



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 28, 2026 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting to Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

- A. All the items are generally considered as they appear on the agenda as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.





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

5. **PUBLIC COMMENTS**

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

6. **ABSENCES**

- A. Consider excusing the absence of Board Member Rodolfo “Rudy” Ramirez from the May 14, 2026, regular meeting.

7. **MINUTES**

- A. Consider approval of the minutes for the May 14, 2026, regular meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request From Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome District, Being 21.398 Acres Being Out of Lot 21, E. Retama Subdivision, Located at 4220 N. Seminary Road, As Requested By Melden & Hunt, Inc.
- B. Consider the Rezoning Request From Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, As Requested By Supreme Engineering.
- C. Consider the Rezoning Request From Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Tract III a 59.41 Acre (2,588,199.49 Sq.Ft.) Gross, Tract of Land Out of Lot 63, Lot 66, and Lot 67, Kelly-Pharr Subdivision, an Addition to the City of Edinburg, Located at 799 E. Alberta Road, As Requested By Sames.





- D. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Tract II a 13.79 Acre (593,852.75 Sq.Ft.) Gross, Tract of Land Out of Lot 66 and Lot 67, Kelly-Pharr Subdivision, an Addition to the City of Edinburg, Located at 799 E. Alberta Road, As Requested By Sames.
- E. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Tract I a 20.97 Acre (913,566.72 Sq.Ft.) Gross, Tract of Land Out of Lot 63, Kelly Pharr Subdivision, an Addition to the City of Edinburg, Located at 799 E. Alberta Road, As Requested By Sames.
- F. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being All of Lots One (1) and Two (2), Edwin C. Castor Subdivision, Located at 3415 S. Raul Longoria Road, As Requested By Guillermina Padilla Morales.
- G. 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 0.40 Acre (17,166.07) Tract of Land, More or Less Being Out of the West Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Located at 498 N. I-69 C, As Requested By Rioplex Engineering LLC.
- H. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibited Signage, to Allow a Sign That Advertises or Promotes a Business, Person, Organization, Activity, Event, Location, Service, or Product Not Primarily Manufactured, Sold, or Offered on the Property Where the Sign is Situated, Being All of Lot Four (4), Amended Plat of La Sienna Development, Located at 3804 N. I-69 C, As Requested By Melden & Hunt, Inc.
- I. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305 (B10), Prohibited Signage, to Allow a Sign That Advertises or Promotes a Business, Person, Organization, Activity, Event, Location, Service, or Product Not Primarily Manufactured, Sold, or Offered on the Property Where the Sign is Situated, Being All of Lot Two (2), Amended Plat of La Sienna Development, Located at 3720 La Sienna Parkway, As Requested By Melden & Hunt, Inc.





- J. 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.

9. **SUBDIVISION CONSENT**

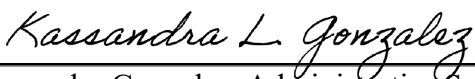
- A. Consider the Preliminary Plat Approval of Silverstone Heights Phase II Subdivision, Being a 11.14 Acres Tract of Land, Out of Lot 15, Block 248 Texas-Mexican Railway Company's Survey, As Shown on the Map Recorded in Volume 3, Page 6, Hidalgo County, Texas, Located at 3319 E. Mile 17 ½ Road, As Requested By Supreme Engineering, PLLC.

10. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Unified Development Code Updates
- C. Attendance Roster

11. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 20th day of May, 2026.


Cassandra Gonzalez, Administrative Specialist
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
MAY 14, 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
GREGORY A. VASQUEZ**

ABSENT:

RODOLFO “RUDY” RAMIREZ – BOARD MEMBER

1. Call Meeting to Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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- 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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC, TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER GREGORY A. VASQUEZ FROM THE APRIL 23, 2026, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER GREGORY A. VASQUEZ ABSTAINED.

7. **MINUTES**

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

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC, TO APPROVE THE MINUTES FROM THE APRIL 23, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.





8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to 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.

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

- 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.

JUAN VASQUEZ, A REPRESENTATIVE FOR MELDEN & HUNT, INC., WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.

ANTHONY RIOJAS, EDINBURG FIRE MARSHALL, WAS PRESENT AND ADDRESSED HIS CONCERNS TO COMMISSION MEMBERS.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS, TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 5-1 VOTE. BOARD MEMBER ELISEO GARZA, JR., OPPOSED. – ITEM DENIED

- 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.

BOARD MEMBER GREGORY A. VASQUEZ, STEPPED AWAY AT 5:53 P.M. TO ABSTAIN FROM DISCUSSION AND VOTING.

LUIS MENDEZ, A SAMES REPRESENTATIVE, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.





ALEJANDRO ZUNIGA, A REPRESENTATIVE FOR THE PROJECT DEVELOPERS, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY CHAIRMAN JORGE SOTELO TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 3-2 VOTE. BOARD MEMBERS RUBY CASAS AND ELISEO GARZA, JR., OPPOSED. BOARD MEMBER GREGORY A. VASQUEZ ABSTAINED. – ITEM DENIED.

BOARD MEMBER GREGORY A. VASQUEZ RETURNED TO THE MEETING AT 6:05 P.M.

- 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.

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 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.

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

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.





ERICA NAVA, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

ALFONSO QUINTANILLA, A REPRESENTATIVE FOR QUINTANILLA, HEADLEY & ASSOCIATES, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

ANAISA LICERIO, PLANNER II, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

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

- 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.

ALFONSO QUINTANILLA, THE APPLICANT, 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 VICTOR DANIEC, TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE. – ITEM APPROVED.

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE ITEMS 10A – 10D. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE. – ITEMS 10A – 10D APPROVED.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO REMOVE ITEM 10E FROM THE TABLE. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE. – ITEM REMOVED FROM THE TABLE.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO REMOVE ITEM 10E FROM THE CONSENT AGENDA AND PLACE UNDER PUBLIC HEARINGS. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE. – ITEM MOVED FROM CONSENT AGENDA TO PUBLIC HEARINGS

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO OPEN THE PUBLIC HEARINGS FOR ITEM 10E. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE. – PUBLIC HEARING WAS OPENED

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





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

MARDOQUEO HINOJOSA, THE CITY ENGINEER, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

ISRAEL POSADAS, THE APPLICANT, WAS PRESENT AND ADDRESSED QUESTIONS FROM CITIZENS AND BOARD MEMBERS.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE ITEM 10E. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE. - ITEM APPROVED.

11. DIRECTOR'S REPORT

- A. City Council Actions
- B. Unified Development Code Updates
- C. Attendance Roster

12. ADJOURNMENT

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 7th day of May, 2026.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO ADJOURN THE MAY 14, 2026, REGULAR MEETING AT 6:45 P.M. MOTION CARRIED UNANIMOUSLY WITH A 6 – 0 VOTE.

Kassandra L. Gonzalez

Kassandra Gonzalez, Administrative Specialist
Planning & Zoning Department

NOTICE

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City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome District, Being 21.398 Acres being out of Lot 21, East Retama Subdivision, located at 4220 N. Seminary Road, as Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:

This property is located along the east side of N. Seminary Road, approximately 1,550 feet north of the intersection of Monte Cristo Road and N. Seminary Road. 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 Residential, Urban (RU) & Townhome District. This district is the highest intensity single-family residential district. This property has a total frontage of 1,070.65 feet along N. Seminary Road and a lot depth of 870.59 feet for a total area of 21.398 acres. Currently the property is a vacant land. The applicant wants to utilize the property for Townhome development consisting approximately of 134 lots.

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

Staff mailed a notice of the public hearing to 28 neighboring property owners on Friday, May 15, 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 27, 2026.

On May 20, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that possible upgrades to the infrastructure will be done in this area to support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome 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 – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/15/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome District.

APPLICANT: The Village at Montecristo, LLC.

AGENT: Melden & Hunt, Inc.

LEGAL: Being 21.398 Acres being out of Lot 21, East Retama Subdivision.

LOCATION: Located at 4220 N. Seminary Road

LOT/TRACT SIZE: 21.398 acres

CURRENT USE: Vacant land

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

EXISTING ZONING: Residential, Multifamily (RM) District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends approval of the Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome District.

**REZONING REQUEST
MELDEN & HUNT, INC.**

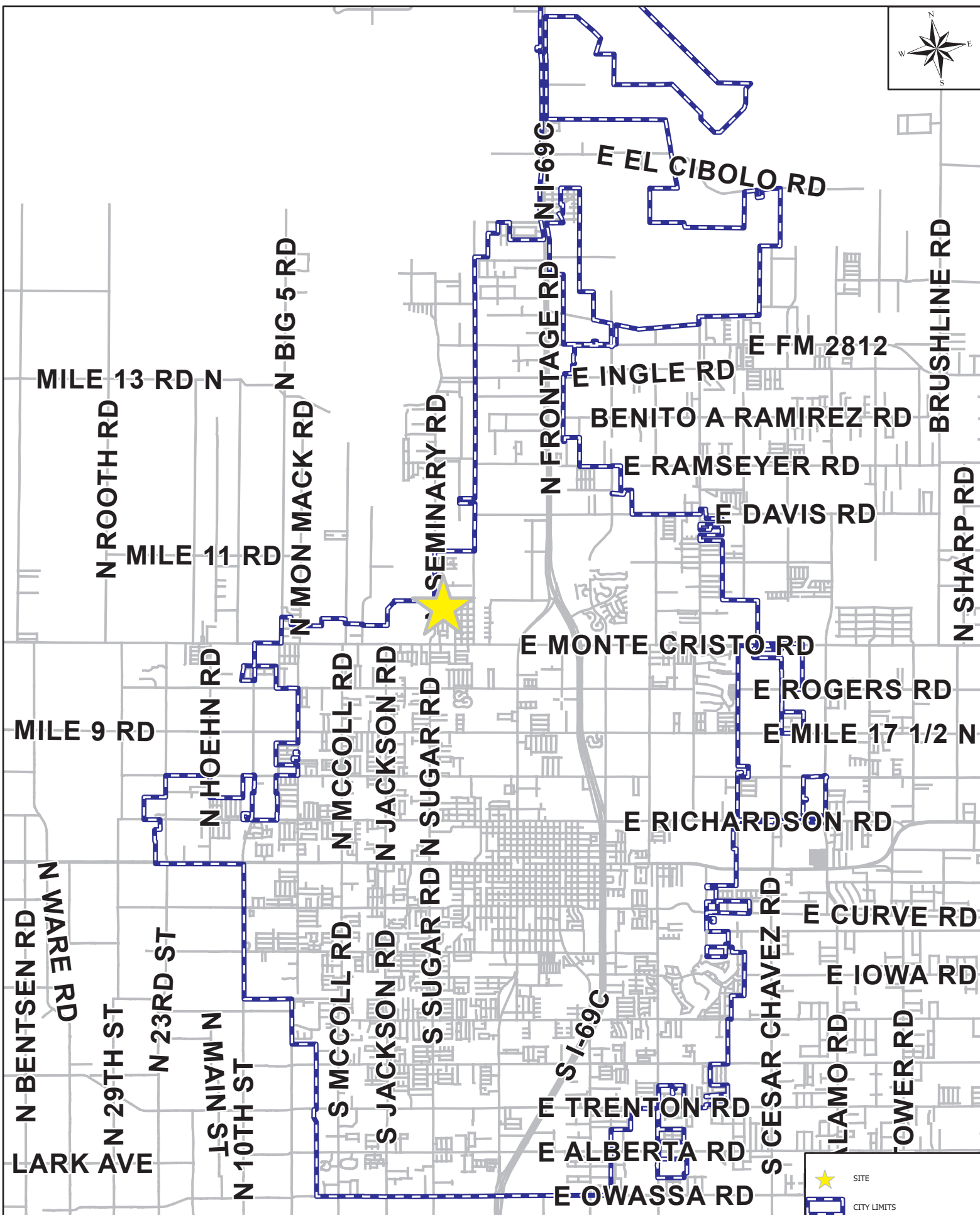
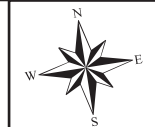
EVALUATION

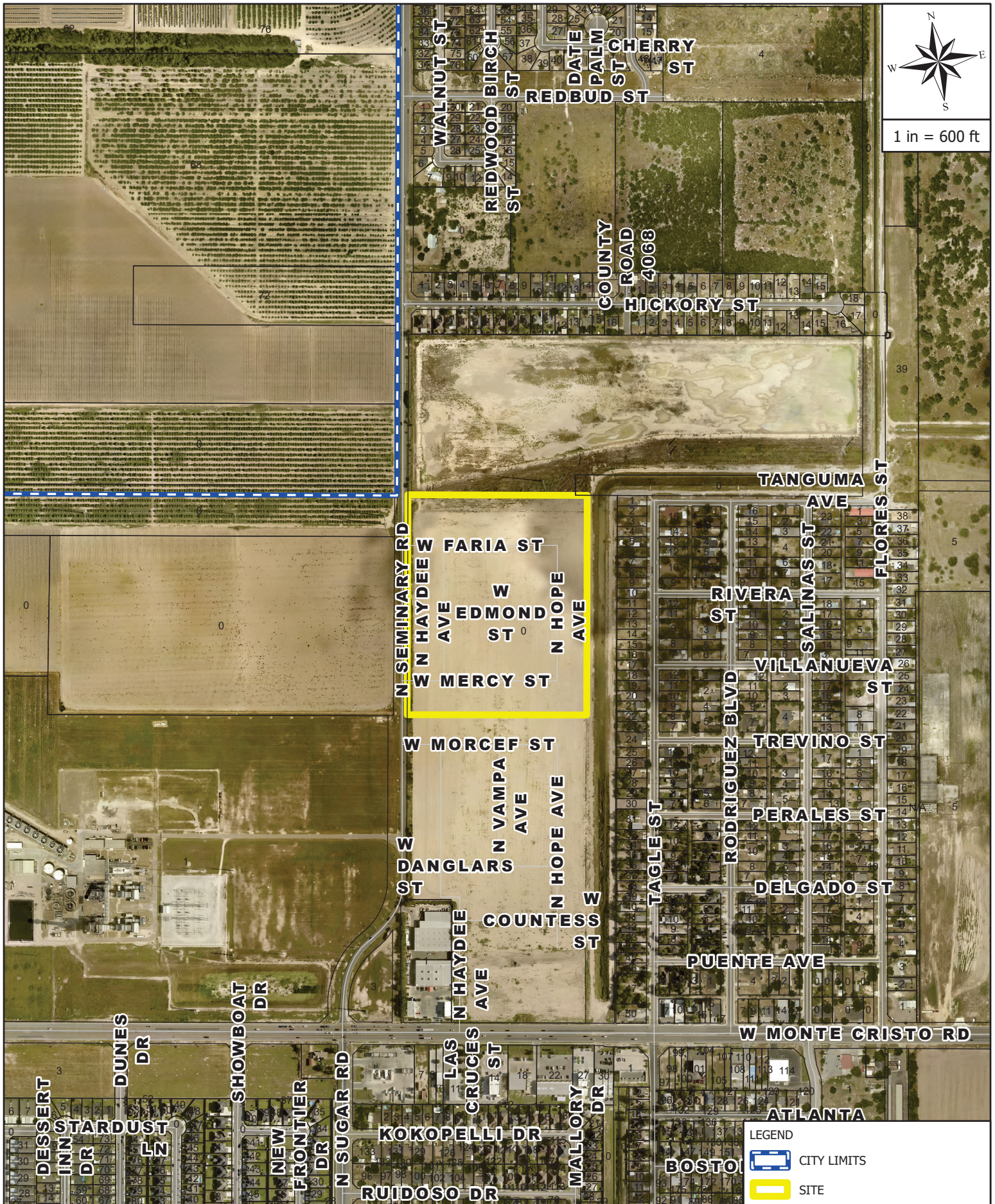
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of Industrial uses, vacant land and residential homes.
3. The proposed zoning is consistent with the Future Land Use Plan.

