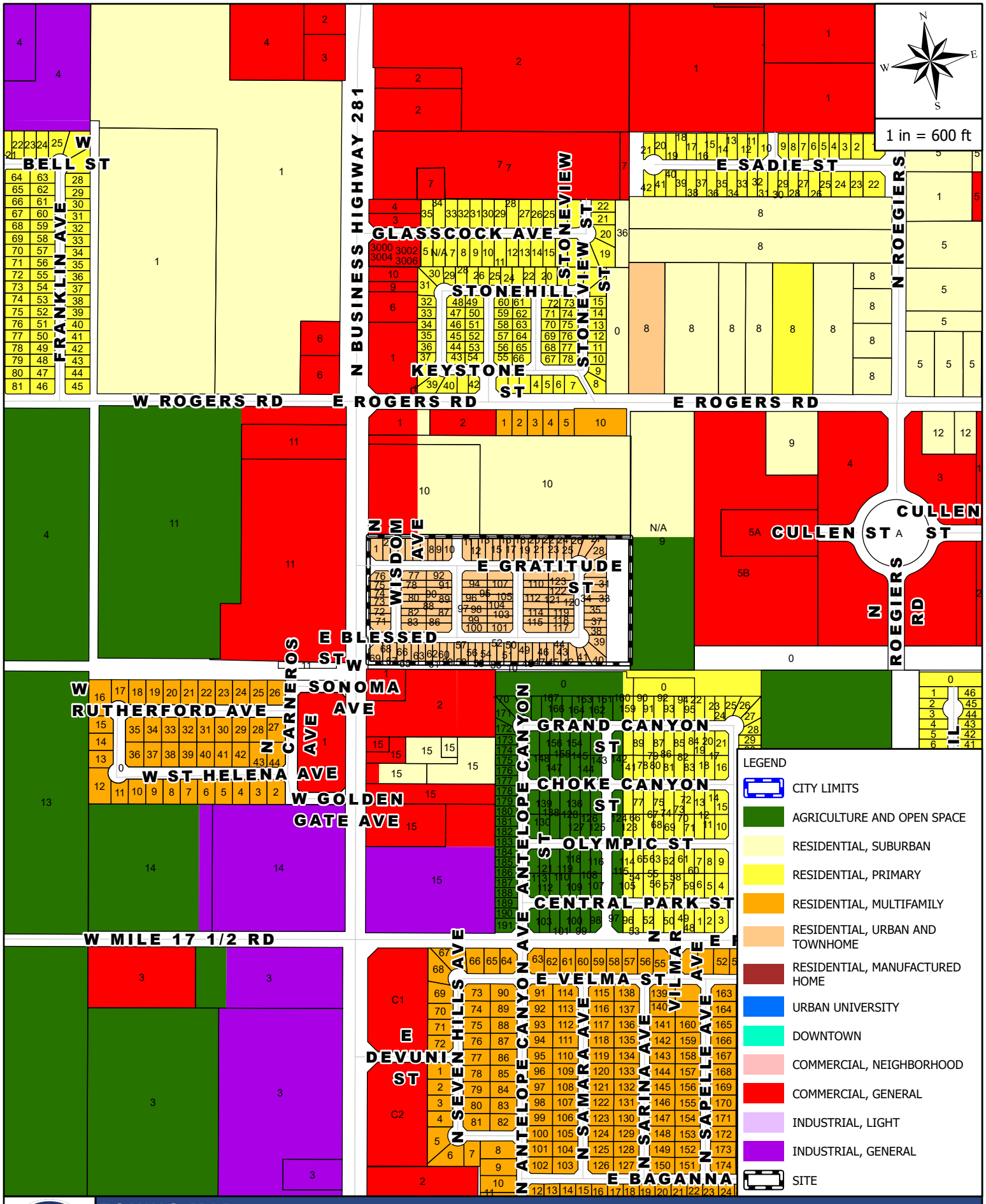
AERIAL MAP

2620 N CLOSNER BLVD



MAILOUT AND SITE MAP

2620 N CLOSNER BLVD



ZONING MAP

2620 N CLOSNER BLVD

OWNER'S ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF HIDALGO

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

JAIME RODRIGUEZ, MANAGER — DATE
JAR GROUP INVESTMENT, LP
3907 S. SUGAR RD.
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF EDINBURG

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

MAYOR, **CITY OF EDINBURG** — DATE

ATTEST:

CITY SECRETARY — DATE

APPROVED BY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE_____ DAY OF _____ 20____.

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

BY: _____ PRESIDENT — ATTEST: _____ SECRETARY

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
MANUEL CARRIZALES, R.P.L.S. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

METES AND BOUNDS

A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO EIA PROPERTIES, LTD, BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER: 1405908, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 30 FEET OF THE SOUTH 19.52 ACRE TRACT AS CONVEYED TO RICHARD A. GARZA BY DEED WITHOUT WARRANTY DATED APRIL 26, 2001 FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, RECORDED UNDER DOCUMENT NO. 965283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 18.623 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK-NAIL WITHIN ROGERS ROAD, FOR THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 244, SECTION 244, THENCE SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 668.00 FEET TO A CALCULATED POINT [N:16644553.4528, E:1097680.5013] FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 53 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A HALF 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "4856", FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 06 MINUTES 40 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244 AND ALONG THE NORTH LINE OF SAID SAVE AND EXCEPT TRACT, AT A DISTANCE OF 1,279.20 FEET PASS A HALF 1/2-INCH IRON ROD WITH A CAP STAMPED "4856" FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF 1,304.20 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 53 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, BLOCK 244, A DISTANCE OF 622.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 10, BLOCK 244, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

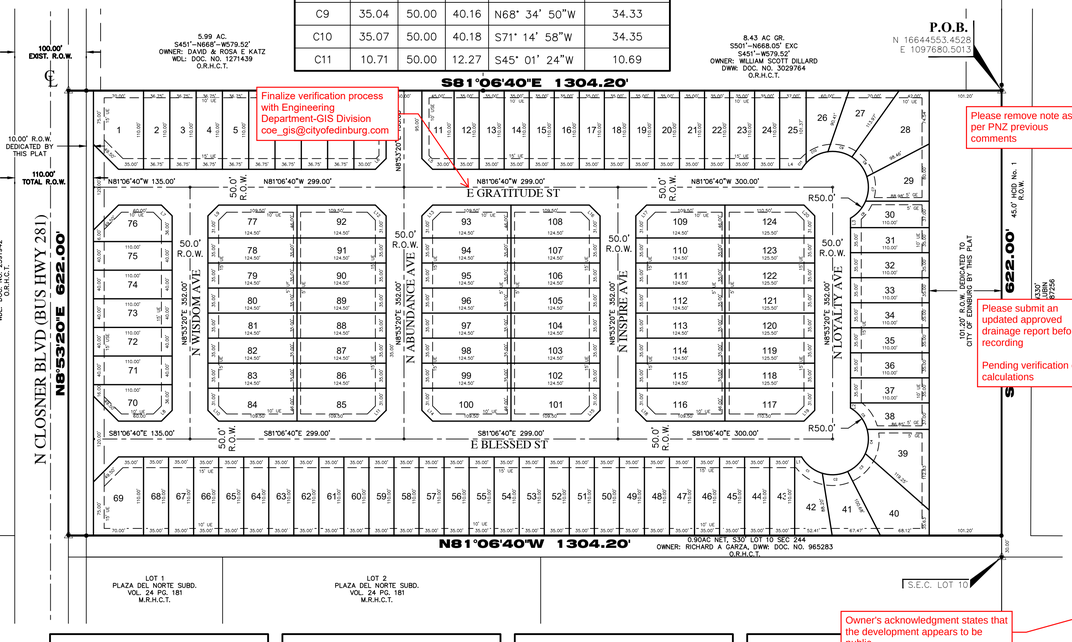
THENCE, SOUTH 81 DEGREES 06 MINUTES 40 SECONDS EAST (RECORD ~ EAST), PARALLEL TO THE SOUTH LINE OF SAID LOT 10, BLOCK 244, AT A DISTANCE OF 25.00 FEET PASS A HALF 1/2-INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID N. CLOSNER BOULEVARD [U.S. HIGHWAY 281], CONTINUING A TOTAL DISTANCE OF A 1,304.20 FEET TO THE POINT OF BEGINNING CONTAINING 18.623 ACRES OF LAND MORE OR LESS.