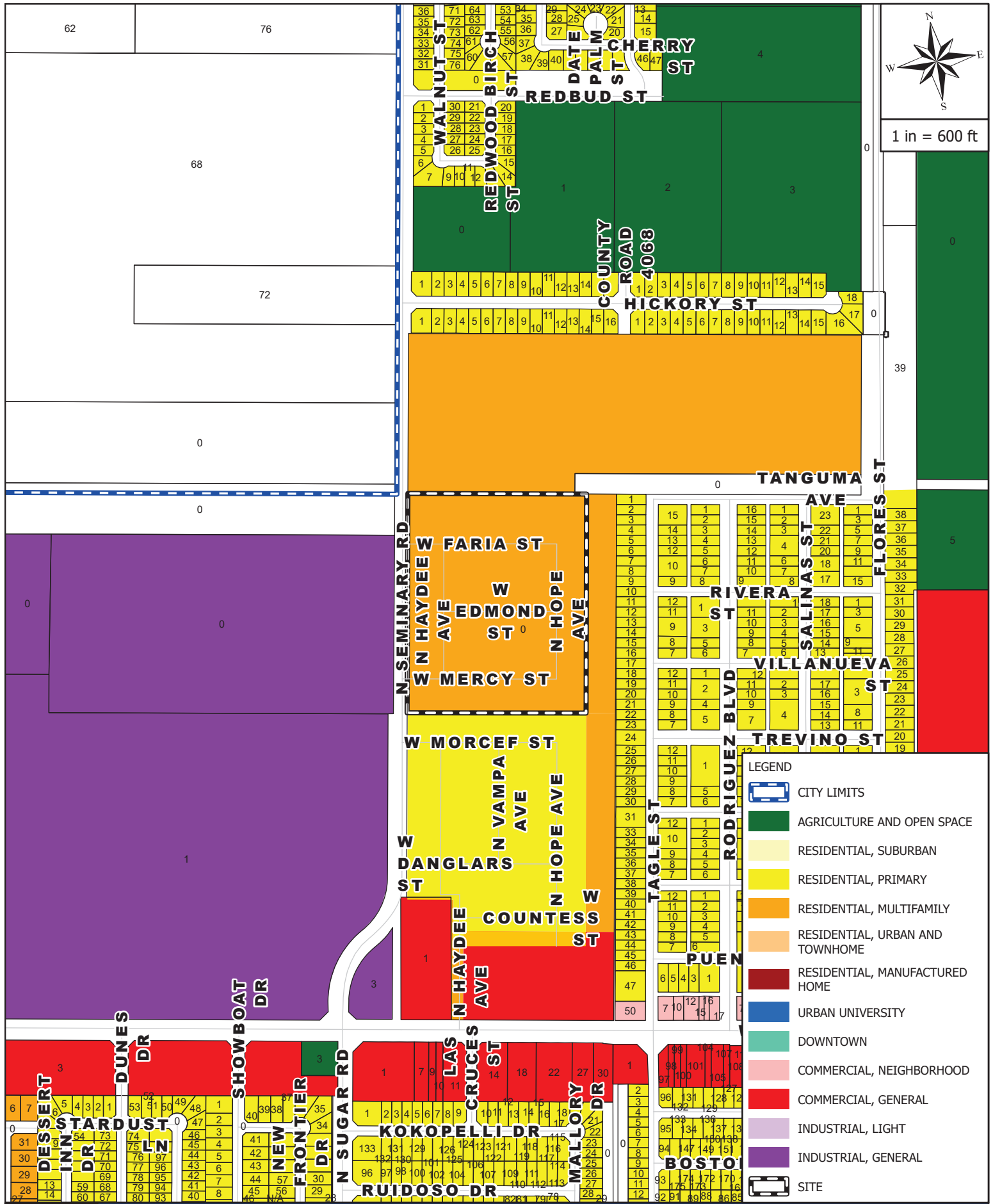
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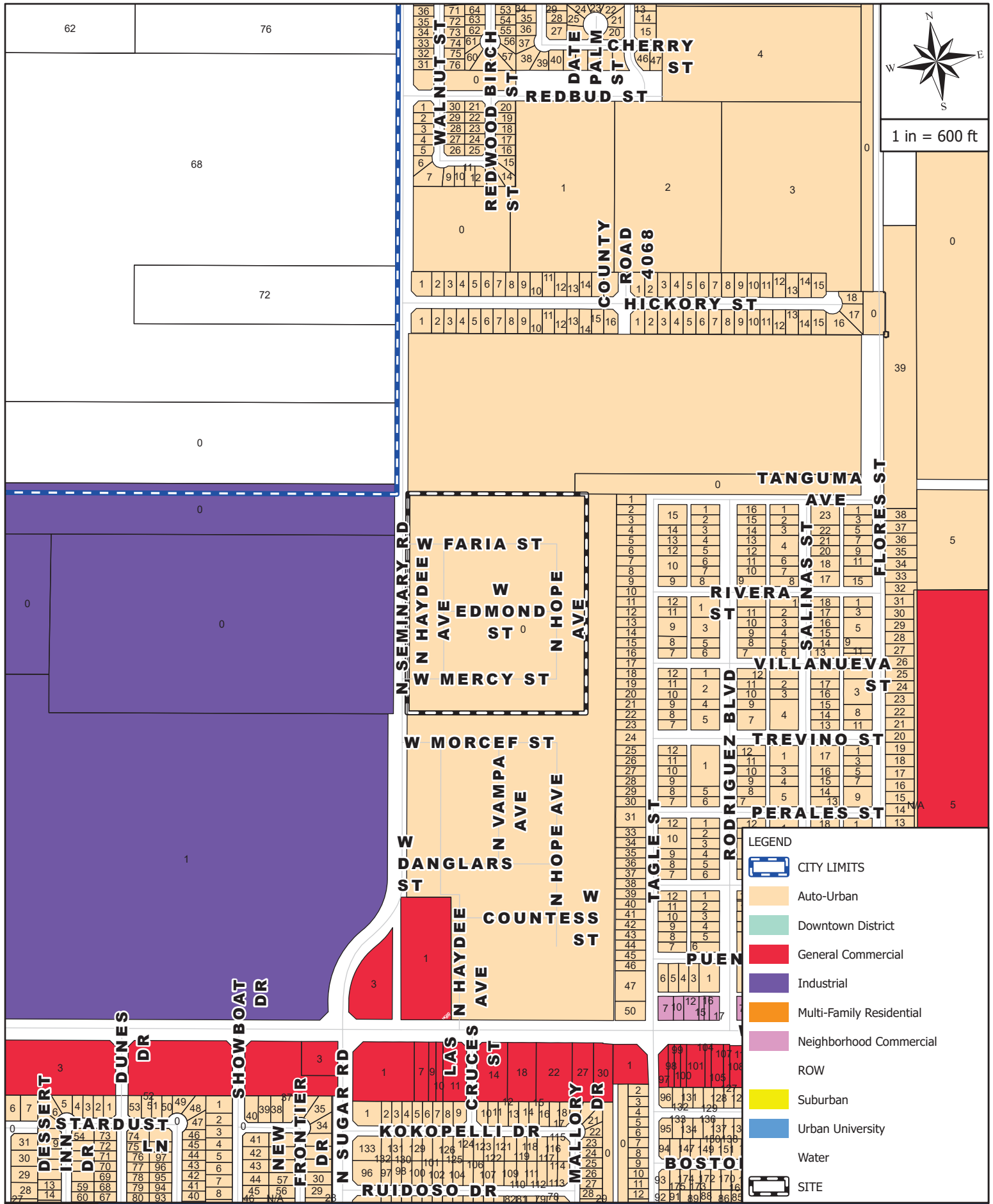




AERIAL MAP
4220 N SEMINARY RD



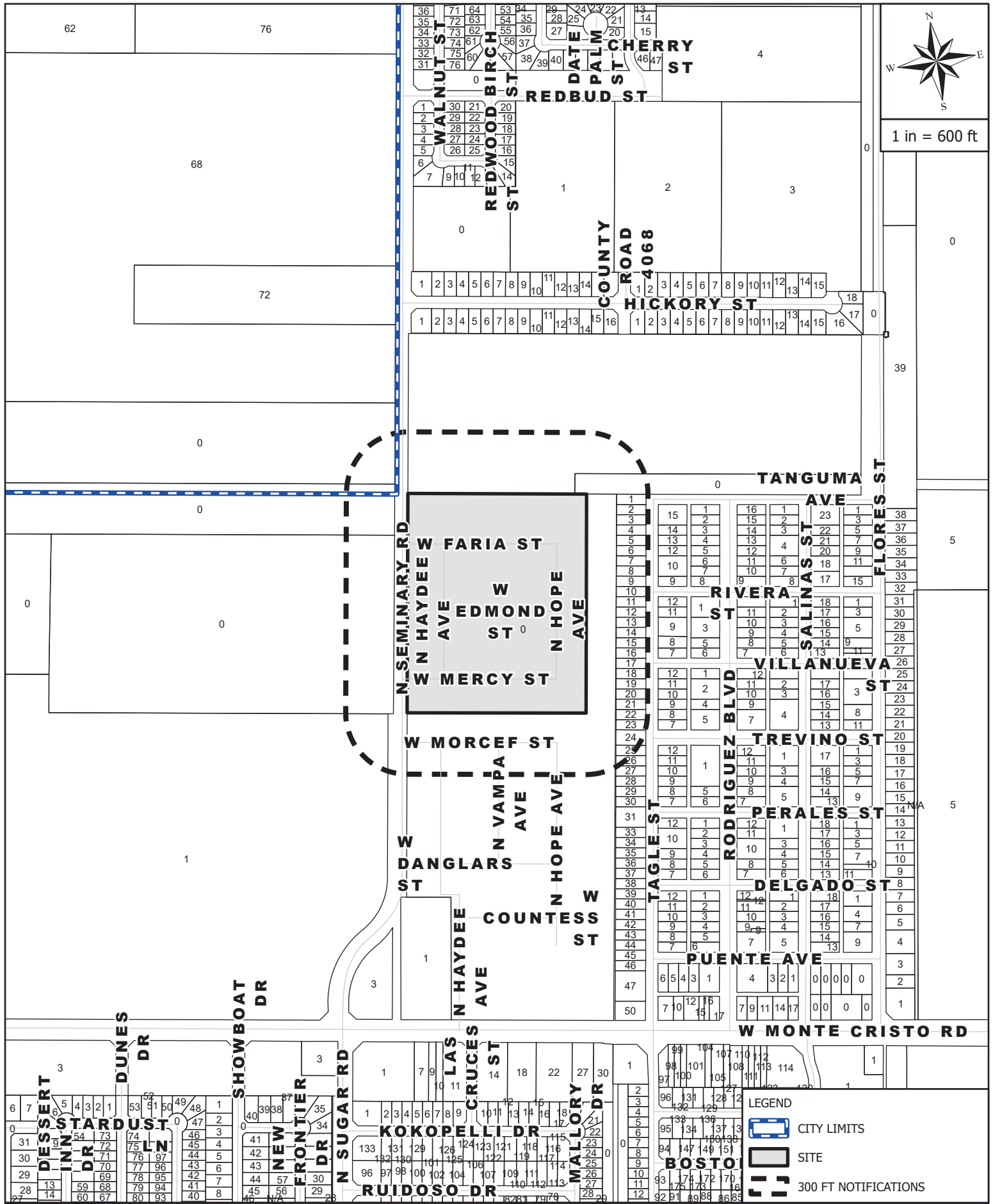
1 in = 600 ft



FUTURE LANDUSE MAP

4220 N SEMINARY RD





1 in = 600 ft

- LEGEND**
- CITY LIMITS
 - SITE
 - 300 FT NOTIFICATIONS



MAILOUT AND SITE MAP

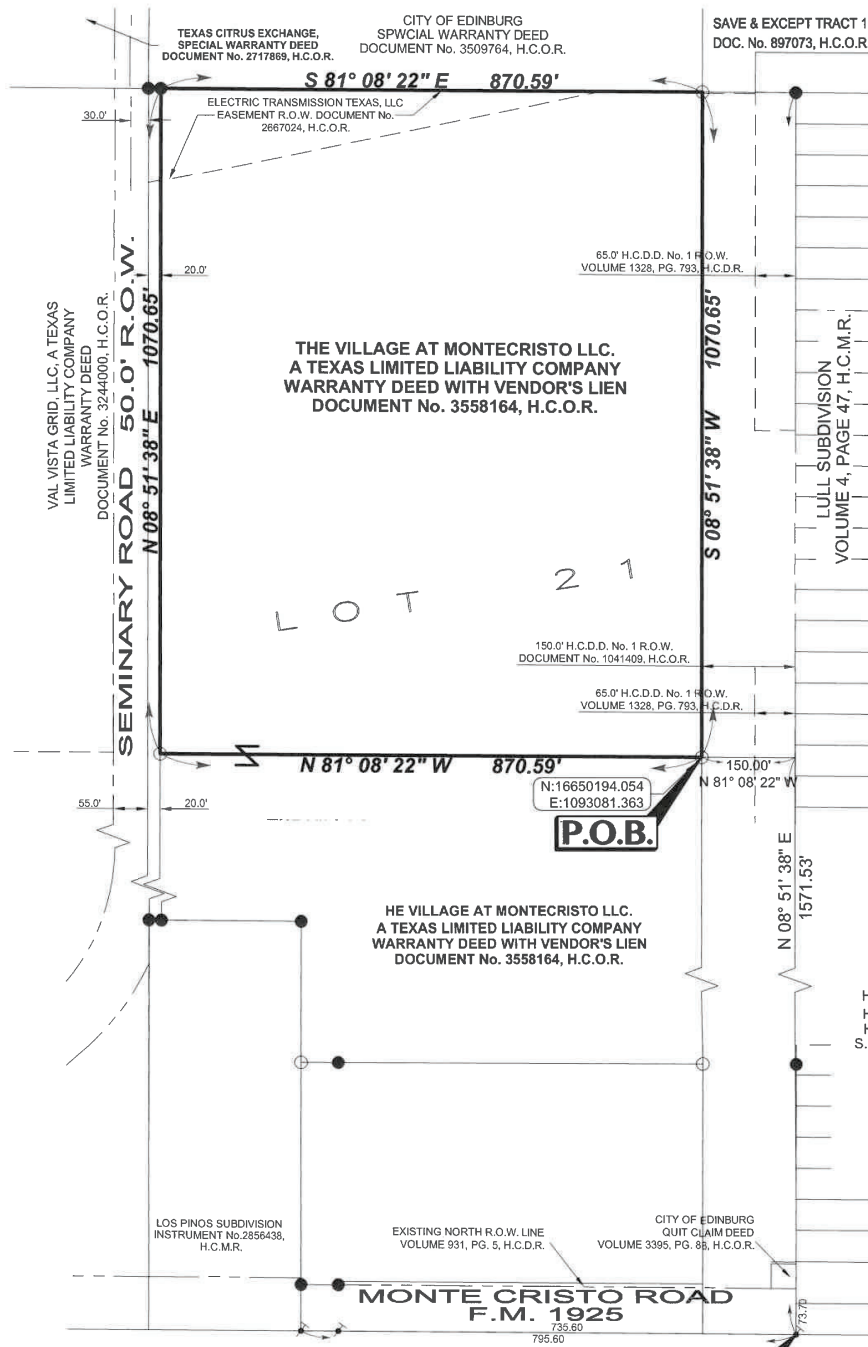
4220 N SEMINARY RD



Rezoning Request Site Photo

Melden & Hunt, Inc.
4220 N. Seminary Road



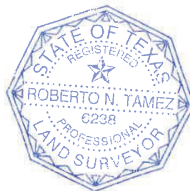


- LEGEND**
- FOUND No.4 REBAR
 - ✱ FOUND PK NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - A.C. - OF ONE ACRE
 - Rd. - ROAD
 - Σ - SAME OWNER

**PLAT SHOWING
21.398 ACRES
BEING OUT OF LOT 21,
EAST RETAMA SUBDIVISION
VOLUME 2, PAGE 57, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 07/03/2024 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 04/14/2026



- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SEMINARY ROAD AND THE NORTH LINE OF LOS PINOS SUBDIVISION, RECORDED UNDER INSTRUMENT No. 2856438, H.C.M.R., AND THE No. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF TEXAS CITRUS EXCHANGE RECORDED UNDER DOCUMENT No. 2717869, H.C.O.R.
 - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 - ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
 - SEMINARY ROAD IS SHOWN AS AN EXISTING MINOR ARTERIAL 100' AS PER THE RGV MPO U.M.A.P. (UNITED METROPOLITAN AREA PLANNING THOROUGHFARE).

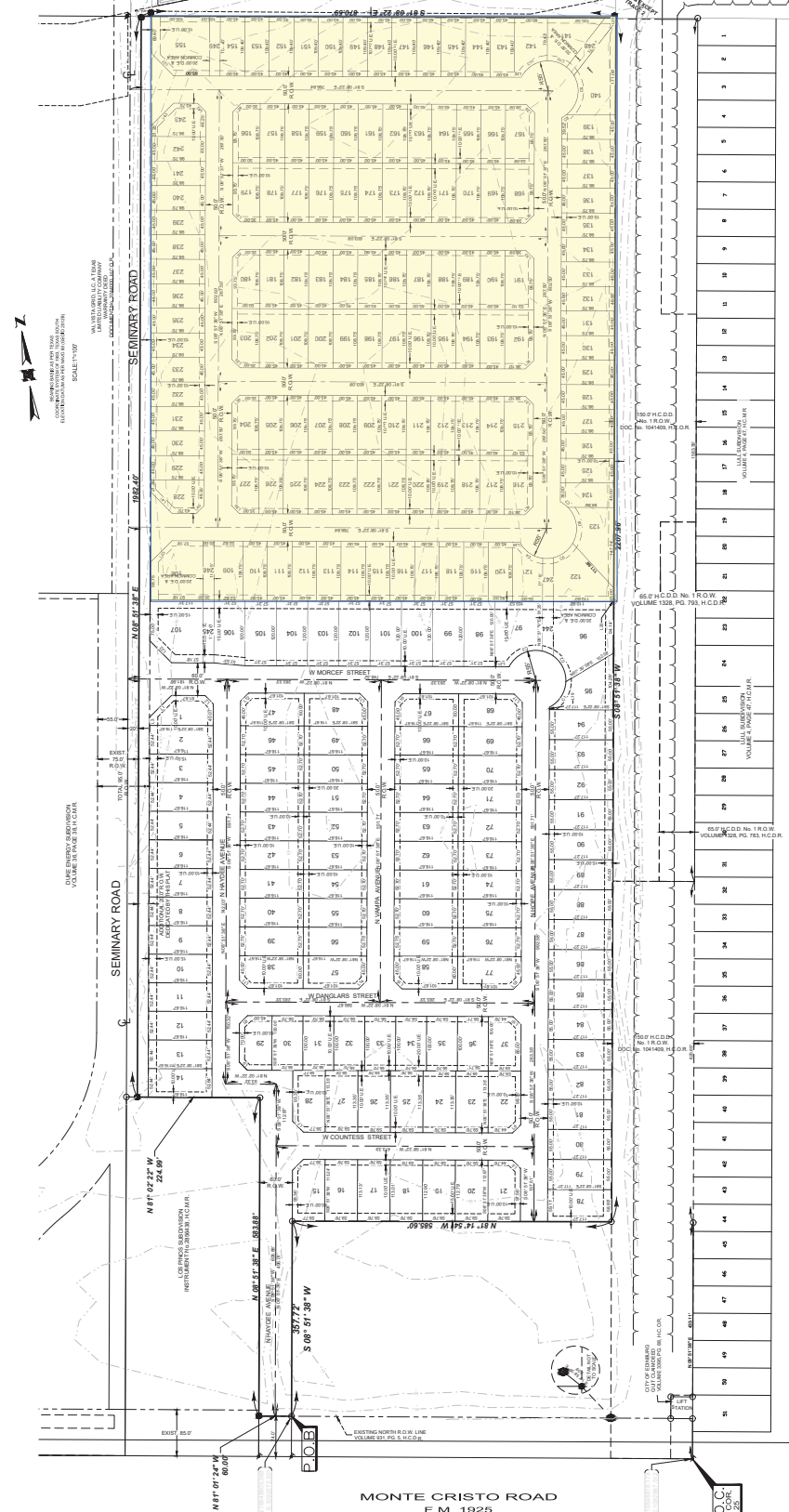


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 4/14/2026
JOB No. 24090.08
FILE NAME:
24.090 - 21.398 ACRES.DWG
DRAWN BY: J.R.C. / J.C. / M.L.S.

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

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

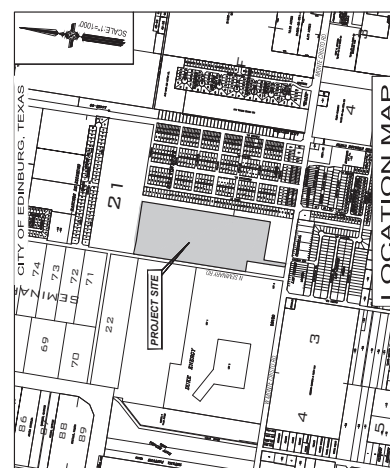


Course #	Dist	Radius	Length	Chord Direction	Chord Length
C1	100' 00" 00"	50.00'	30.30'	N 60° 24' 00" E	56.70'
C2	100' 00" 00"	50.00'	30.30'	S 60° 24' 00" W	56.70'
C3	100' 00" 00"	50.00'	30.30'	N 60° 24' 00" E	56.70'
C4	100' 00" 00"	50.00'	30.30'	S 60° 24' 00" W	56.70'
C5	100' 00" 00"	50.00'	30.30'	N 60° 24' 00" E	56.70'
C6	100' 00" 00"	50.00'	30.30'	S 60° 24' 00" W	56.70'
C7	100' 00" 00"	50.00'	30.30'	N 60° 24' 00" E	56.70'
C8	100' 00" 00"	50.00'	30.30'	S 60° 24' 00" W	56.70'
C9	100' 00" 00"	50.00'	30.30'	N 60° 24' 00" E	56.70'
C10	100' 00" 00"	50.00'	30.30'	S 60° 24' 00" W	56.70'

[illegible]

Lot Line Table		
Area #	Deviation	Length
L1	5.00' 0" 30.76'	50.13'
L2	5.00' 0" 22.6'	21.21'
L3	5.00' 0" 11.30'	10.07'
L4	5.00' 0" 11.30'	20.20'
L5	5.00' 0" 22.6'	21.21'
L6	5.00' 0" 30.76'	21.21'
L7	5.00' 0" 30.76'	20.20'
L8	5.00' 0" 30.76'	21.21'
L9	5.00' 0" 22.6'	21.21'
L10	5.00' 0" 22.6'	21.21'
L11	5.00' 0" 30.76'	21.21'
L12	5.00' 0" 30.76'	21.21'
L13	5.00' 0" 22.6'	21.21'
L14	5.00' 0" 22.6'	21.21'
L15	5.00' 0" 22.6'	21.21'
L16	5.00' 0" 22.6'	21.21'
L17	5.00' 0" 22.6'	21.21'
L18	5.00' 0" 30.76'	21.21'
L19	5.00' 0" 30.76'	4.40'
L20	5.00' 0" 22.6'	1.010'
L21	5.00' 0" 22.6'	20.20'

SUBDIVISION MAP OF
THE VILLAGE AT MONTE
CRISTO SUBDIVISION
(PRIVATE)
BEING A SUBDIVISION OF 43.466 ACRES
IN THE COUNTY OF SAN DIEGO,
EAST RETAMA SUBDIVISION,
RECORDED IN VOLUME 2, PAGE 57, H.C.M.R.

[illegible]

MELDEN & HUNT INC.



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	THE VILLAGES AT MONTE CRISTO, LLC	808 S. SHARY ROAD, SUITE 330	MISSION, TX 78572	(505) 381-0811	(505) 381-0811
ENGINEER	CARLOS M. BALZA, P.E.	115 W. MONTYNE	EDMUNDO, TX 78541	(505) 381-0081	(505) 381-0081
CONVEYOR	MARIO A. REINA, P.E.	115 W. MONTYNE	EDMUNDO, TX 78541	(505) 381-0081	(505) 381-0081
	ROBERTO A. TAMEZ, P.E.	115 W. MONTYNE	EDMUNDO, TX 78541	(505) 381-0081	(505) 381-0081

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1971 - www.meldenandhunt.com





City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 17.843 (17.646) Acres out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering.

DESCRIPTION / SCOPE:

This property is located along the south side of W. Mile 17 ½ Road, approximately 150 feet west of the intersection of W. Mile 17 ½ Road and N. McColl Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Residential, Urban (RU) & Townhome District. This district is the highest intensity single-family residential district. This property has a total frontage of 588.51 feet along W. Mile 17 ½ Road and a lot depth of 1,320.66 feet for a total area of 16.829 Acres net. Currently the property is a vacant land. The applicant wants to utilize the property to develop 82 townhomes lots detached.

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

Staff mailed a notice of the public hearing to 92 neighboring property owners on Friday, May 15, 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 27, 2026.

On May 20, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that upgrades to the infrastructure will be needed in this area to support the proposed development.

STAFF RECOMMENDATION:

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome 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 – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/15/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District.

APPLICANT: DK3 Investment Group, LLC

AGENT: Supreme Engineering

LEGAL: Being a 17.843 (17.646) Acres out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey.

LOCATION: Located at 3002 W. Mile 17 ½ Road

LOT/TRACT SIZE: 16.829 Acres net.

CURRENT USE: Agriculture land use

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

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: Auto-Urban Uses

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

RECOMMENDATION: Staff recommends denial of the Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome District.

**REZONING REQUEST
SUPREME ENGINEERING**

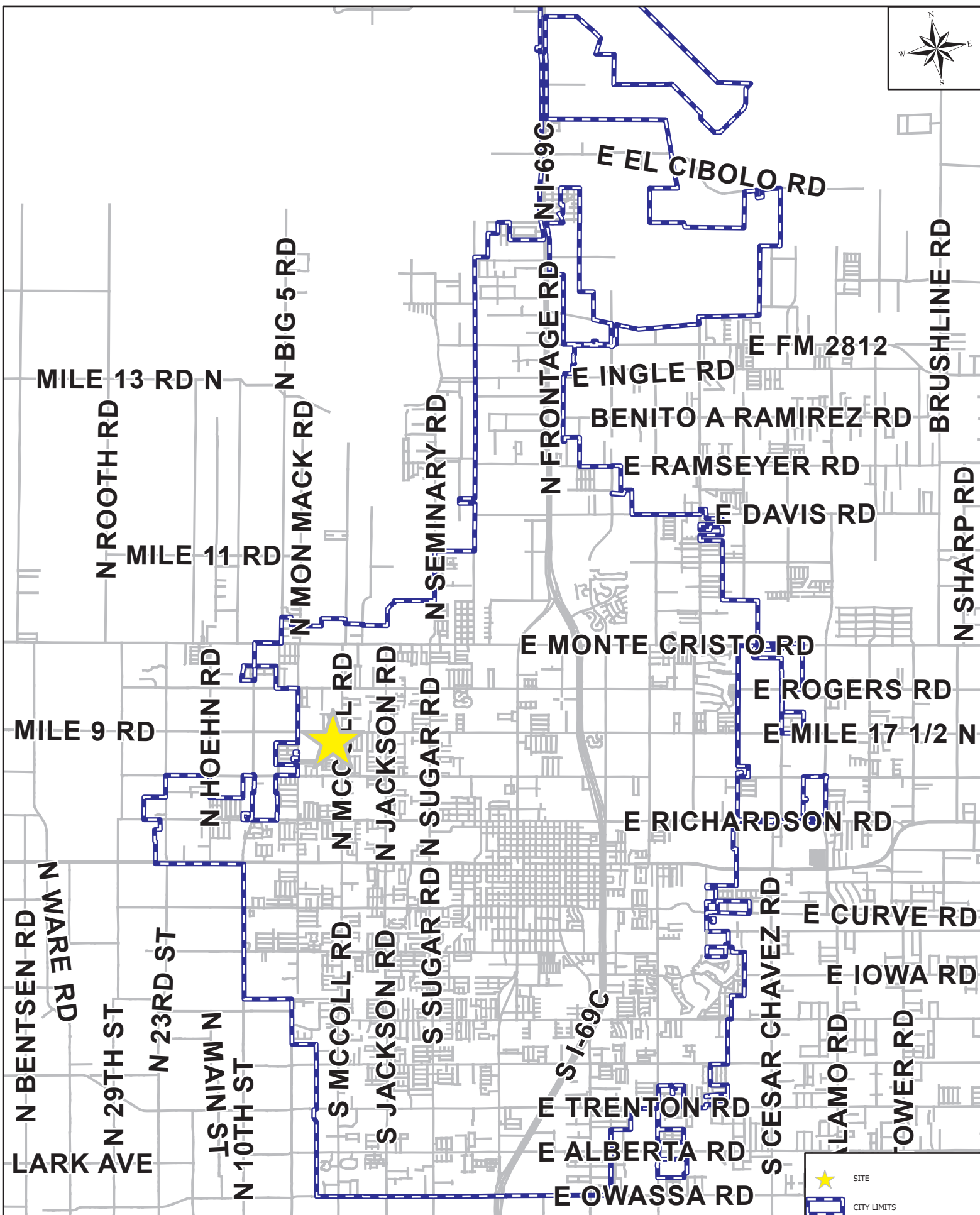
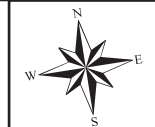
EVALUATION

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

1. The property is currently a vacant land.
2. Surrounding land consists of vacant land and residential homes.
3. The proposed zoning is consistent with the Future Land Use Plan.