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

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

BY: _____ DEPUTY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.78	50.00	43.29	S42° 45' 21"E	36.89
C2	36.33	50.00	41.63	S85° 12' 58"E	35.54
C3	35.79	50.00	41.01	N53° 27' 45"E	35.03
C4	34.63	50.00	39.69	N13° 06' 50"E	101.47
C5	38.73	50.00	44.38	N28° 55' 12"W	102.82
C6	32.29	50.00	37.00	N50° 23' 26"E	31.73
C7	35.11	50.00	40.24	N11° 46' 25"E	34.40
C8	35.04	50.00	40.16	N28° 25' 25"W	34.33
C9	35.04	50.00	40.16	N68° 34' 50"W	34.33
C10	35.07	50.00	40.18	S71° 14' 58"W	34.35
C11	10.71	50.00	12.27	S45° 01' 24"W	10.69



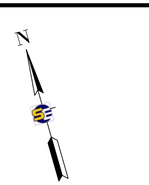
Finalize verification process with Engineering Department-GIS Division coe_gis@cityofedinburg.com

Please remove note as per PNZ previous comments

Please submit an updated approved drainage report before recording

Pending verification of calculations

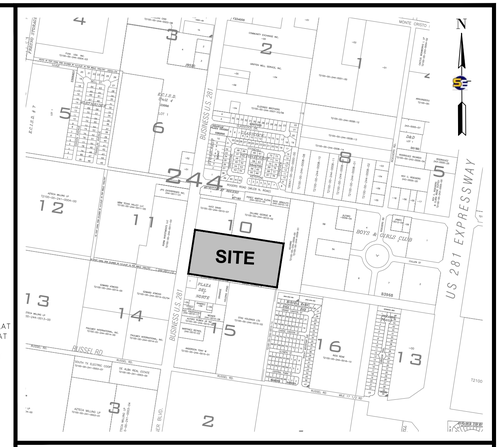
Owner's acknowledgment states that the development appears to be public



BEARING BASIS-TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, (NAD83, NAVD88, GEOID 12B)

LEGEND

●IRF	IRON ROD FOUND
○IRS	IRON ROD SET
⊕CP	CALCULATED POINT
DE	DRAINAGE EASEMENT DEDICATED BY THIS PLAT
GE	GENERAL EASEMENT DEDICATED BY THIS PLAT
ROW	RIGHT-OF-WAY DEDICATED BY THIS PLAT
UE	UTILITY EASEMENT DEDICATED BY THIS PLAT
SF	SQUARE FOOT



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. LAND USE: SINGLE-FAMILY RESIDENTIAL
   ZONE DISTRICT: RU – RESIDENTIAL, URBAN & TOWNHOME
3. BUILDING LINES:
   FRONT: 10'
   FRONT CUL-DE-SAC: 15'
   GARAGE: 18'
   REAR: 10'
   SIDE: 0/6'
   STREET SIDE: 10'
4. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (SHADED).
   THIS PROPERTY LIES IN ZONE X AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480338 0015 D, REVISED MAY 14, 2001 TO REFLECT LOMR CASE No. 01-06-1095P.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 103,332 CUBIC-FEET OR 2.47 ACRE-FEET OF STORM WATER RUNOFF.
7. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE EASEMENT.
8. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
9. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG N. CLOSNER BLVD. DURING SUBDIVISION STAGE.
10. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
11. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
12. 50% OF PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
13. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO N. CLOSNER BLVD FROM LOT 1 & LOTS 69-76.
15. HOA OR LOT 1 & LOTS 69-76 OWNERS, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG N. CLOSNER BLVD.
16. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

PRINCIPAL CONTACTS			
NAME	ADDRESS		PHONE
OWNER:	JAR GROUP DEVELOPMENT, LP	3907 S. SUGAR RD. EDINBURG, TX 78539	(956)207-1740
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO SUITE 7 EDINBURG, TX 78539	(956)403-1314
SURVEYOR:	MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE. EDINBURG, TEXAS 78542	(512)470-1489

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
1	7087.50	0.16
2	4042.50	0.09
3	4042.50	0.09
4	4042.50	0.09
5	4042.50	0.09
6	4042.50	0.09
7	4042.50	0.09
8	4042.50	0.09
9	4042.50	0.09
10	4837.50	0.11
11	4837.50	0.11
12	3850.00	0.09
13	3850.00	0.09
14	3850.00	0.09
15	3850.00	0.09
16	3850.00	0.09
17	3850.00	0.09
18	3850.00	0.09
19	3850.00	0.09
20	3850.00	0.09
21	3850.00	0.09
22	3850.00	0.09
23	3850.00	0.09
24	3850.00	0.09
25	4040.77	0.09
26	4035.33	0.09
27	4722.55	0.11
28	7573.73	0.17
29	4947.69	0.11
30	3765.28	0.09
31	3850.00	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
32	3850.00	0.09
33	3850.00	0.09
34	3850.00	0.09
35	3850.00	0.09
36	3850.00	0.09
37	3850.00	0.09
38	3630.57	0.08
39	6442.90	0.15
40	7094.60	0.16
41	4507.85	0.10
42	4430.81	0.10
43	3850.00	0.09
44	3850.00	0.09
45	3850.00	0.09
46	3850.00	0.09
47	3850.00	0.09
48	3850.00	0.09
49	3850.00	0.09
50	3850.00	0.09
51	3850.00	0.09
52	3850.00	0.09
53	3850.00	0.09
54	3850.00	0.09
55	3850.00	0.09
56	3850.00	0.09
57	3850.00	0.09
58	3850.00	0.09
59	3850.00	0.09
60	3850.00	0.09
61	3850.00	0.09
62	3850.00	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
63	3850.00	0.09
64	3850.00	0.09
65	3850.00	0.09
66	3850.00	0.09
67	3849.76	0.09
68	3850.00	0.09
69	7087.75	0.16
70	4884.99	0.11
71	4400.00	0.10
72	4400.00	0.10
73	4400.00	0.10
74	4400.00	0.10
75	4400.00	0.10
76	4885.00	0.11
77	5614.50	0.13
78	4357.50	0.10
79	4357.50	0.10
80	4357.50	0.10
81	4357.50	0.10
82	4357.50	0.10
83	4357.50	0.10
84	5614.49	0.13
85	5614.49	0.13
86	4357.50	0.10
87	4357.50	0.10
88	4357.50	0.10
89	4357.50	0.10
90	4357.50	0.10
91	4357.50	0.10
92	5614.50	0.13
93	5614.50	0.13

PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
94	4357.50	0.10
95	4357.50	0.10
96	4357.50	0.10
97	4357.50	0.10
98	4357.50	0.10
99	4357.50	0.10
100	5614.50	0.13
101	5614.50	0.13
102	4357.50	0.10
103	4357.50	0.10
104	4357.50	0.10
105	4357.50	0.10
106	4357.50	0.10
107	4357.50	0.10
108	5614.50	0.13
109	5614.50	0.13
110	4357.50	0.10
111	4357.50	0.10
112	4357.50	0.10
113	4357.50	0.10
114	4357.50	0.10
115	4357.50	0.10
116	5614.50	0.13
117	5660.50	0.13
118	4392.50	0.10
119	4392.50	0.10
120	4392.50	0.10
121	4392.50	0.10
122	4392.50	0.10
123	4392.50	0.10
124	5660.50	0.13

Line Table		
Line #	Bearing	Length
L1	S81°06'40"E	9.70'
L2	N8°53'20"E	7.16'
L3	N8°53'20"E	13.24'
L4	N81°06'40"W	30.70'
L5	N36°06'40"W	21.21'
L6	N53°53'20"E	21.21'

Line Table		
Line #	Bearing	Length
L7	N36°06'40"W	21.21'
L8	N53°53'20"E	21.21'
L9	N53°53'20"E	21.21'
L10	N36°06'40"W	21.21'
L11	S53°53'20"W	21.21'
L12	S36°06'40"E	21.21'

Line Table		
Line #	Bearing	Length
L13	N53°53'20"E	21.21'
L14	N36°06'40"W	21.21'
L15	S53°53'20"W	21.21'
L16	S36°06'40"E	21.21'
L17	N53°53'20"E	21.21'
L18	N36°06'40"W	21.21'

Line Table		
Line #	Bearing	Length
L19	S53°53'20"W	21.21'
L20	S36°06'40"E	21.21'

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO SUITE 7
EDINBURG, TX 78539

GRATITUDE GROVE SUBDIVISION

BEING A 18.623 ACRE TRACT, MORE OR LESS, BEING THE SOUTH 19.52 ACRES, OF LOT 10, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: DAWSON VILLAGE SUBDIVISION

Date Prepared: May 6, 2026
Planning and Zoning Meeting: May 14, 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. Dawson Village Subdivision was tabled at the last Planning and Zoning Commission Meeting on April 23, 2026.
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.