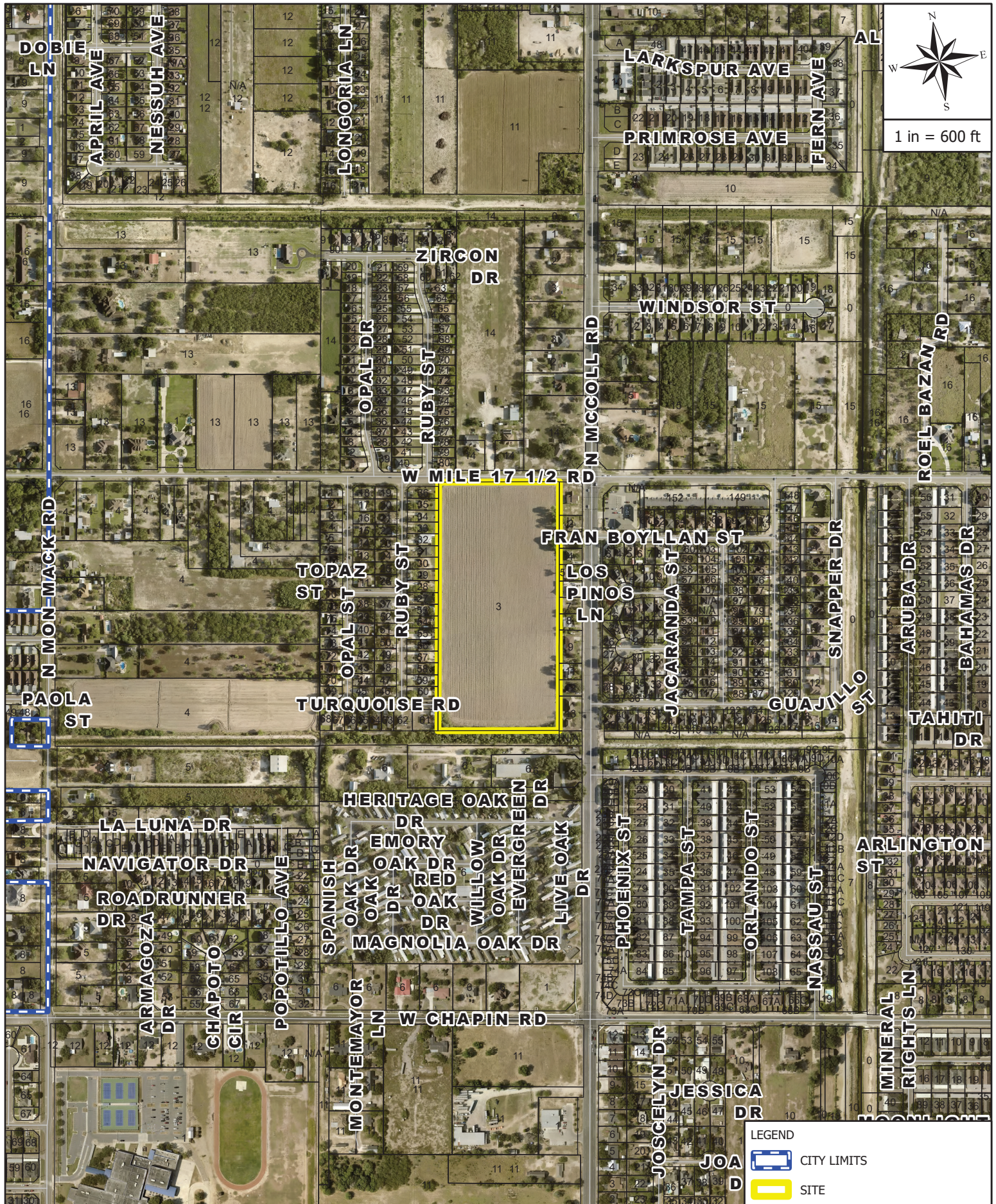
Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision 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 92 neighboring property owners on Friday, May 15, 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 27, 2026.



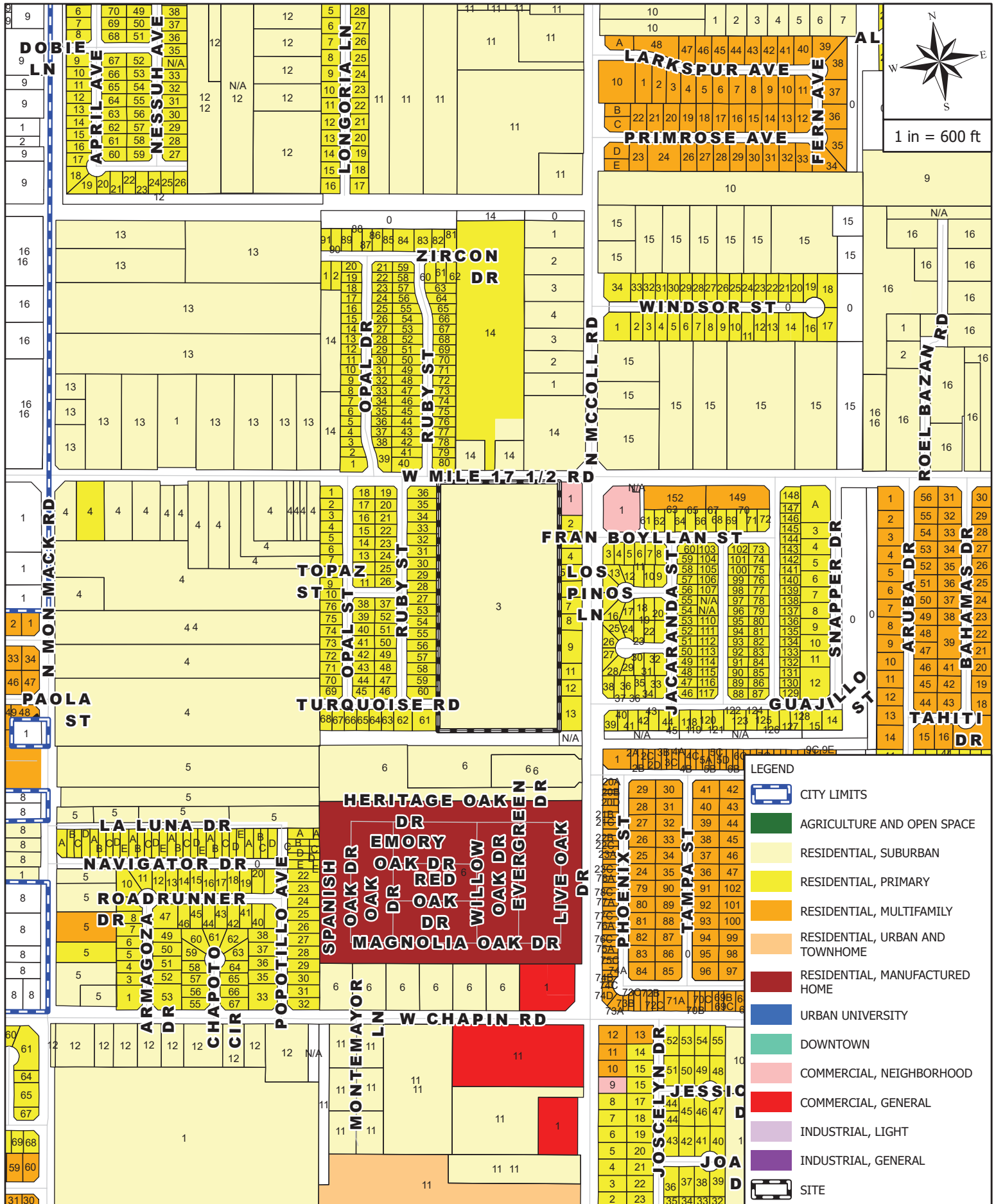
 SITE

 CITY LIMITS



AERIAL MAP

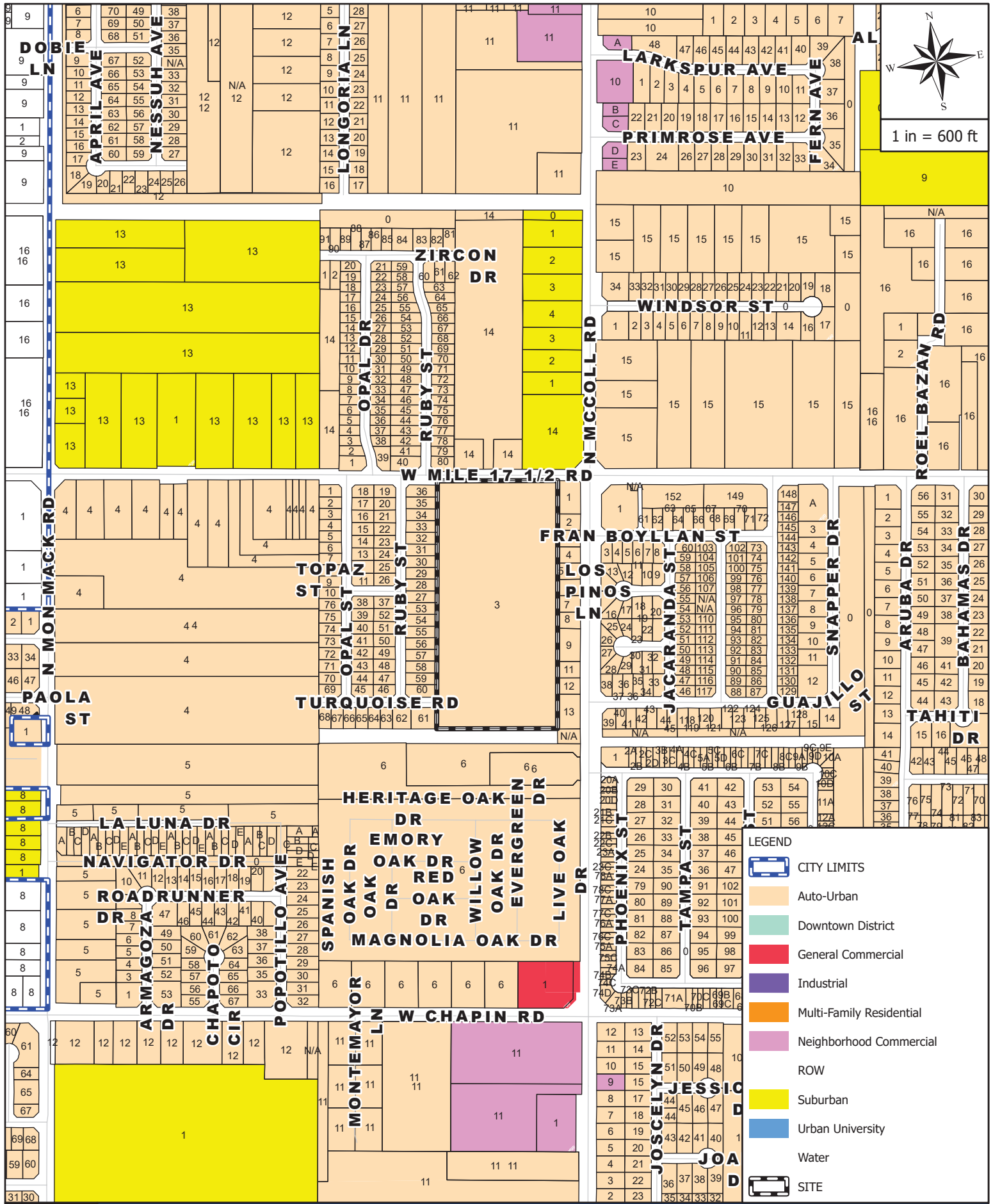
3002 W MILE 17 1/2 RD



ZONING MAP

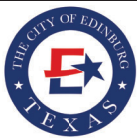
3002 W MILE 17 1/2 RD

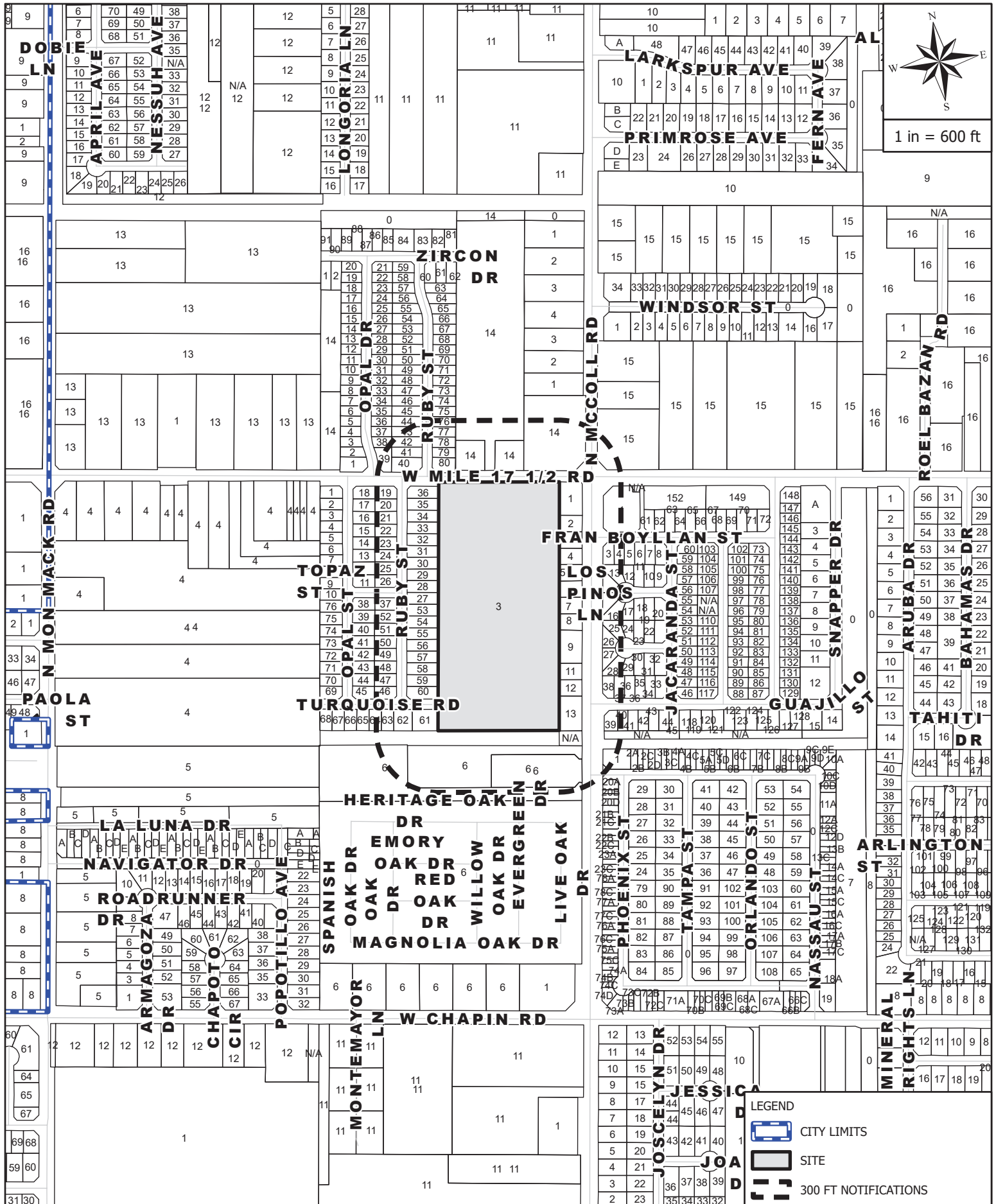




FUTURE LANDUSE MAP

3002 W MILE 17 1/2 RD





MAILOUT AND SITE MAP

3002 W MILE 17 1/2 RD



Rezoning Request Site Photo

Supreme Engineering
3002 W. Mile 17 1/2 Rd.

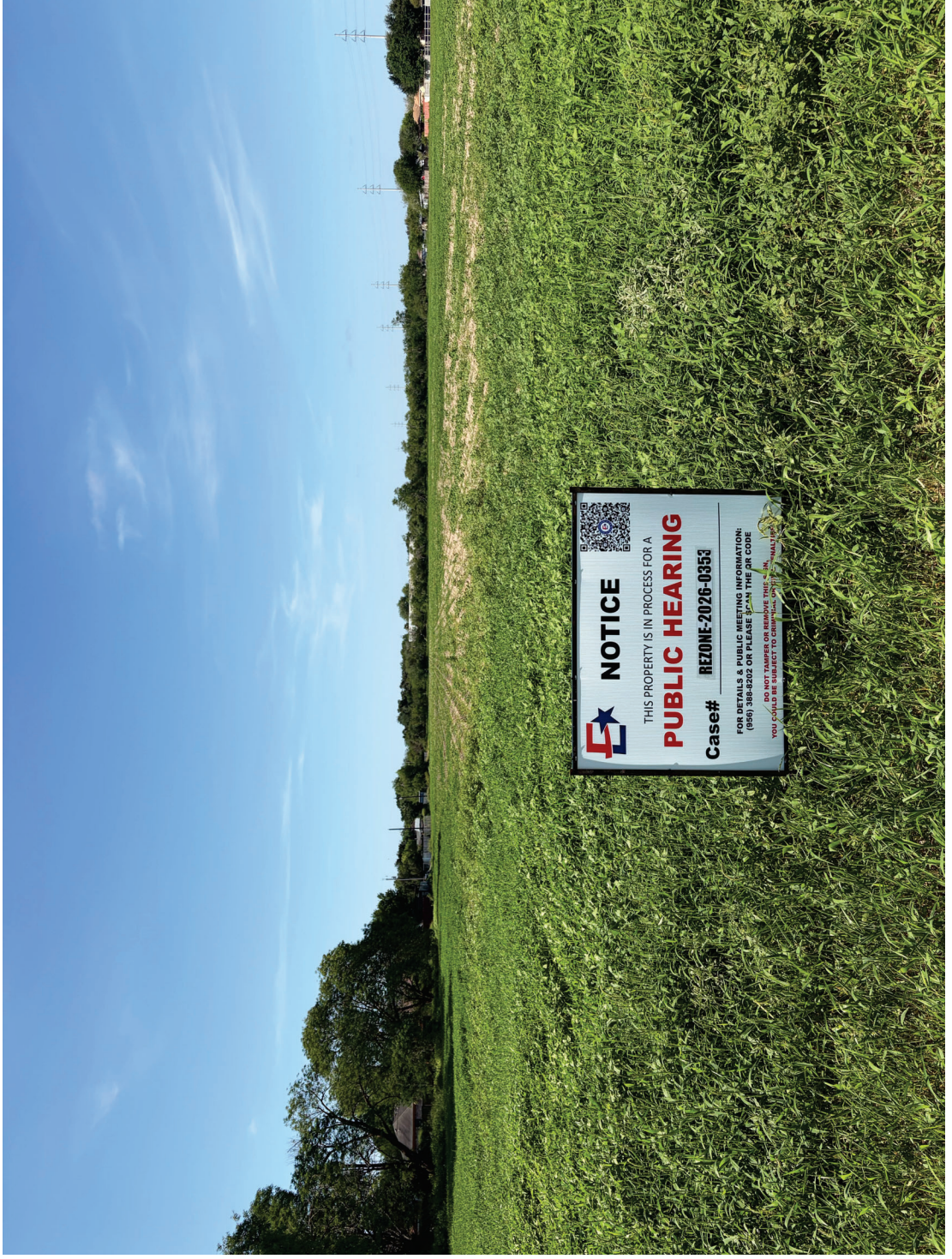
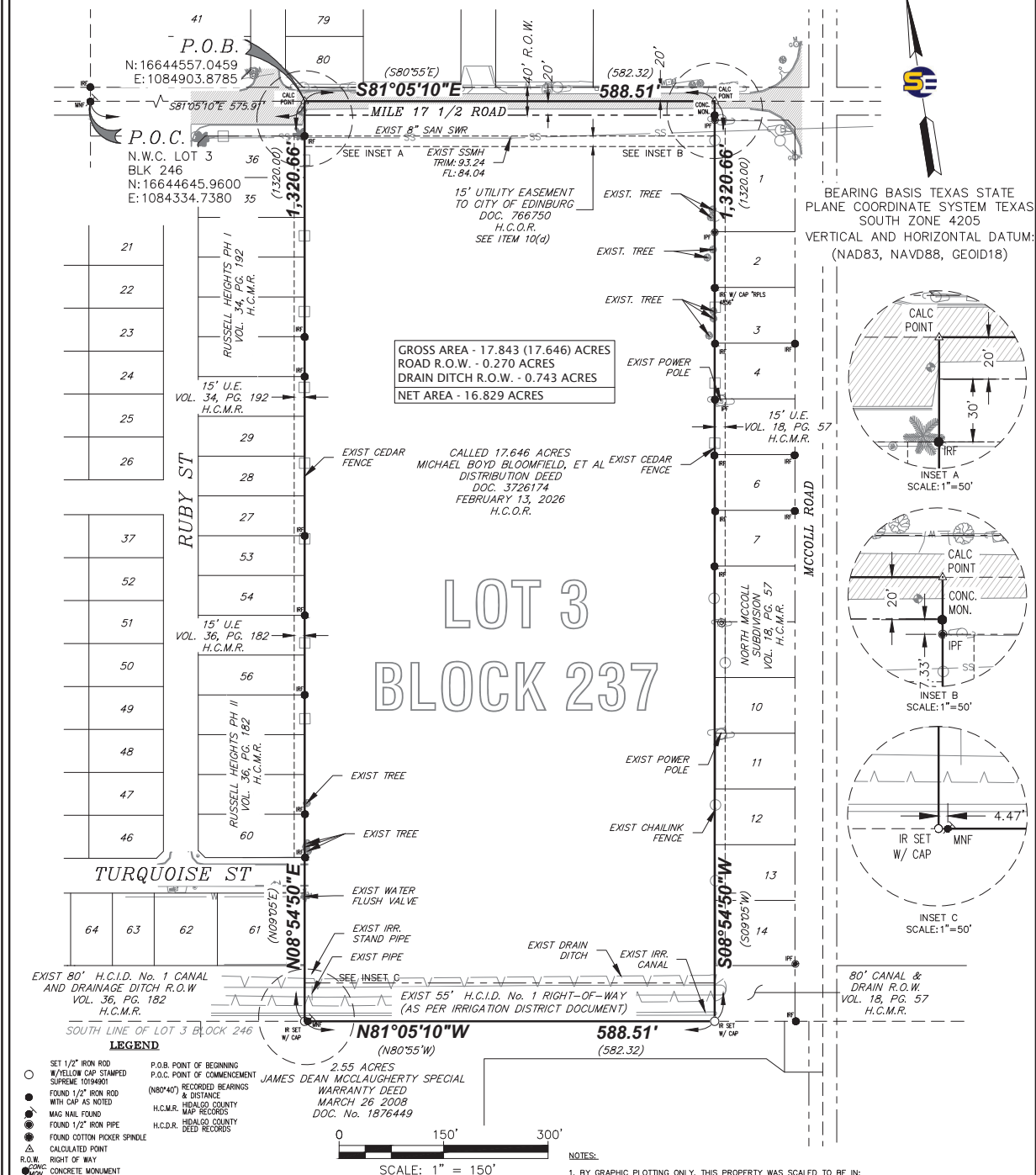


EXHIBIT "B"



BOUNDARY SURVEY PLAT OF

A 17.843 (17.646) ACRES OUT OF LOT 3, BLOCK 237 OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, RECORDED IN VOLUME 1, PAGES 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPERTY ADDRESS: W MILE 17 1/2 ROAD, EDINBURG, TX 78541

SURVEY WAS PREPARED FOR: DK3 INVESTMENT GROUP, LLC

JOB NUMBER: S26-001

DRAWN BY: E.M. & J.C.P

REVISED:

APPROVED BY: R.A.A.

DATE: 02/27/2026

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND, JANUARY 15, 2026, UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS AS SHOWN ON THE GROUND EXCEPT AS SHOWN HEREIN. THIS SURVEY MARKEDLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SEAL OR EMBOSSEMENT

RESTITUTO A. ASCANO, III

R.P.L.S. # 6225

SUPREME ENGINEERING, PLLC - TBPELS 10194901

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.



SUPREME ENGINEERING

TBPELS FIRM No. 10194901
 SUPREME ENGINEERING, PLLC
 135 PASEO DEL PRADO, STE. 7
 EDINBURG, TX 78539 PH: (956) 403-1314



City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Tract III a 59.41 Acre (2,588,199.49 SQ. FT.) Gross, Tract of Land out of Lot 63, Lot 66 and Lot 67, Kelly Pharr Subdivision, An Addition to the City of Edinburg, located at 799 E. Alberta Road, as Requested by SAMES.

DESCRIPTION / SCOPE:

This property is located along the south side of E. Alberta Road, approximately 1,300 feet east of the intersection of N. Frontage Road and E. Alberta Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. This property has approximately 59.41 acres. Currently the property is vacant land. The applicant wants to utilize the property to incorporate approximately 280 residential lots.

Adjacent zoning is Agriculture and Open Space (AO) District to all directions. Surrounding land uses consists of residential uses and vacant land. The Future Land Use designation for this property is Auto-Urban Uses.

Staff mailed a notice of the public hearing to 50 neighboring property owners on Friday, May 15, 2026. One comment against and no comments in favor had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.

On May 20, 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 Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:

Eduardo Huerta

Planner II of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/18/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Juan Humberto Marquez, Silvia Marquez, Sanjay Khana, Anjali Khanna

AGENT: SAMES

LEGAL: Being Tract III a 59.41 Acre (2,588,199.49 SQ. FT.) Gross, Tract of Land out of Lot 63, Lot 66 and Lot 67, Kelly Pharr Subdivision, An Addition to the City of Edinburg.

LOCATION: Located at 799 E. Alberta Road.

LOT/TRACT SIZE: Being a 59.41 Acre

CURRENT USE: Vacant Land

PROPOSED USE: Residential, Primary (RP) District.

EXISTING ZONING: Agriculture and Open Space (AO) District.

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

LAND USE PLAN: Auto-Urban Uses

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

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

REZONING REQUEST SAMES

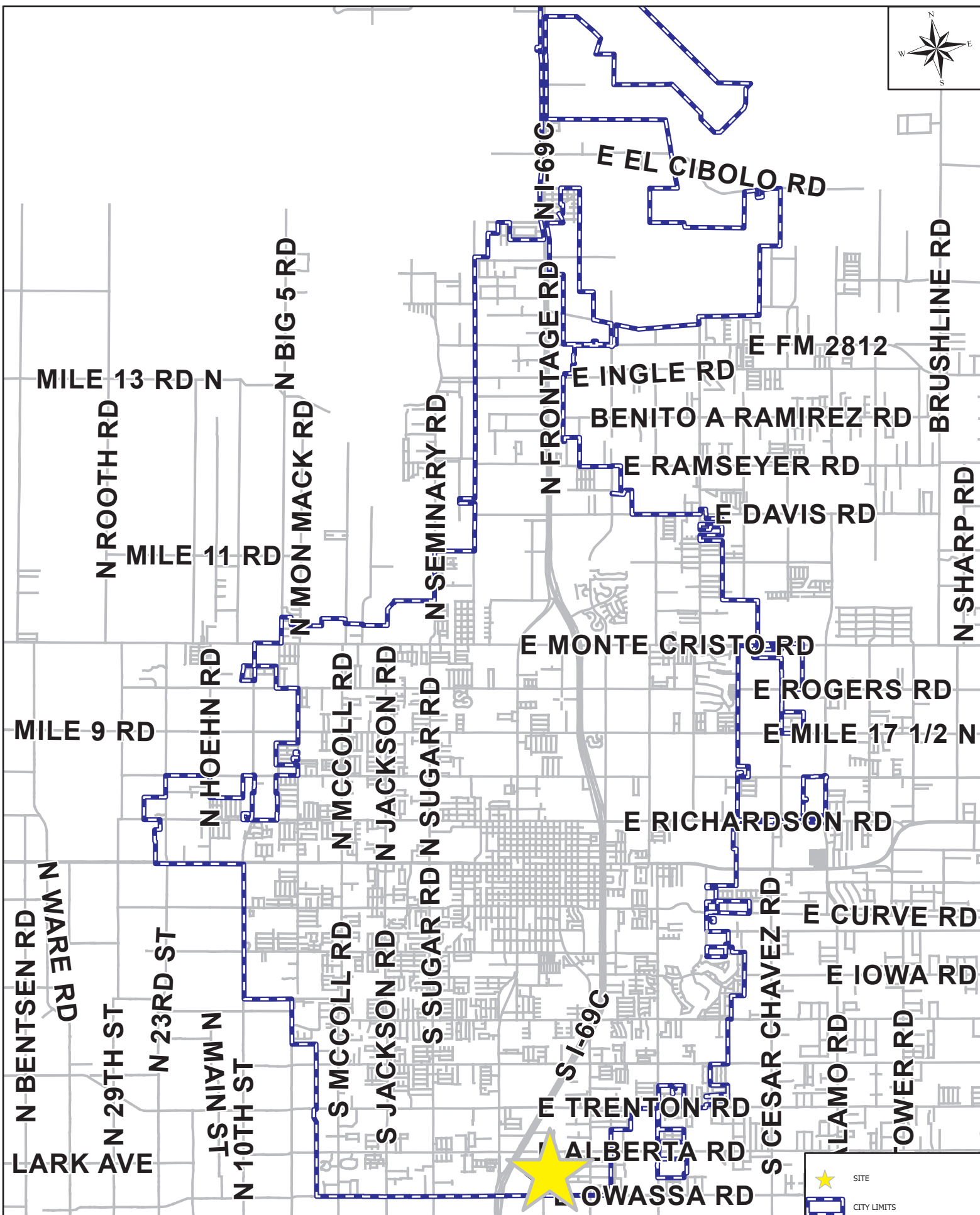
EVALUATION

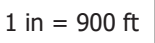
The following is the staff's evaluation of the request:

1. The property is currently vacant.
2. Surrounding land consists of residential homes and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 50 neighboring property owners on Friday, May 15, 2026, and received one comment against and no comments in favor had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.







Rezoning Request Site Photo

Sames
799 E Alberta Rd.