SUBMITTAL SUMMARY REPORT (PLAT-2025-0354)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 300 DAWSON
Edinburg, TX 78539

PARCEL: A0600-00-000-0011-10

APPLICATION DATE: 12/29/2025
EXPIRATION DATE: 06/27/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: 3.778-acre tract of land of of Lot 11, Acres Bonitos Subdivision, as per map recorded in Volume 3, Page 29, Map Records, Hidalgo County, Texas. Dawson Village

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Isael Posadas	SDI Engineering, LLC	2105 S Jackson Rd Edinburg, TX 78539
Authorized Agent	Isael Posadas	SDI Engineering, LLC	2105 S Jackson Rd Edinburg, TX 78539
Owner	Isael Posadas	SDI Engineering, LLC	2105 S Jackson Rd Edinburg, TX 78539

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	01/02/2026	01/22/2026		Approved
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	01/22/2026	01/22/2026	Complete
Fire (Fire)	Gabriel Espinoza	01/22/2026	01/23/2026	Complete

Comments PENDING REVISIONS:

1. FIRE HYDRANTS - RESIDENTIAL: Need to provide fire hydrant(s); shall begin installation nearest the subdivisions main entrance and shall be spaced out every 300'; 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 300ft based on designated zoning district, 30-inch setbacks)
2. WATER DISTRIBUTION: Need to loop waterline as noted by the utilities department. Shall meet UDC 2022 and COESM 2021 standards.
3. FIRE DEPARTMENT ACCESS ROADS: Need to provide fire department access road(s) surface materials for proposed alleyway and/or provide an approved turn around feature. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. approved surface materials, dimensions, construction, location, accessibility, and quantity requirements)
4. TOWNHOMES (ATTACHED) - EMERGENCY SERVICES' ACCESSABILITY: All attached townhome buildings shall be provided with adequate emergency access to all exterior portions of the structure, including rear elevations, as required by the UDC for emergency services' accessibility. Emergency access shall be permanent, unobstructed, and not dependent upon private rear yards or privately controlled side yard areas that are subject to fencing, gates, accessory structures, landscaping, or other future obstructions, unless such areas are located within a recorded emergency access easement that prohibits obstructions. All fire department accessibility features shall comply with the International Fire Code.

Planning & Zoning (Planning & Zoning)	Leonel Duran	01/22/2026	01/20/2026	Complete

Comments Based of zoning at recording phase, please see Article 4.204 of the UDC for required bufferyard. Landscaping will be required at site plan/ building permit review to meet the standards set in Article 4.200.

Requirements are subject to change at building permit stage.

Planning & Zoning (Planning & Zoning)	Claudia Mariscal	01/22/2026	01/23/2026	Complete

Comments Redlines on Bluebeam

Public Works (Public Works)	David De La Fuente	01/22/2026	01/22/2026	Complete

Comments Erosion Control Plan, Small Construction Site Notice

Solid Waste (Solid Waste)	Laura Olivarez	01/22/2026	01/05/2026	Complete

Comments Site Development Guidelines and plat message sent

Utilities (Utilities)	Priscilla Bernal	01/22/2026	01/12/2026	Approved

Comments

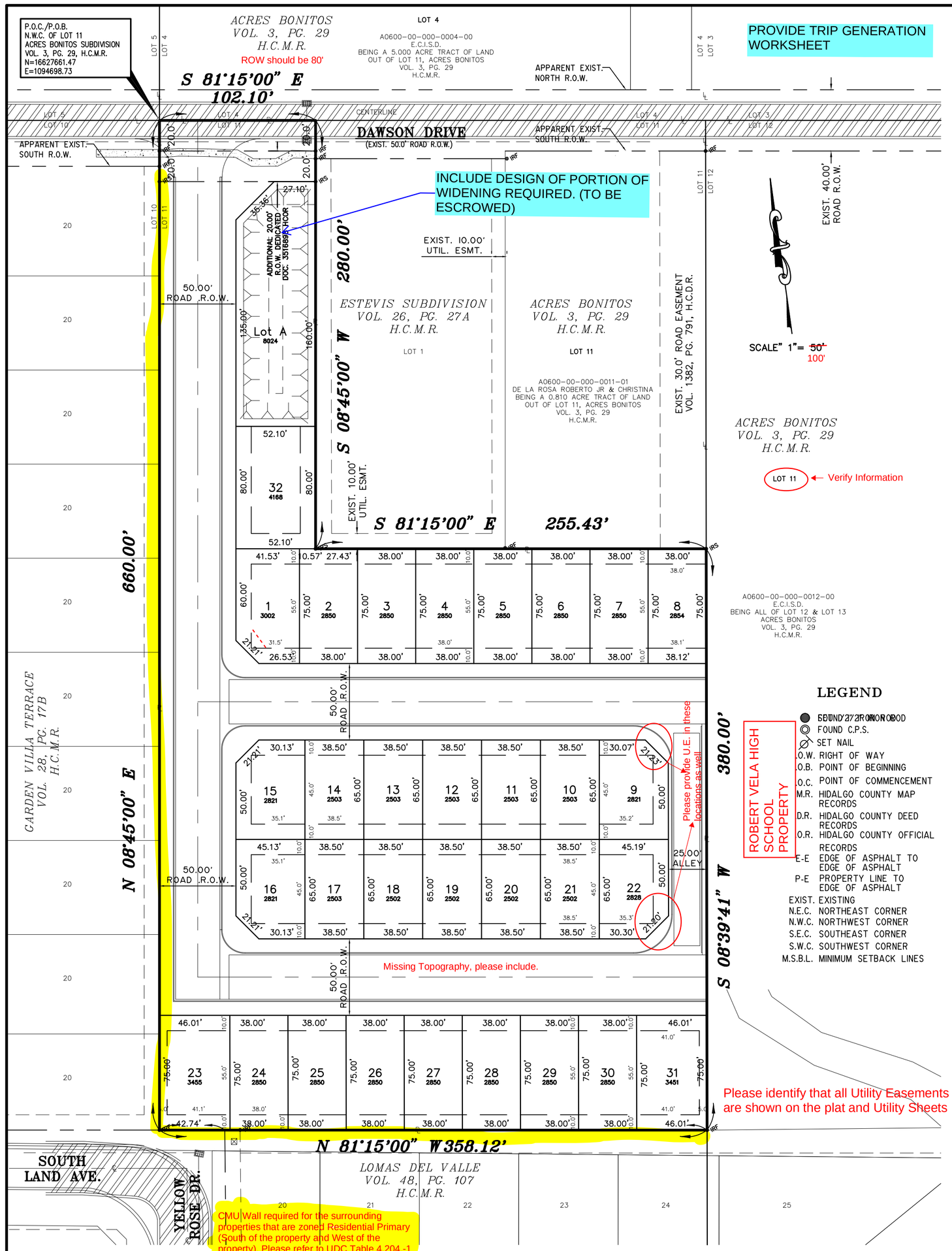
The preliminary utility fees are as follows:

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.

Will submit comments to Engineering and Planning & Zoning.

Utilities (Utilities)	Gerardo Carmona	01/22/2026	01/23/2026	Complete



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.
GENERAL MANAGER

DATE

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 multifamily. Property is required to be rezoned prior to Preliminary plat submittal to 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 multifamily Could it 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

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

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

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.

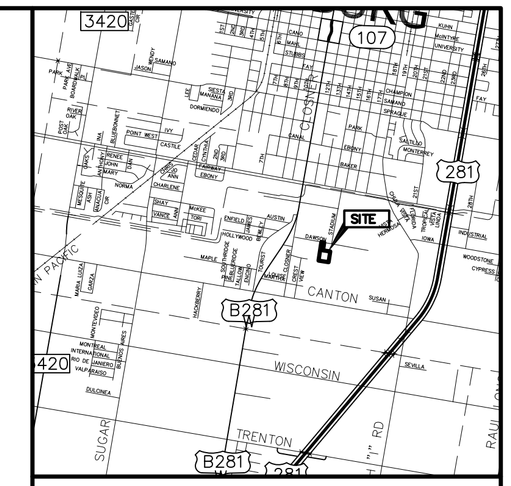
THENCE S 81 15' 00" E ALONG THE SOUTH LINE OF SAID ESTEVIS SUBDIVISION BEING PARALLEL TO THE NORTH LINE OF SAID LOT 11, PASS AT 125.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID ESTEVIS SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY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

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

DRAINAGE STATEMENT
FOR
DAWSON VILLAGE SUBDIVISION
(RESIDENTIAL DEVELOPMENT)
EDINBURG, TEXAS

Prepared by

December 22, 2025
SDI Engineering, LLC
Isael Posadas. P.E., President
TBPE Firm Licensed No. F-13016

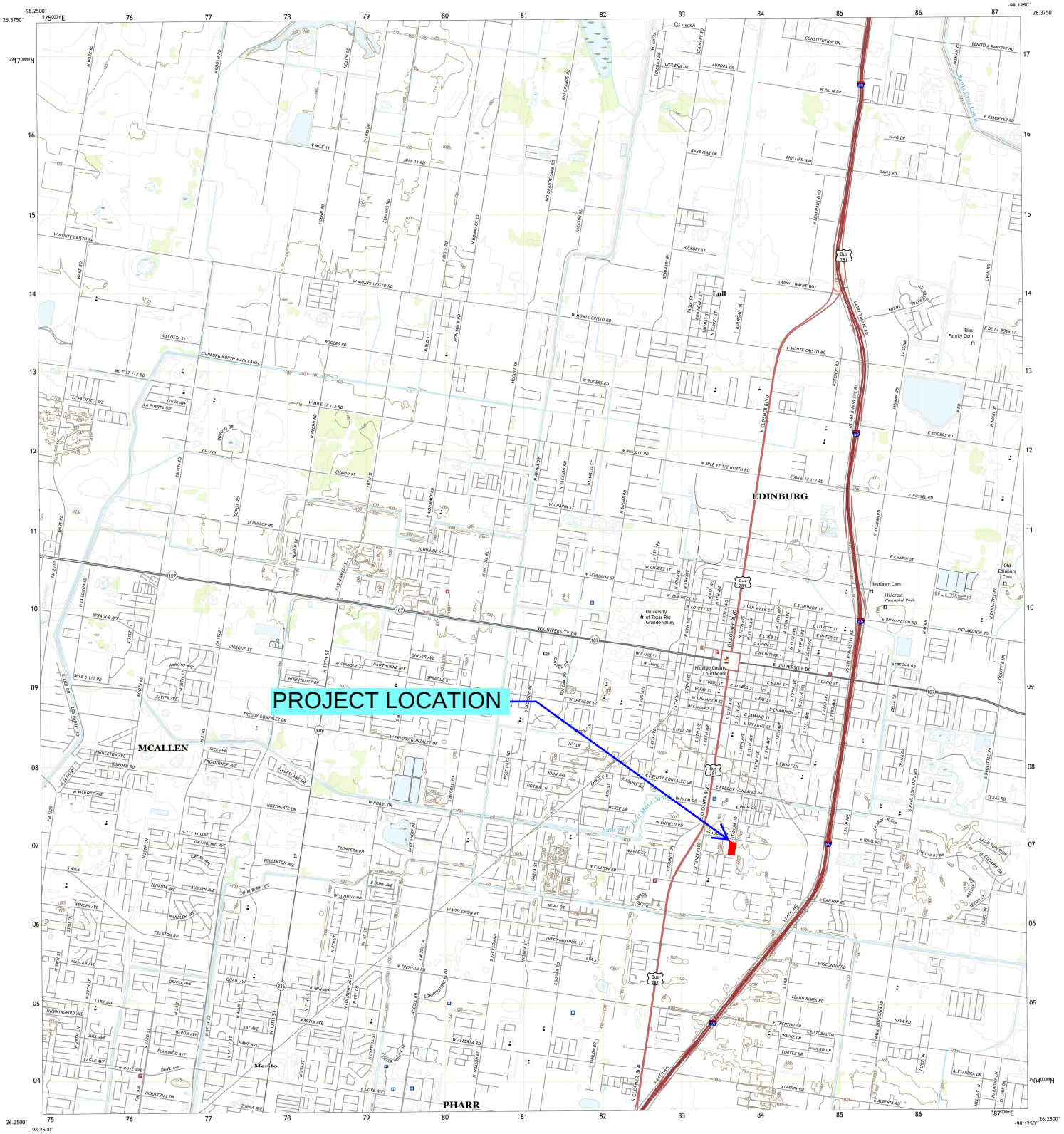
2105 S Jackson Rd
Edinburg, Texas 78539
Tel: 956-287-1818

USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

EDINBURG QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, July 2016 - December 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Avaivable

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

KILOMETERS 0 0.5 1 2
METERS 0 500 1000 2000
MILES 0 0.5 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard.

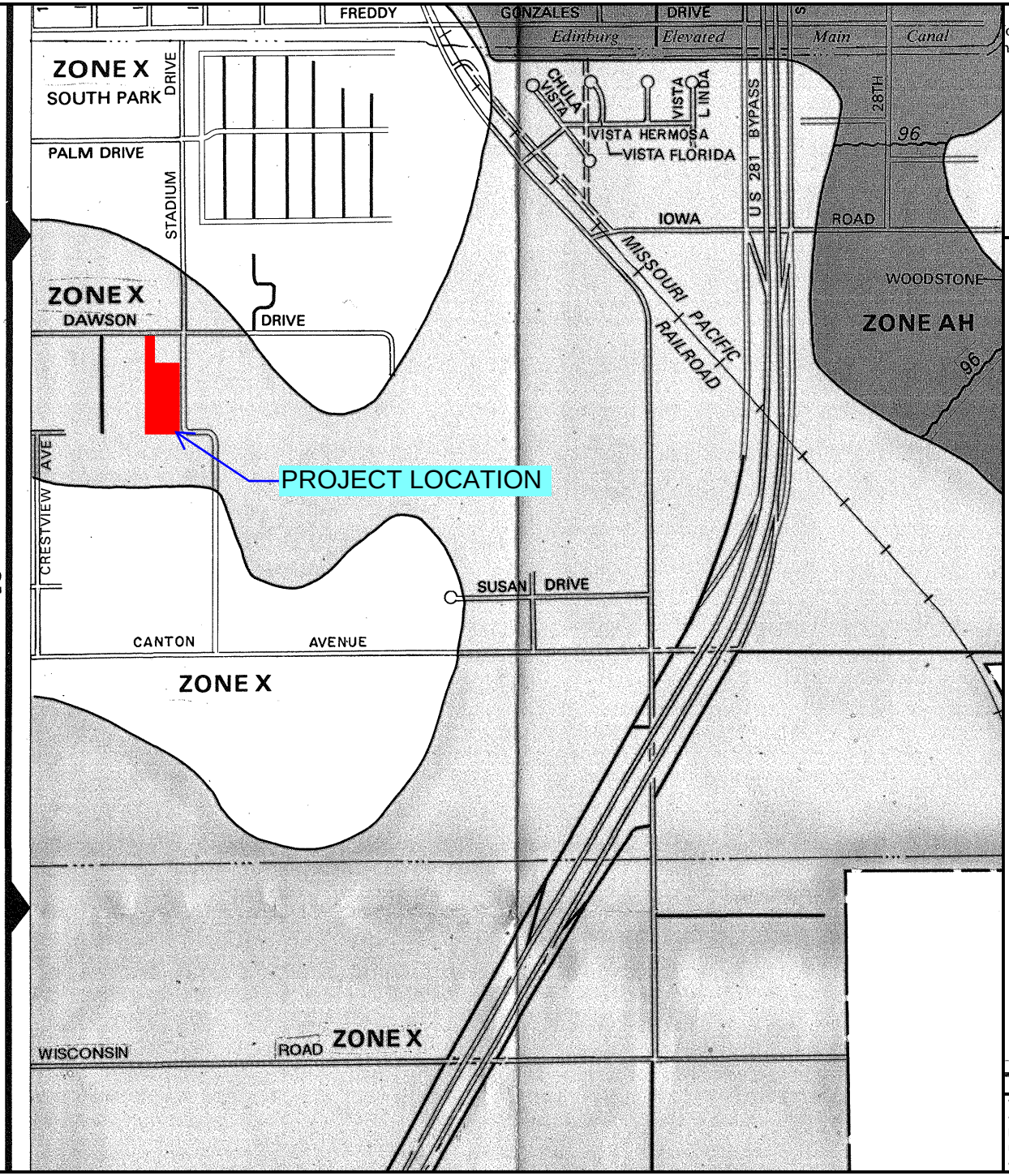
TEXAS
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Monte Christo
2 Fayette
3 Hargill
4 Alton
5 La Blanca
6 Mission
7 Pharr
8 Donna