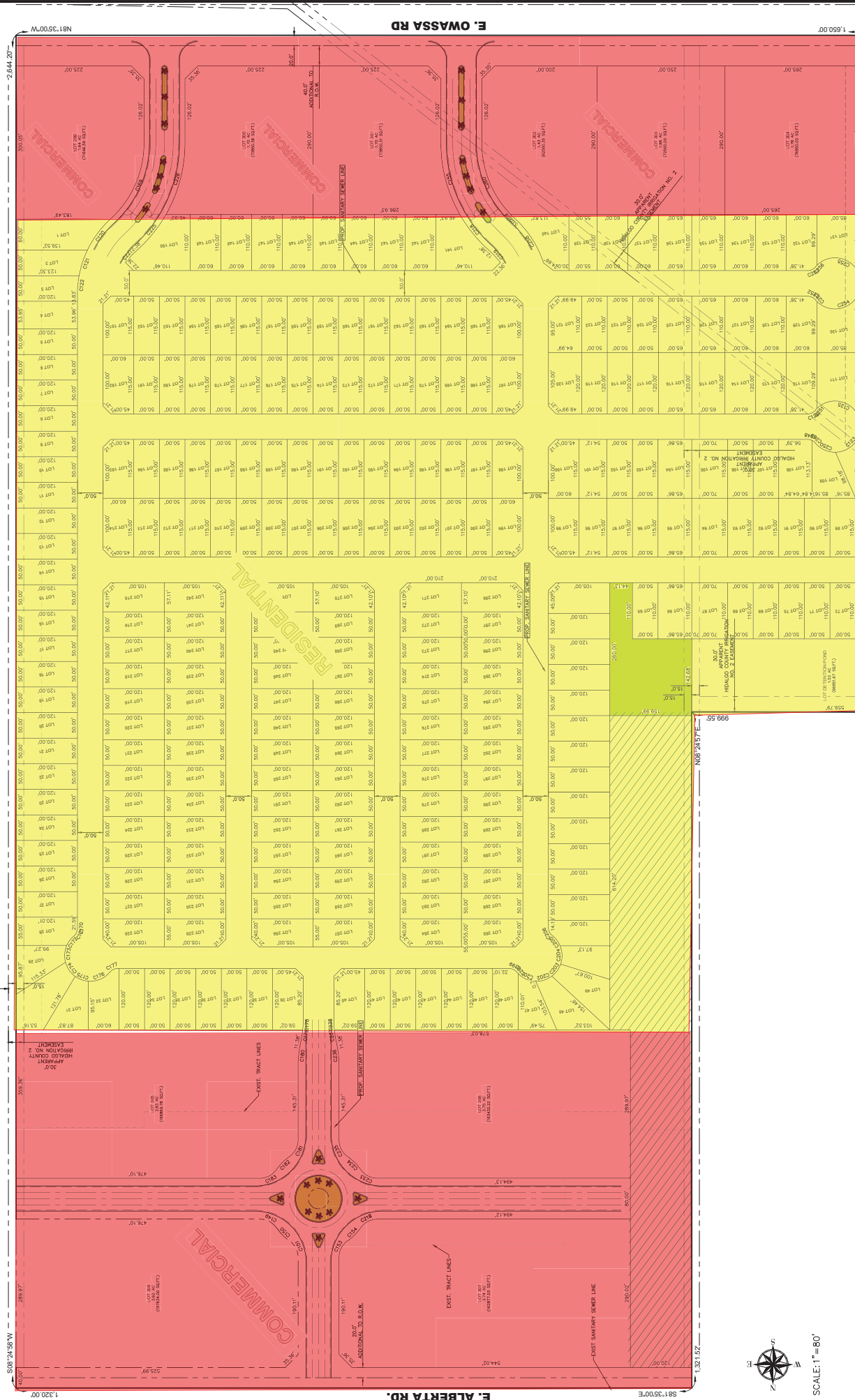


EXHIBIT FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE USED, OR RELIED UPON AS A FINAL DOCUMENT. THIS IS NOT A FINAL SURVEY OR SUBDIVISION AND SHALL NOT BE RECORDED. THERE MAY BE OTHER REQUIREMENTS OR ITEMS NOT SHOWN ON THIS EXHIBIT. ALL INFORMATION IS BASED ON RESEARCH ONLY FROM THE DATE SHOWN ON THIS LAYOUT.

200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8800
MALLIN, TEXAS 78501 FAX: (956) 702-8883

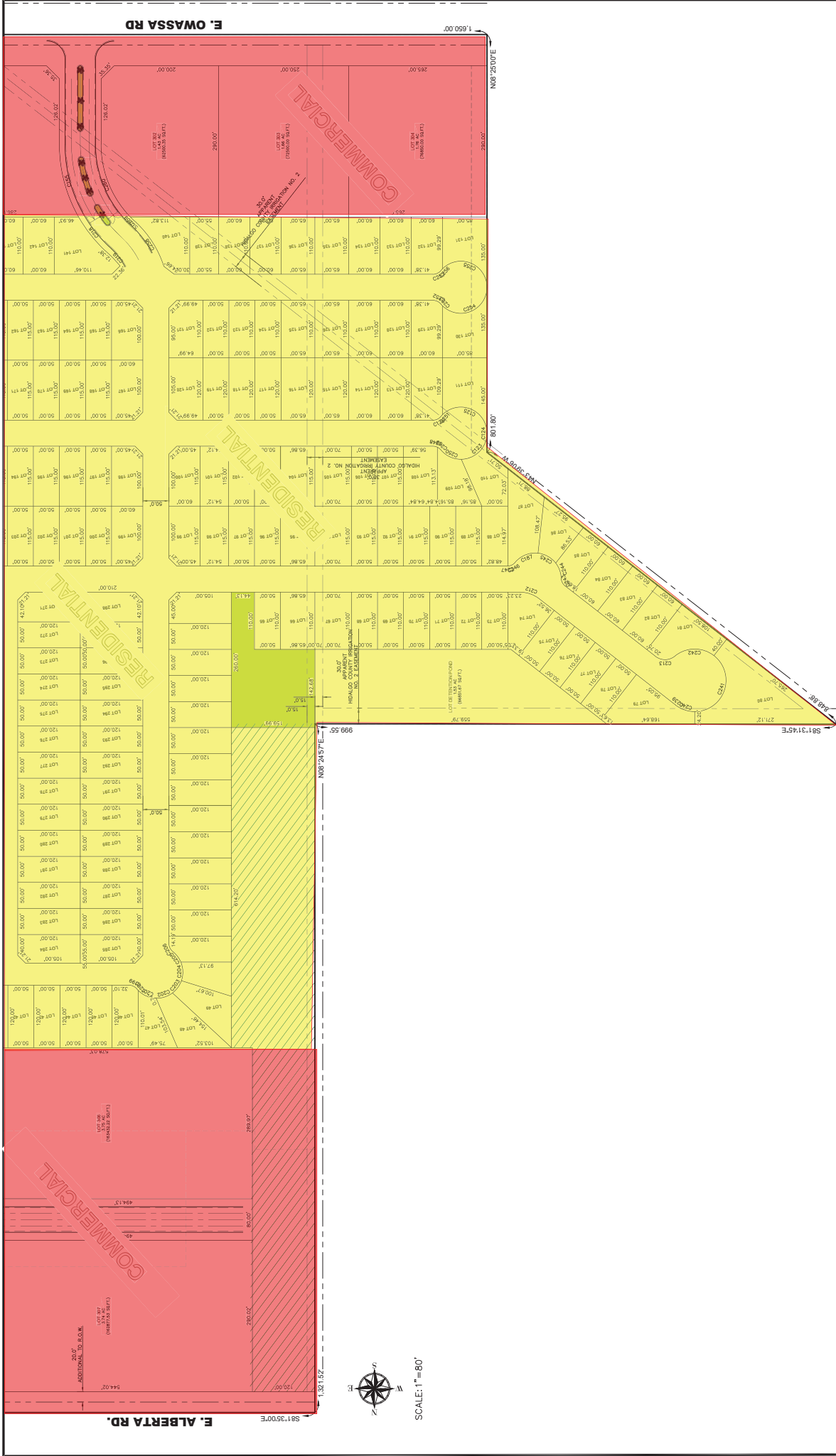
SAMES
TEX. REC. ENGINEERING
TEX. REG. SURVEYING

FIRM F-10602
FIRM NO. 10116-00

3/31/2026

PLAT SHOWING
EXHIBIT LAYOUT
MIXED USED, COMMERCIAL,
RESIDENTIAL

SCALE: 1"=80'

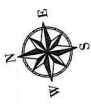


200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8800
MCKINNEY, TEXAS 75001 FAX: (956) 702-8883
SAMES TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM NO. 10116-00

3/31/2026

PLAT SHOWING
EXHIBIT LAYOUT
MIXED USED, COMMERCIAL,
RESIDENTIAL

EXHIBIT FOR REVIEW ONLY
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THERE MAY BE OTHER REQUIREMENTS OR ITEMS NOT SHOWN ON THIS EXHIBIT.
THESE REQUIREMENTS OR ITEMS SHALL BE SHOWN ON THE FINAL PLAT.
BASED ON RESEARCH ONLY FROM THE DATE SHOWN ON THIS LAYOUT.



SCALE: 1" = 200'

GENERAL NOTES:

THIS SURVEY WAS REQUESTED BY: ROQUELO GUTIERREZ, SANJAY KHANA, ANJALI KHANNA, JUAN HUMBERTO MARQUEZ, AND SILVIA MARQUEZ.
FLOOD HAZARD ZONE: "ZONE B" - AREAS BETWEEN THE 100-YEAR FLOOD AND 500-YEAR FLOOD. OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR MORE WITHIN THE FLOOD HAZARD ZONE. THESE AREAS ARE PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMITMENT NUMBER: 489334-0425 C
MAP REVISED: NOVEMBER 16, 1992

LEGEND

- FND. 1/2" IRON ROD
- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED
- SET. PK-NAIL
- WATER METER
- GAS METER
- MAIL BOX
- TRAFFIC SIGN
- FIRE HYDRANT
- OVERHEAD ELECTRIC LINE
- WATER LINE
- 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

SURVEY NOTES:

1. BASES OF BEARING THE SOUTH LINE OF LOT 63, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, 1983, WITH THE DATUM OF 1983. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT METHODS.
4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

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

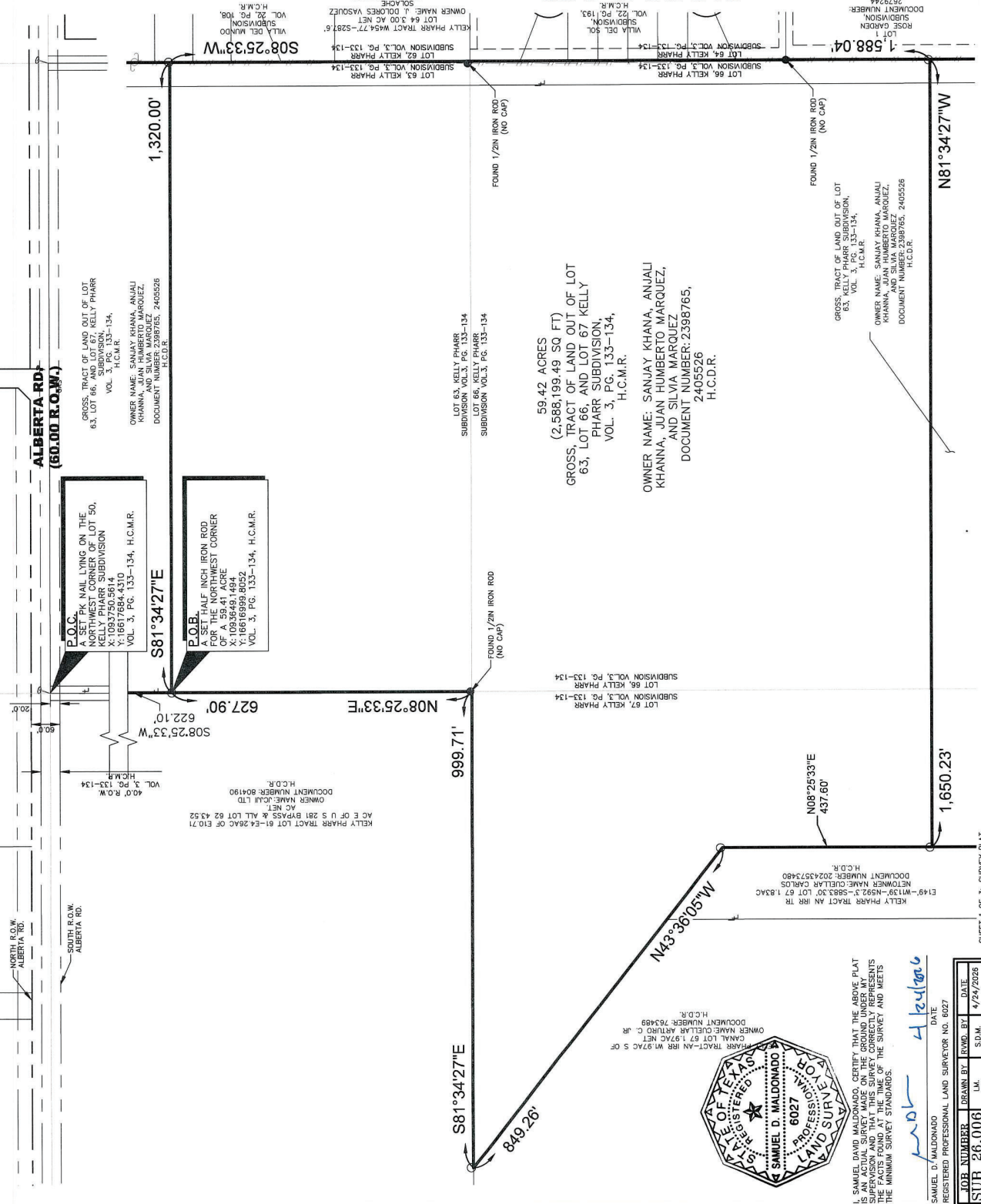
6. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

PLAT SHOWING

TRACT B
A 59.41 ACRES (2,588,199.49 SQ. FT.) TRACT OF LAND OUT OF LOT 63, LOT 66, AND LOT 67, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR MAP RECORDS OF HIDALGO COUNTY, TEXAS.



4843 S. JACKSON RD. SUITE 101 TEL: (361) 702-8880
EDINBURG, TEXAS 77669 FAX: (361) 702-8883
SURVEY FROM REG. NO. 101416-00
EDINBURG, TX.



SHEET 1 OF 3: SURVEY PLAT



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

SUB	26.006	DATE	4/24/2026
JOB NUMBER		DRAWN BY	
LM		SDM	



City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Tract II a 13.79 Acre (593,852.75 SQ. FT.) Gross, Tract of Land out of Lot 66 and Lot 67, Kelly Pharr Subdivision, An Addition to the City of Edinburg, located at 799 E. Alberta Road, as Requested by SAMES.

DESCRIPTION / SCOPE:

This property is located along the north side of E. Owassa Road, approximately 2,000 feet east of the intersection of N. Frontage Road and E. Owassa Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is 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 frontage of 1,650.23 feet along E. Owassa Road and a lot depth of 359.86 feet. This property has approximately a total acreage of 13.79. Currently the property is vacant land. The applicant wants to utilize the property to incorporate 6 commercial lots.

Adjacent zoning is Agriculture and Open Space (AO) District to the north, and west, Out of City Limits to the south, and Residential, Multifamily (RM) to the east. Surrounding land uses consists of residential uses and vacant land. The Future Land Use designation for this property is Auto-Urban Uses.

Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, May 15, 2026. One comment against and no comments in favor had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.

On May 20, 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 Rezoning Request from Agriculture and Open Space (AO) 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 – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/18/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District.

APPLICANT: Juan Humberto Marquez, Silvia Marquez, Sanjay Khana, Anjali Khanna

AGENT: SAMES

LEGAL: Being Tract II a 13.79 Acre (593,852.75 SQ. FT.) Gross, Tract of Land out of Lot 66 and Lot 67, Kelly Pharr Subdivision, An Addition to the City of Edinburg.