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

EDINBURG, TX
2022

NSN 7643-01-463-6007
NGA REF NO. USGS24K1564



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

APPROXIMATE SCALE IN FEET

1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
EDINBURG,
TEXAS
HIDALGO COUNTY

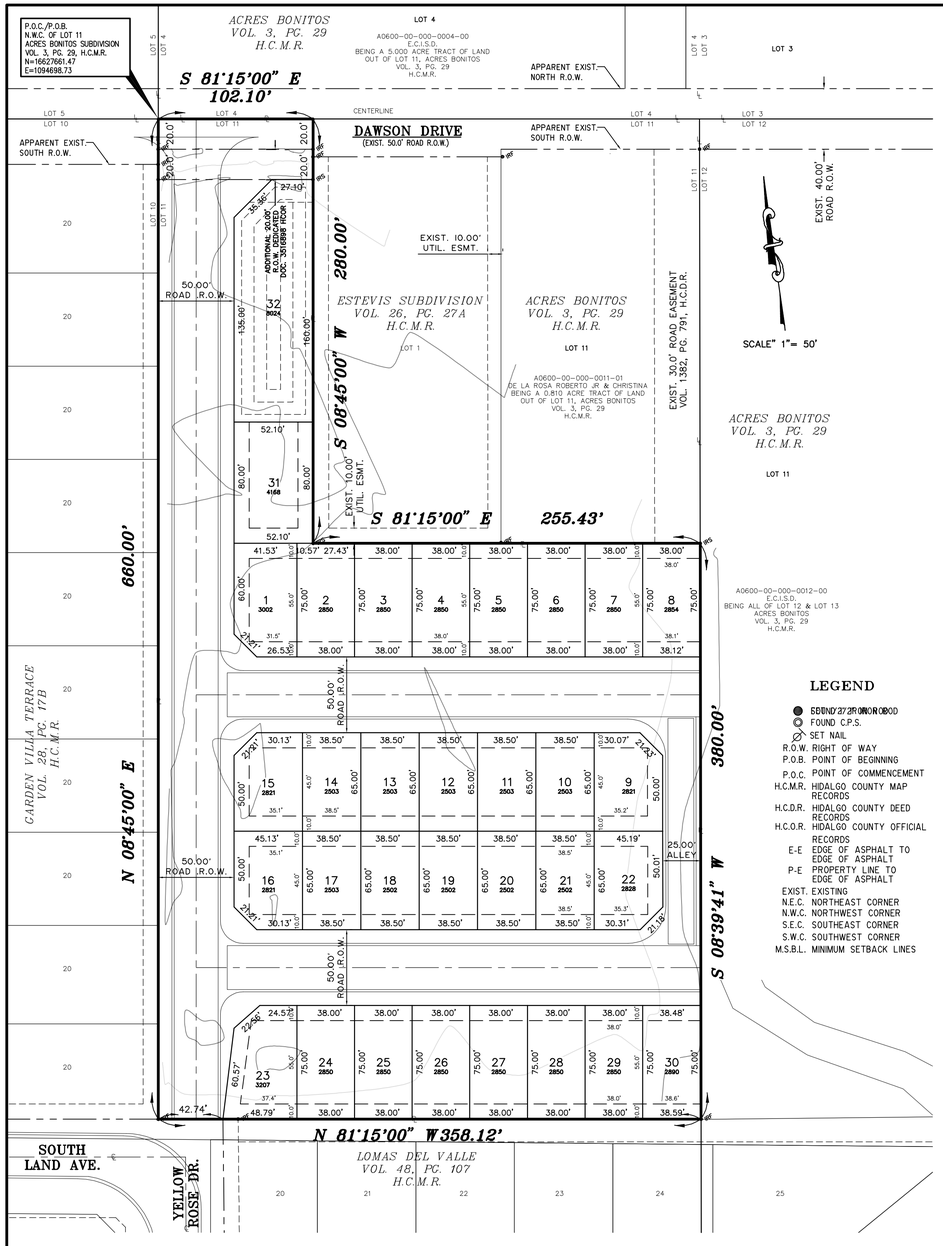
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480338 0035 E

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.



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

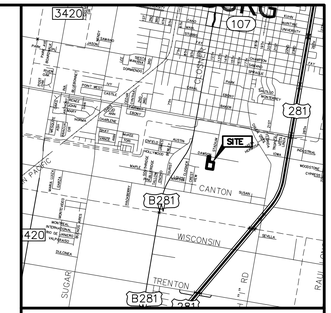
THE COUNTY OF HIDALGO TEXAS

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



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

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.

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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.

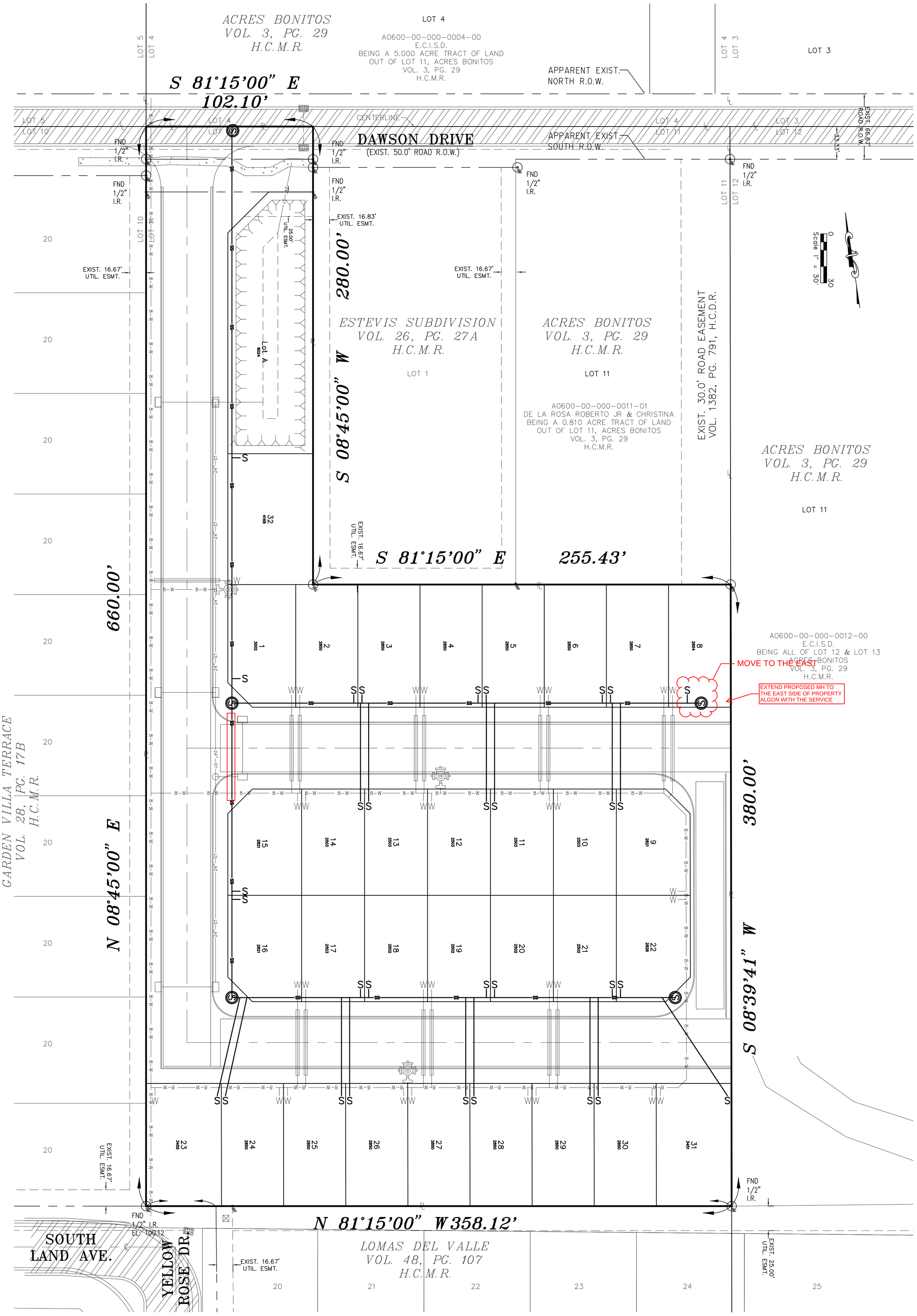
THENCE N 81 15' 00" W 358.12 FEET ALONG THE SOUTH LINE OF SAID LOT 11 ALSO BEING SAID NORTH LINE OF LOMAS DEL VALLE SUBDIVISION TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED 'RPLS 4204' BEING THE SOUTHWEST CORNER OF SAID LOT 11 ALSO BEING THE SOUTHEAST CORNER OF GARDEN VILLA TERRACE SUBDIVISION 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	TBPE REG. NO. F-13016	SCALE: FULL: 1" = 30' HALF: N.T.S.	TITLE: DAWSON VILLAGE SUBDIVISION
DATE: -			SEWER LAYOUT

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

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 11 — LOT 4 / LOT 3 — LOT 4 / LOT 12

CENTERLINE

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.

LOT 10 — LOT 11 — LOT 12

EXIST. 16.83' UTIL. ESMT.

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

32
4168

EXIST. 16.67' UTIL. ESMT.

S 81°15'00" E

255.43'

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.

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

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...

EXIST. 16.67' UTIL. ESMT.

20 — 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

SURVEYED BY:
DATE: 12/22/2025
FILE NAME:

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 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.

INSTALL SIZE ON SIZE TAPPING SLEEVE

LOT 10 — LOT 11 — LOT 12

EXIST. 16.83' UTIL. ESMT.

EXIST. 16.67' UTIL. ESMT.

EXIST. 25.00' UTIL. ESMT.

20

280.00'

S 08°45'00" W

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

LOT 1

Lot A
8024

32
4168

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.

Scale 1" = 30'
0
30

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.

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.

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

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

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

CONNECT TO EXISTING WL

USE A T CONNECTION

N 08°45'00" W 380.00'

N 81°39'41" W 380.00'

NO WATER LINE THRU LOTS IS ALLOWED

PLACE VALVES FOR CONTROL

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

EXIST. 16.67' UTIL. ESMT.

FND 1/2" I.R.

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

N 81°15'00" W 358.12'

SOUTH LAND AVE.

YELLOW ROSE DR.

EXIST. 16.67' UTIL. ESMT.

EXIST. 25.00' UTIL. ESMT.

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

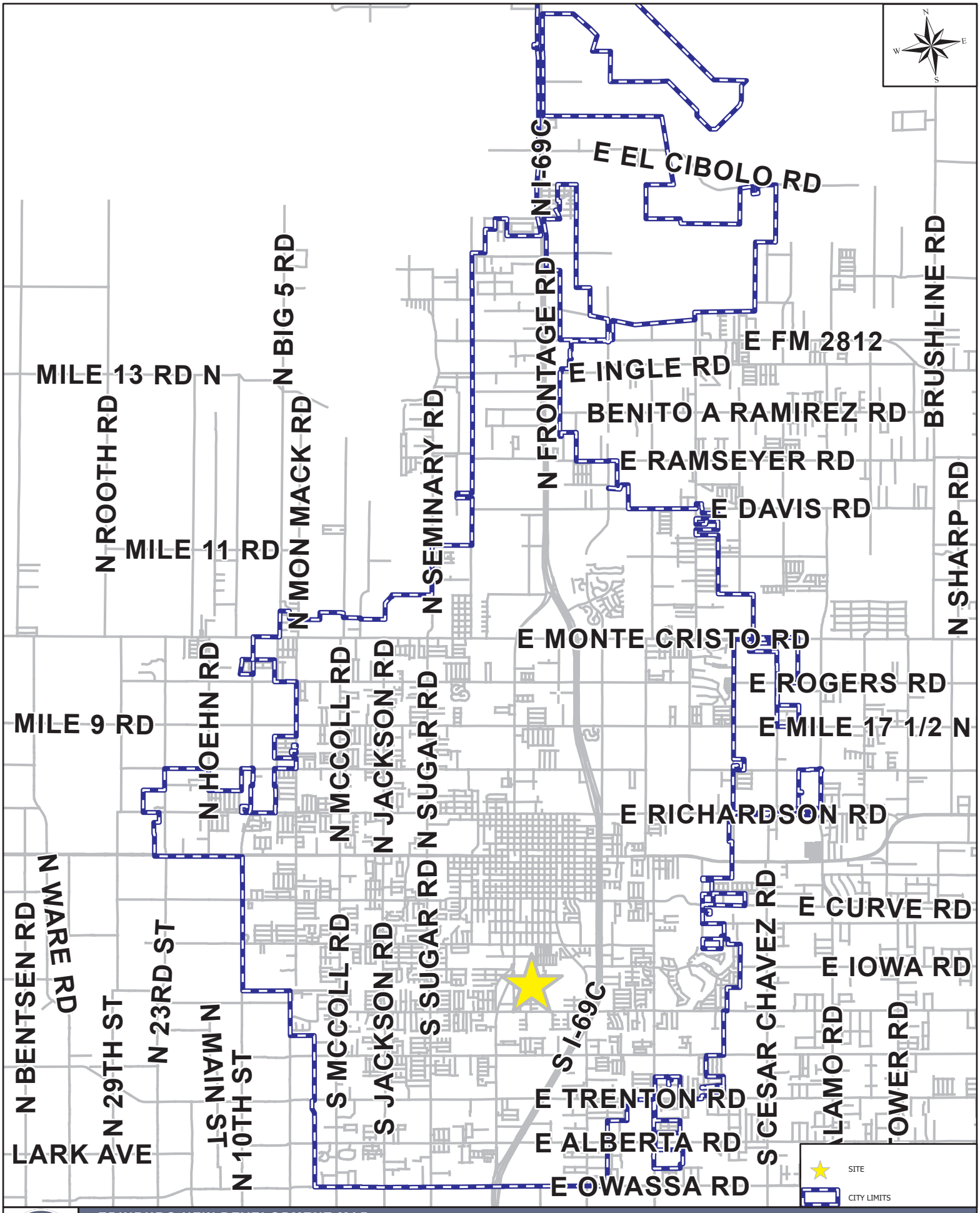
SCALE: FULL: 1" = 30' HALF: N.T.S.