LOCATION: Located at 799 E. Alberta Road.

LOT/TRACT SIZE: Being a 13.79 Acre

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District.

EXISTING ZONING: Agriculture and Open Space (AO) District.

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Out of City Limits
East – Residential, Multifamily (RM) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Auto-Urban Uses

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

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

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
SAMES**

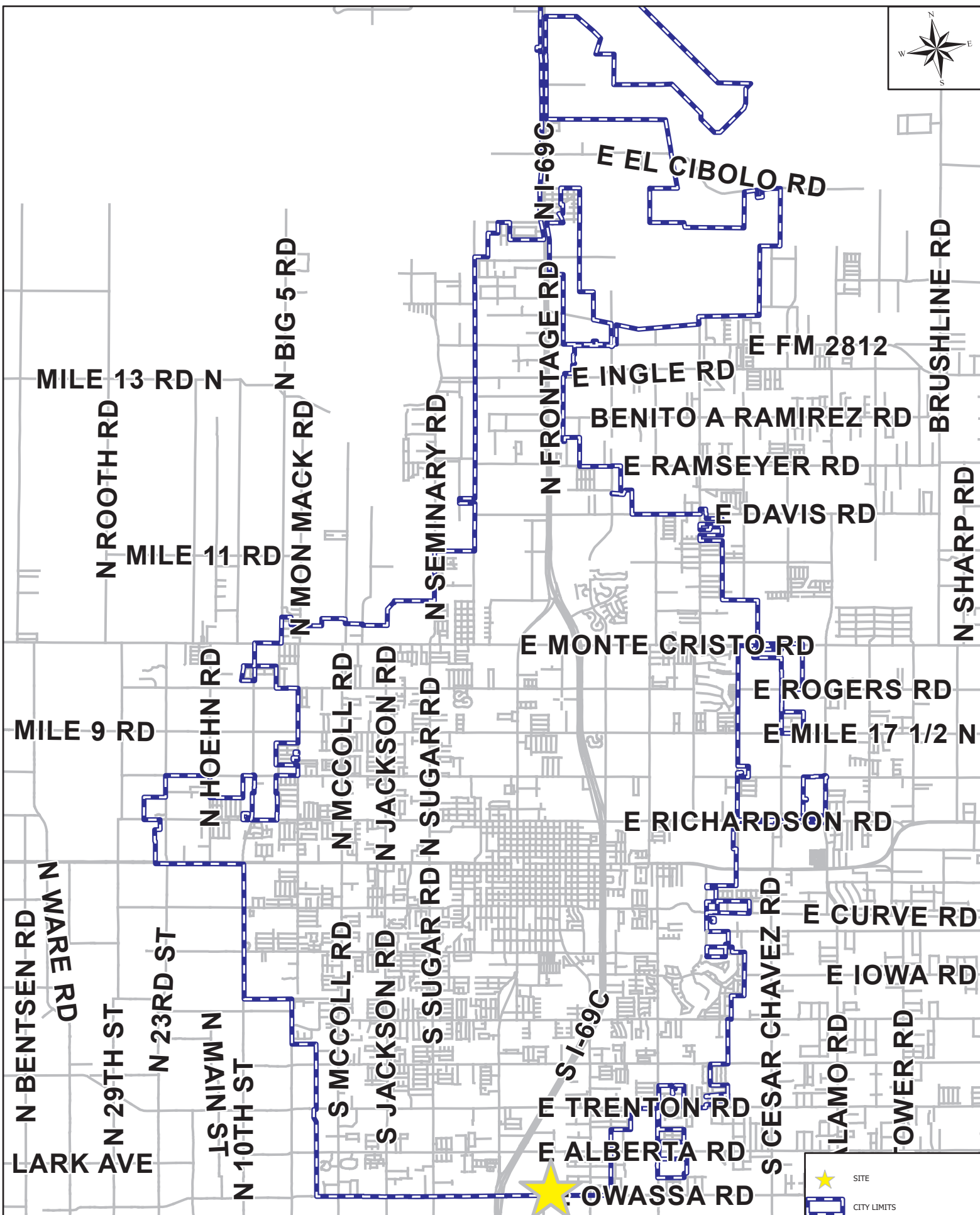
EVALUATION

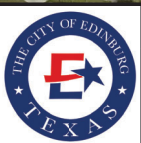
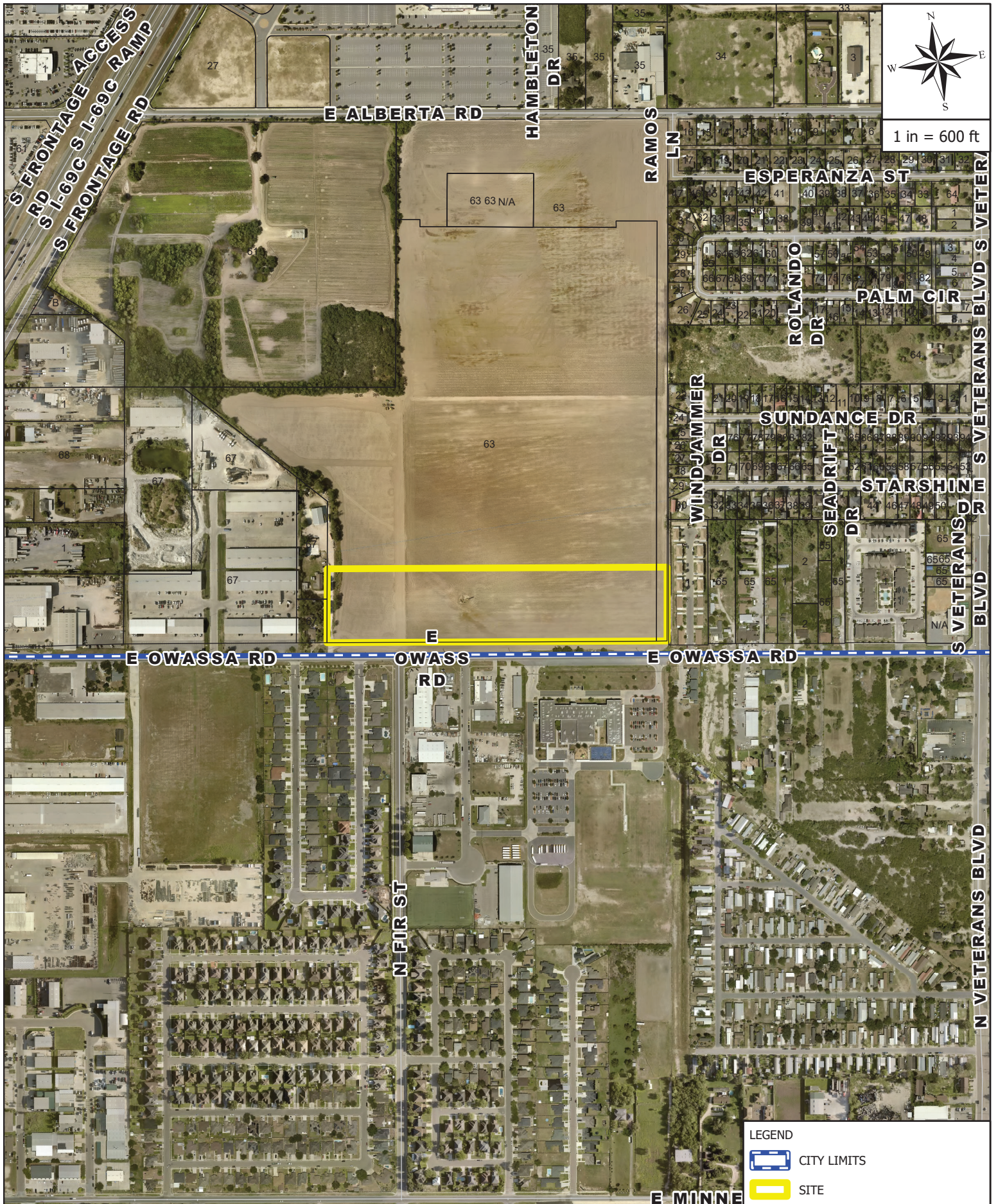
The following is the staff's evaluation of the request:

1. The property is currently vacant.
2. Surrounding land consists of residential homes 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 Rezoning Request from Agriculture and Open Space (AO) 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.

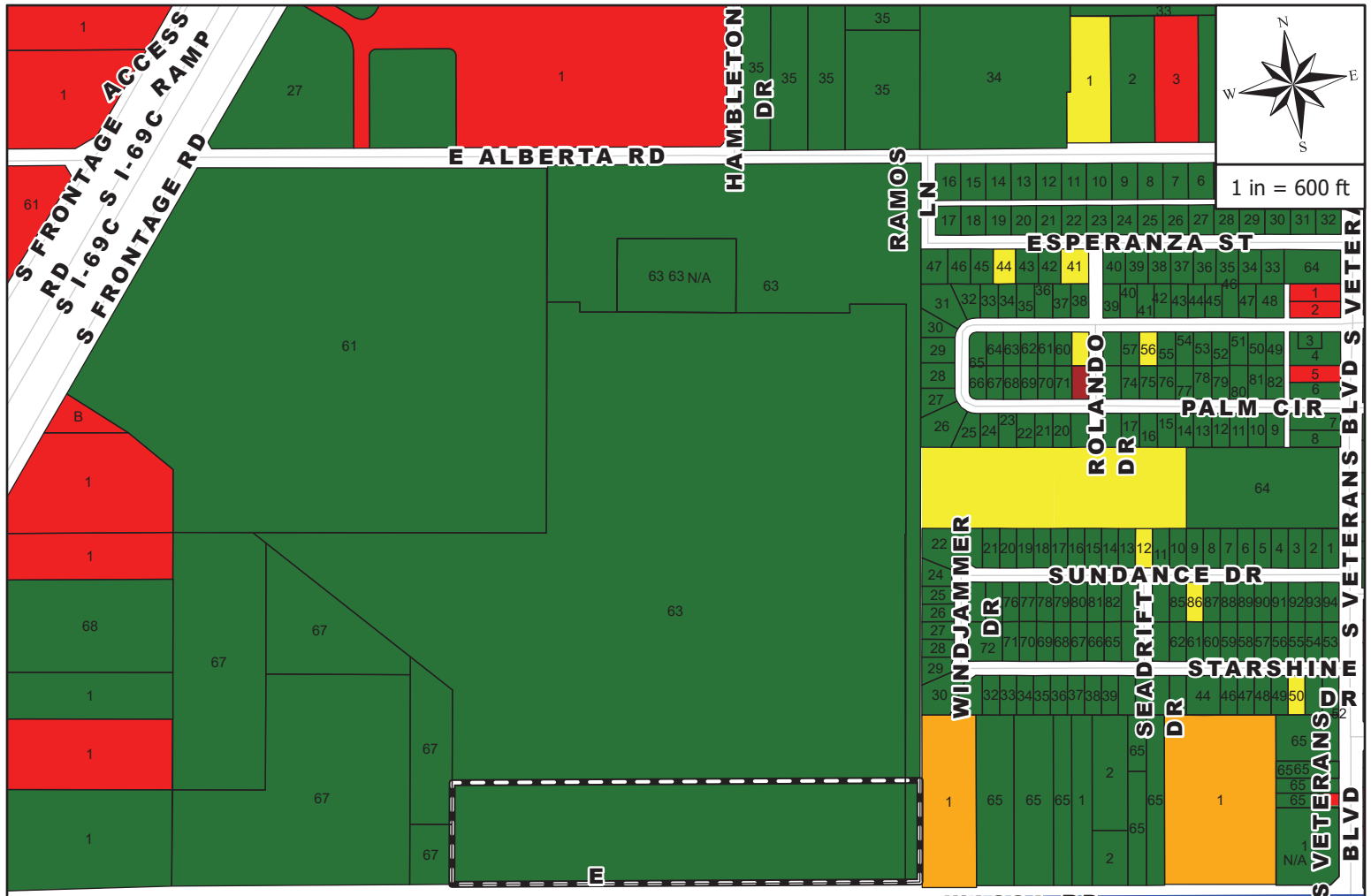
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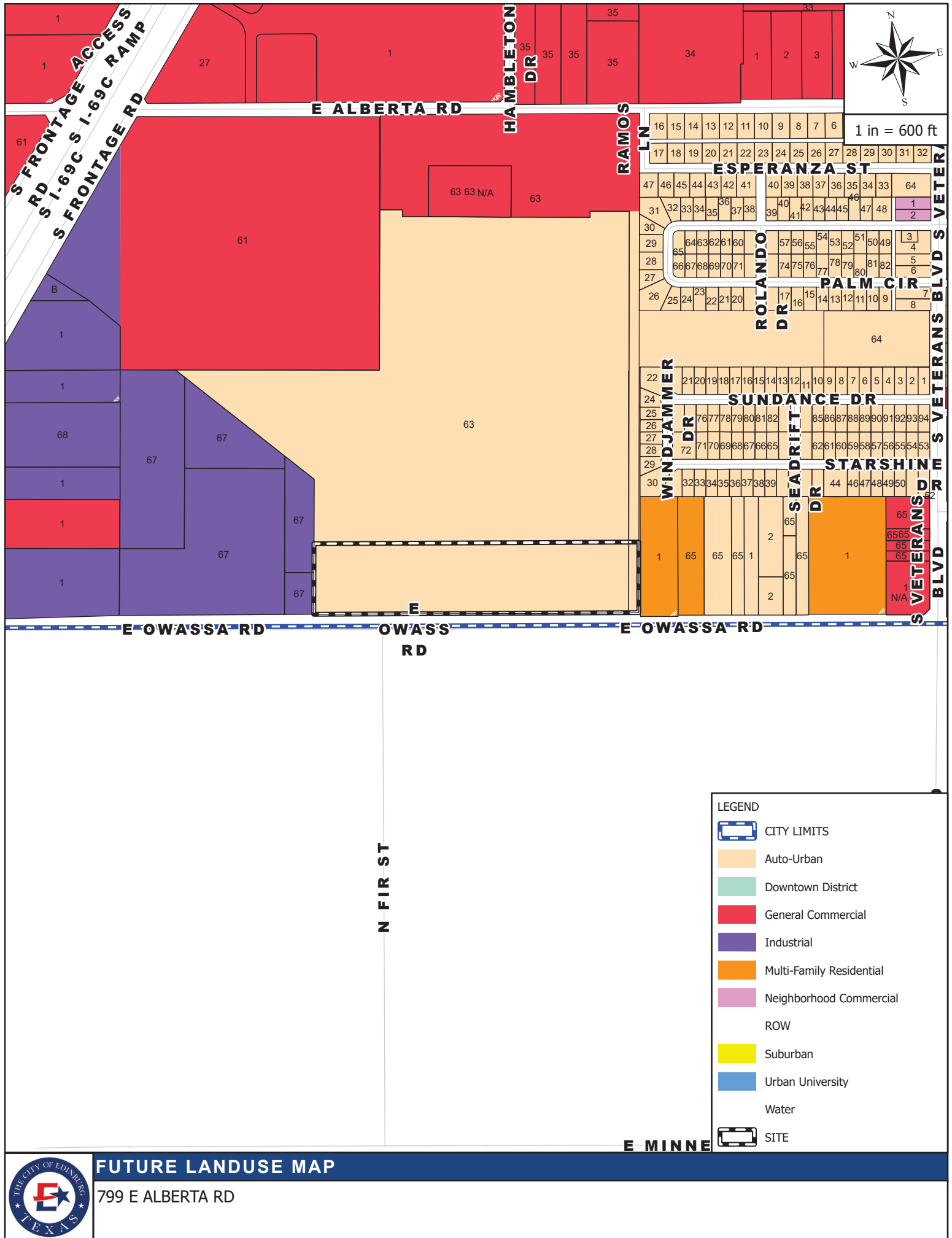
AERIAL MAP