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

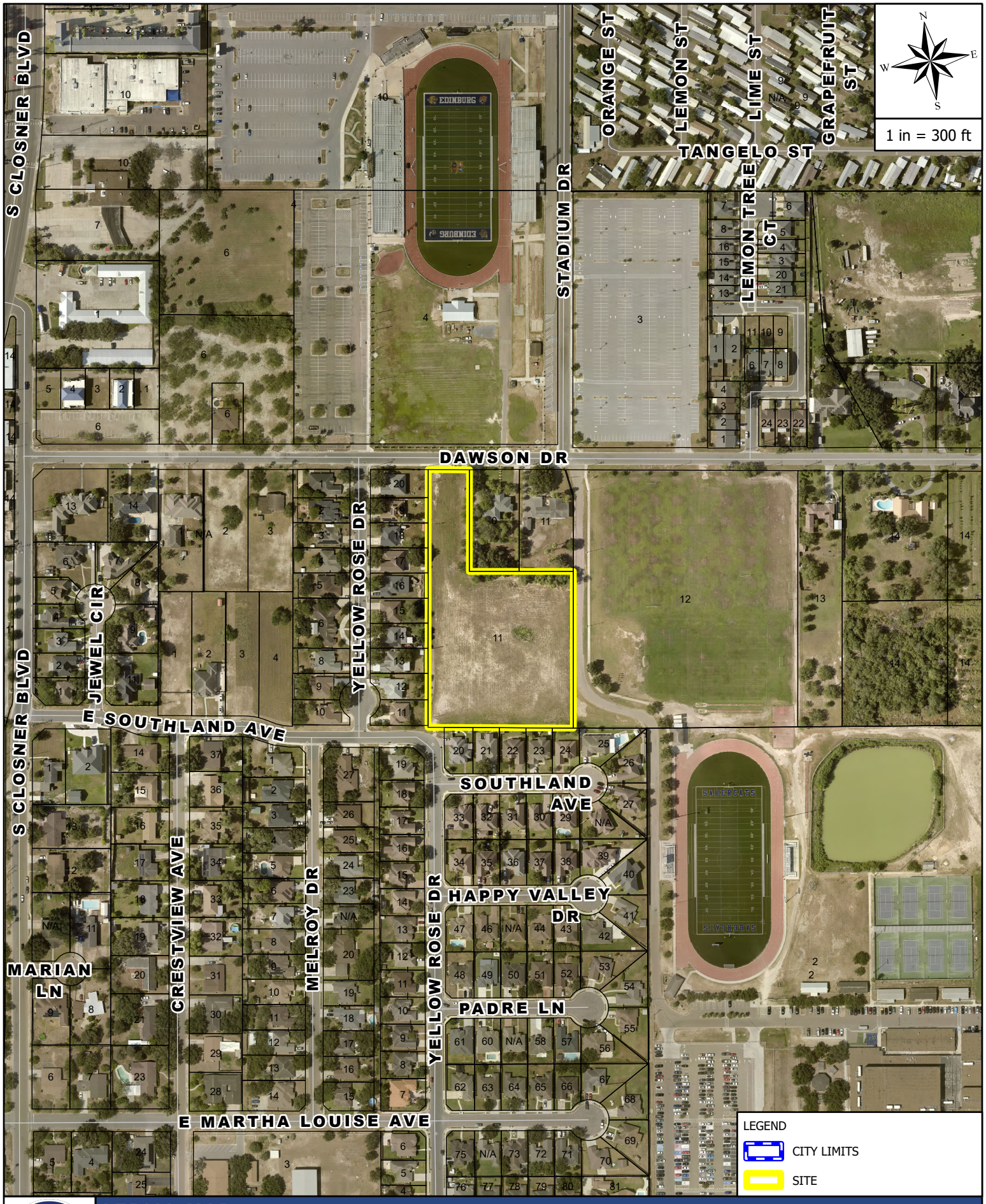
WATER LAYOUT

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



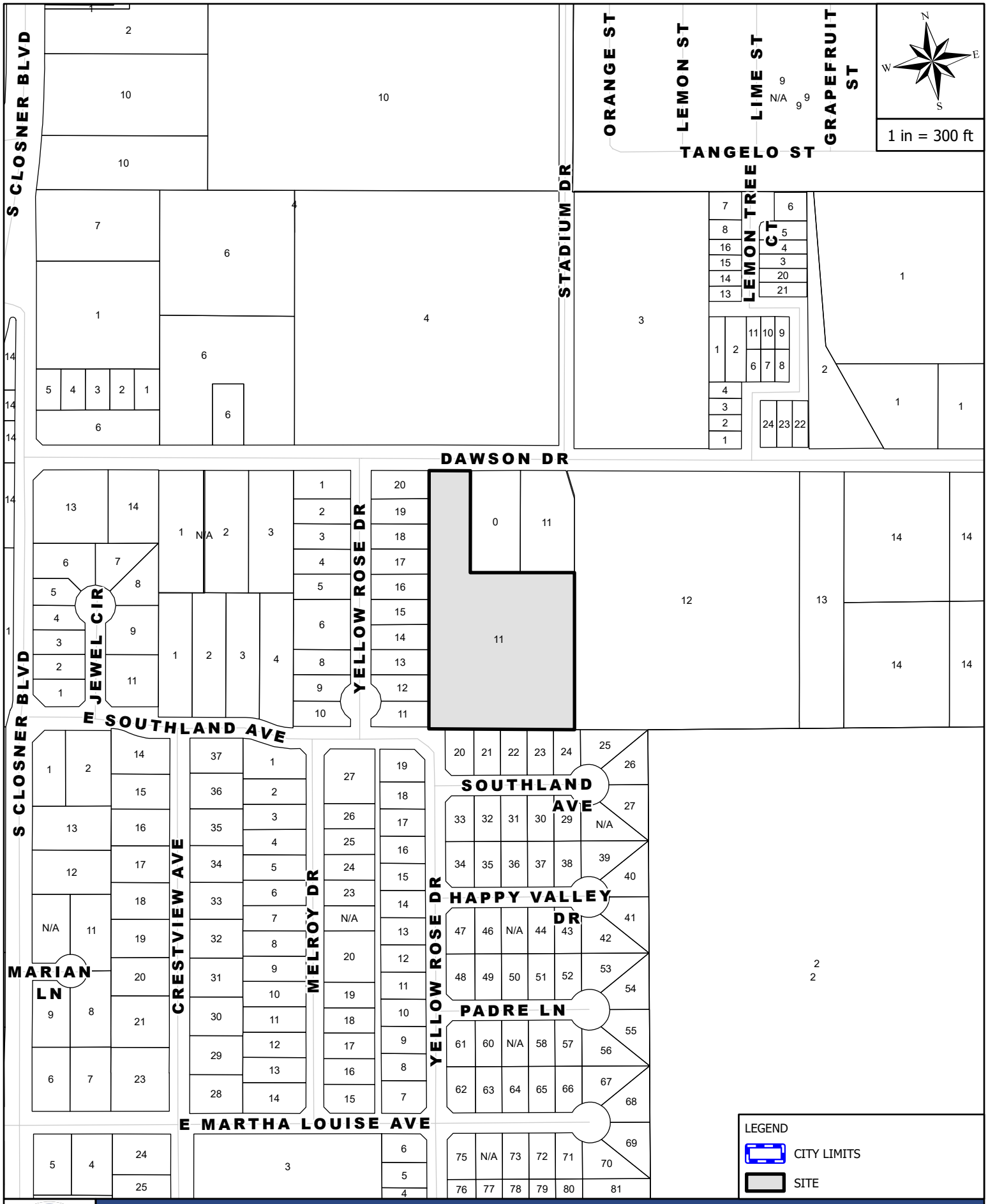
EDINBURG NEW DEVELOPMENT MAP

300 DAWSON DR



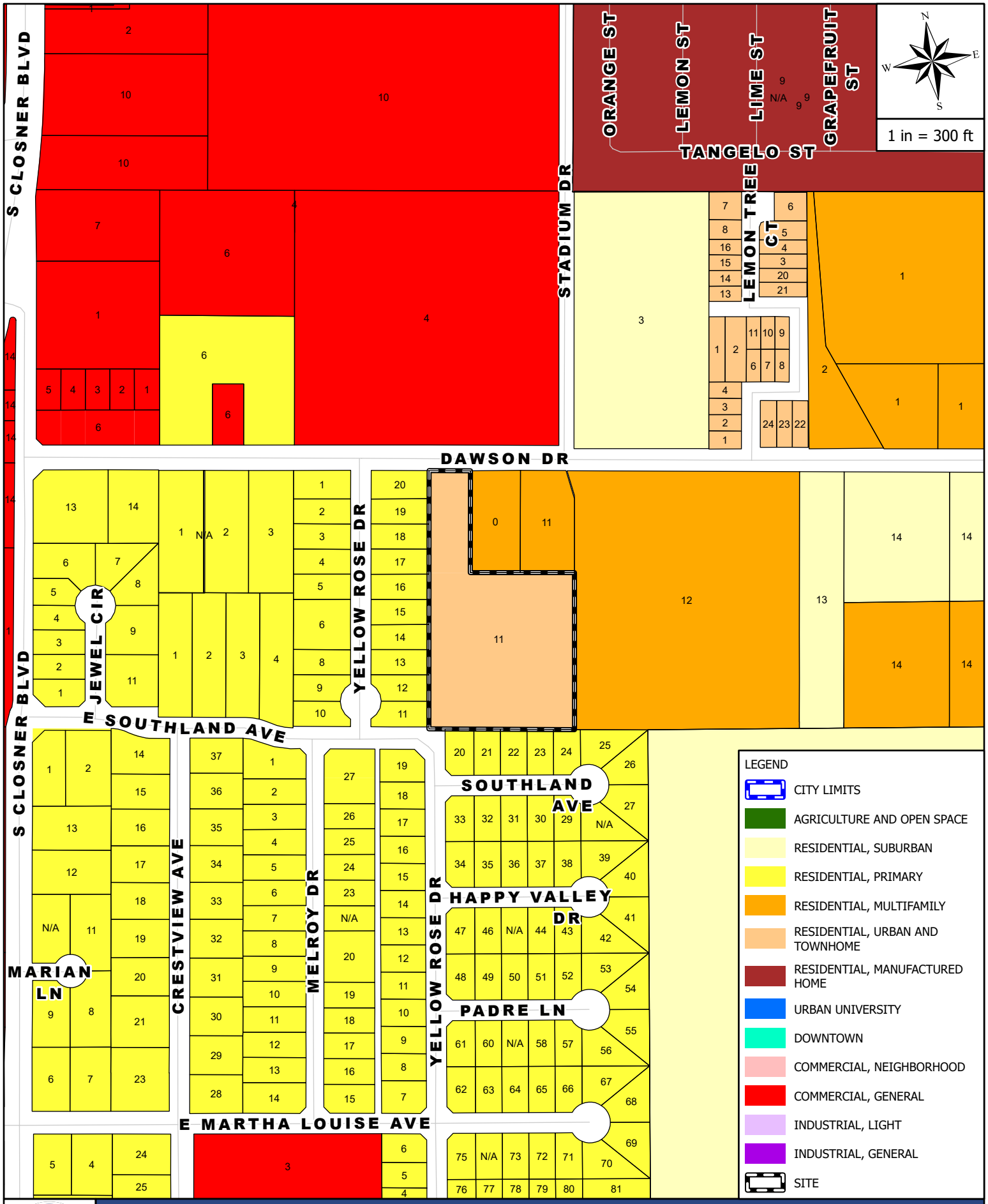
AERIAL MAP

300 DAWSON DR



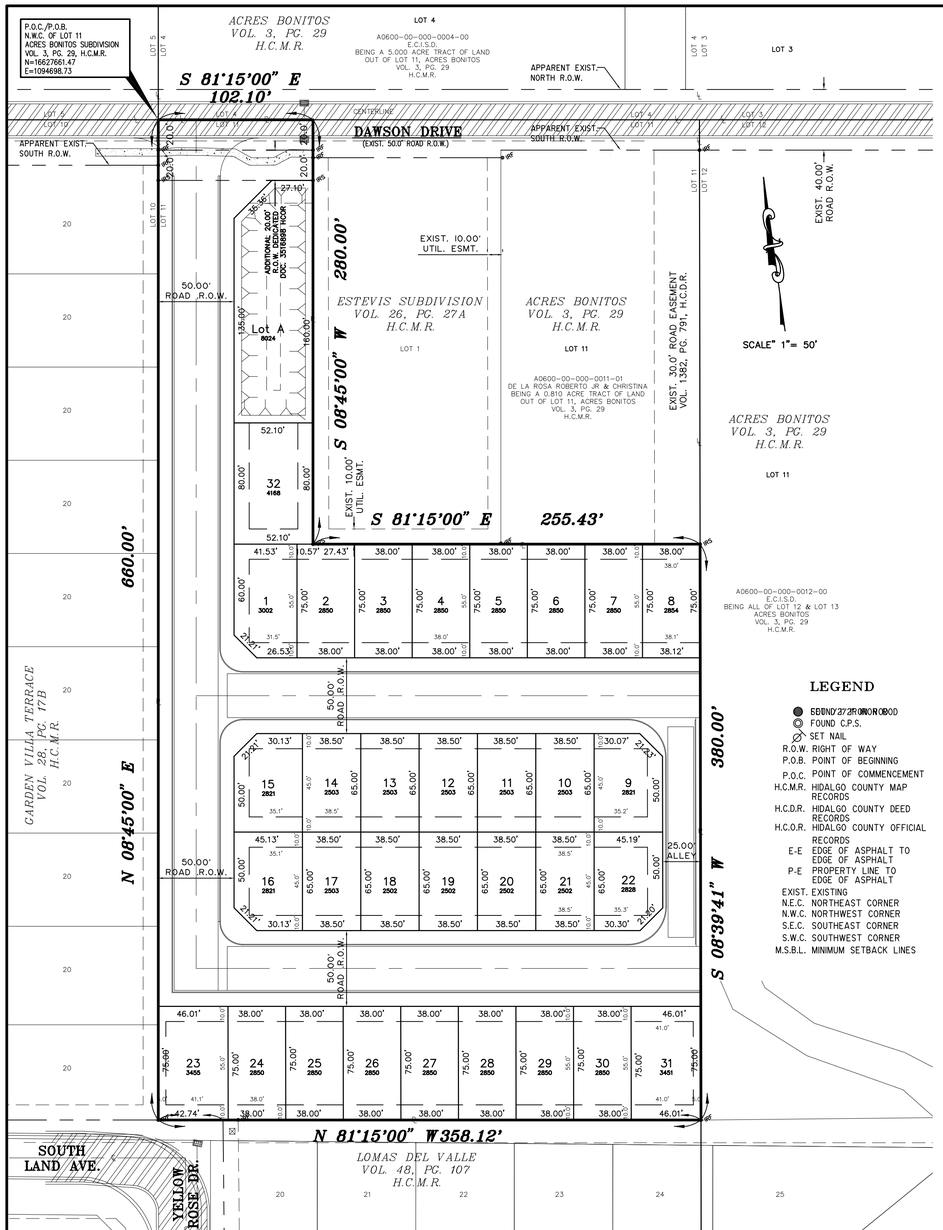
MAILOUT AND SITE MAP

300 DAWSON DR



ZONING MAP

300 DAWSON DR



GENERAL SUBDIVISION PLAT NOTES

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

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

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

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

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

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

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

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

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

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

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

12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

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

14. CURRENT ZONING IS FOR MULTIFAMILY.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
ISAEL POSADAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 89435

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____ 2026.

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

_____ _____
PRESIDENT DATE

ATTEST:
_____ _____
SECRETARY DATE

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

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.

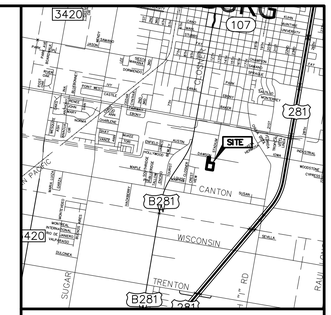
THENCE S 81 15' 00" E ALONG THE SOUTH LINE OF SAID ESTEVIS SUBDIVISION BEING PARALLEL TO THE NORTH LINE OF SAID LOT 11, PASS AT 125.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID ESTEVIS SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY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

PREPARED BY:

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

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

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

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

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

BY: _____ DEPUTY

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

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			P														
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A	P			P														
Ruby	Casas	Commissioner	P	P	P	P	P			P														
Jorge	Gonzalez	Commissioner	P	P	P					P														
Victor	Daniec	Commissioner	P	A	P	A	P			P														
Rene	Olivarez	Commissioner	P	P	A					P														
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A	A			P														
Eliseo	Garza	Commissioner				P	P			P														
Gregory	Vasquez	Commissioner				P	P			A														