799 E ALBERTA RD



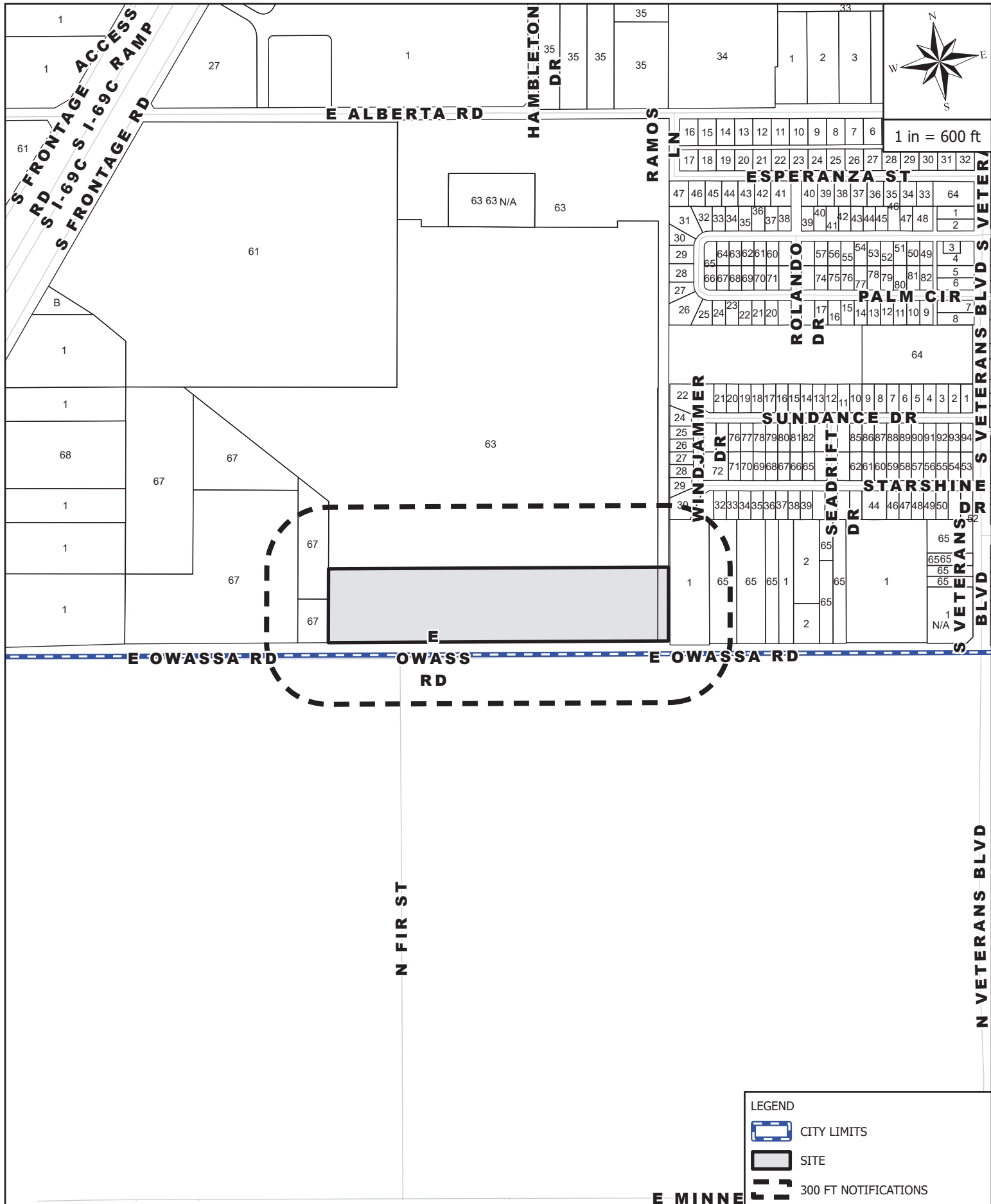
- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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





FUTURE LANDUSE MAP

799 E ALBERTA RD



MAILOUT AND SITE MAP

799 E ALBERTA RD

E MINNER ST

LEGEND



CITY LIMITS



SITE



300 FT NOTIFICATIONS



Rezoning Request Site Photo

Sames
799 E Alberta Rd.



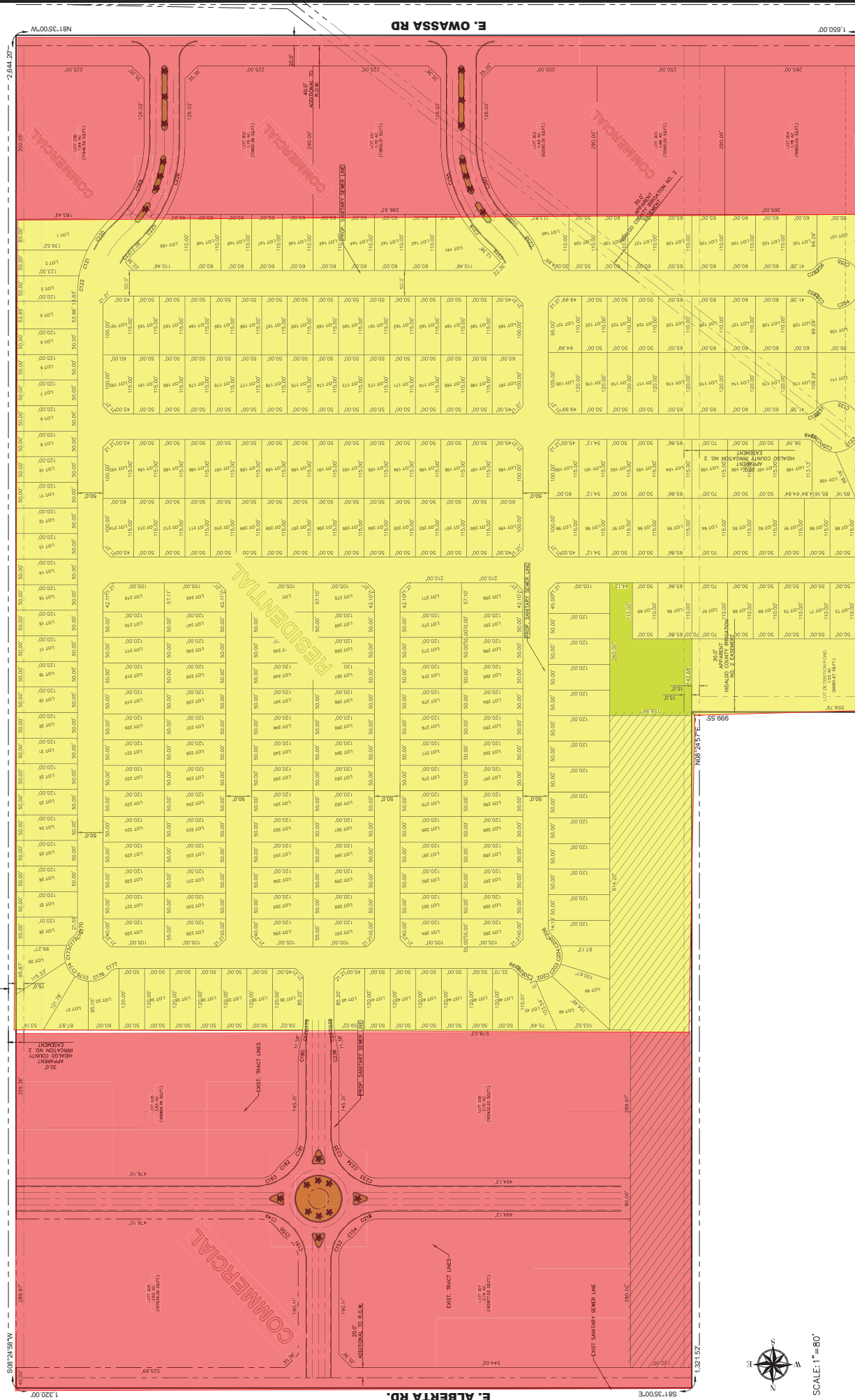


EXHIBIT FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE USED, OR RELIED UPON AS A FINAL DOCUMENT. THIS IS NOT A FINAL SURVEY OR SUBDIVISION AND SHALL NOT BE RECORDED. THERE MAY BE OTHER REQUIREMENTS OR ITEMS NOT SHOWN ON THIS EXHIBIT. ALL INFORMATION IS BASED ON RESEARCH ONLY FROM THE DATE SHOWN ON THIS LAYOUT.

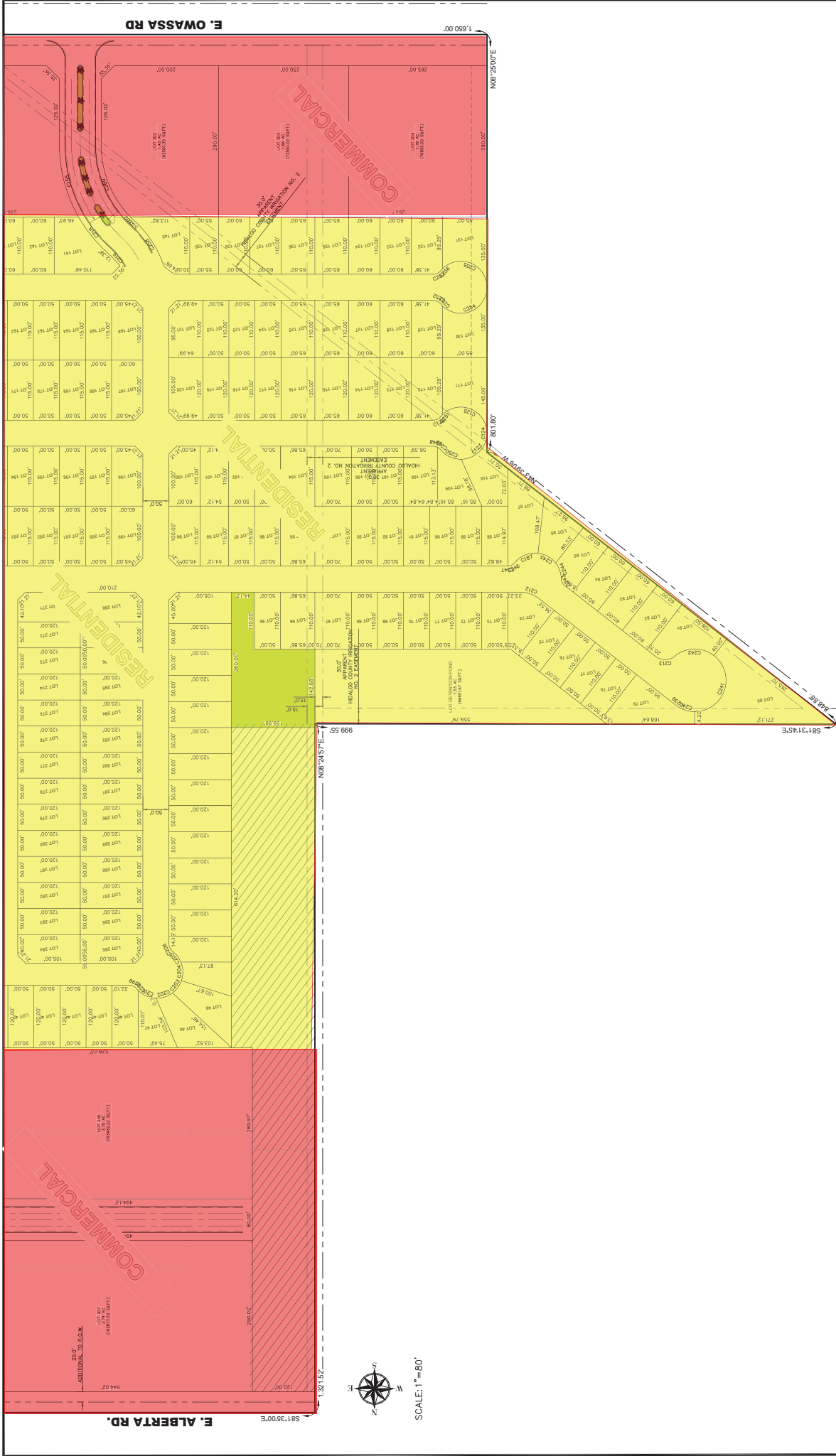
200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8800
MALLEN, TEXAS 78501 FAX: (956) 702-8883

SAMES
TEX. REC. ENGINEERING
TEX. REG. SURVEYING
FIRM F-10602
FIRM NO. 10116-00

3/31/2026

PLAT SHOWING
EXHIBIT LAYOUT
MIXED USED, COMMERCIAL,
RESIDENTIAL

SCALE: 1"=80'



200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8800
McAllen, TX 78501 FAX: (956) 702-8883
SAMES TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 10116-00

3/31/2026

PLAT SHOWING
EXHIBIT LAYOUT
MIXED USED, COMMERCIAL,
RESIDENTIAL

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BASED ON RESEARCH ONLY FROM THE DATE SHOWN ON THIS LAYOUT.



9202/m2/h
Ney

DATE	
SAMUEL D. MALDONADO	
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027	
JOB NUMBER	DRAWN BY
SUB 26.006	LM.
	DATE
	4/24/2026

CHIEF OF POLICE CITY



City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Tract I a 20.97 Acre (913,566.72 SQ. FT.) Gross, Tract of Land out of Lot 63, Kelly Pharr Subdivision, An Addition to the City of Edinburg, located at 799 E. Alberta Road, as Requested by SAMES.

DESCRIPTION / SCOPE:

This property is located along the south side of E. Alberta Road, approximately 1,300 feet east of the intersection of N. Frontage Road and E. Alberta Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is 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 frontage of 1,320 feet along E. Alberta Road and a lot depth of 692.10 feet. This property has approximately a total acreage of 20.97. Currently the property is vacant land. The applicant wants to utilize the property to incorporate 4 commercial lots.

Adjacent zoning is Commercial, General (CG) District to the north, Agriculture and Open Space (AO) District to all directions. Surrounding land uses consists of residential uses, vacant land 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 35 neighboring property owners on Friday, May 15, 2026. One comment against and no comments in favor had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.

On May 20, 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 Rezoning Request from Agriculture and Open Space (AO) 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 – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/18/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District.

APPLICANT: Juan Humberto Marquez, Silvia Marquez, Sanjay Khana, Anjali Khanna

AGENT: SAMES

LEGAL: Being Tract I a 20.97 Acre (913,566.72 SQ. FT.) Gross, Tract of Land out of Lot 63, Kelly Pharr Subdivision, An Addition to the City of Edinburg.

LOCATION: Located at 799 E. Alberta Road.

LOT/TRACT SIZE: Being a 20.97 Acre

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District.

EXISTING ZONING: Agriculture and Open Space (AO) District.

ADJACENT ZONING: North – Commercial, General (CG) District and Agriculture and Open Space (AO) District
South – Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Auto-Urban Uses

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

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

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
SAMES**

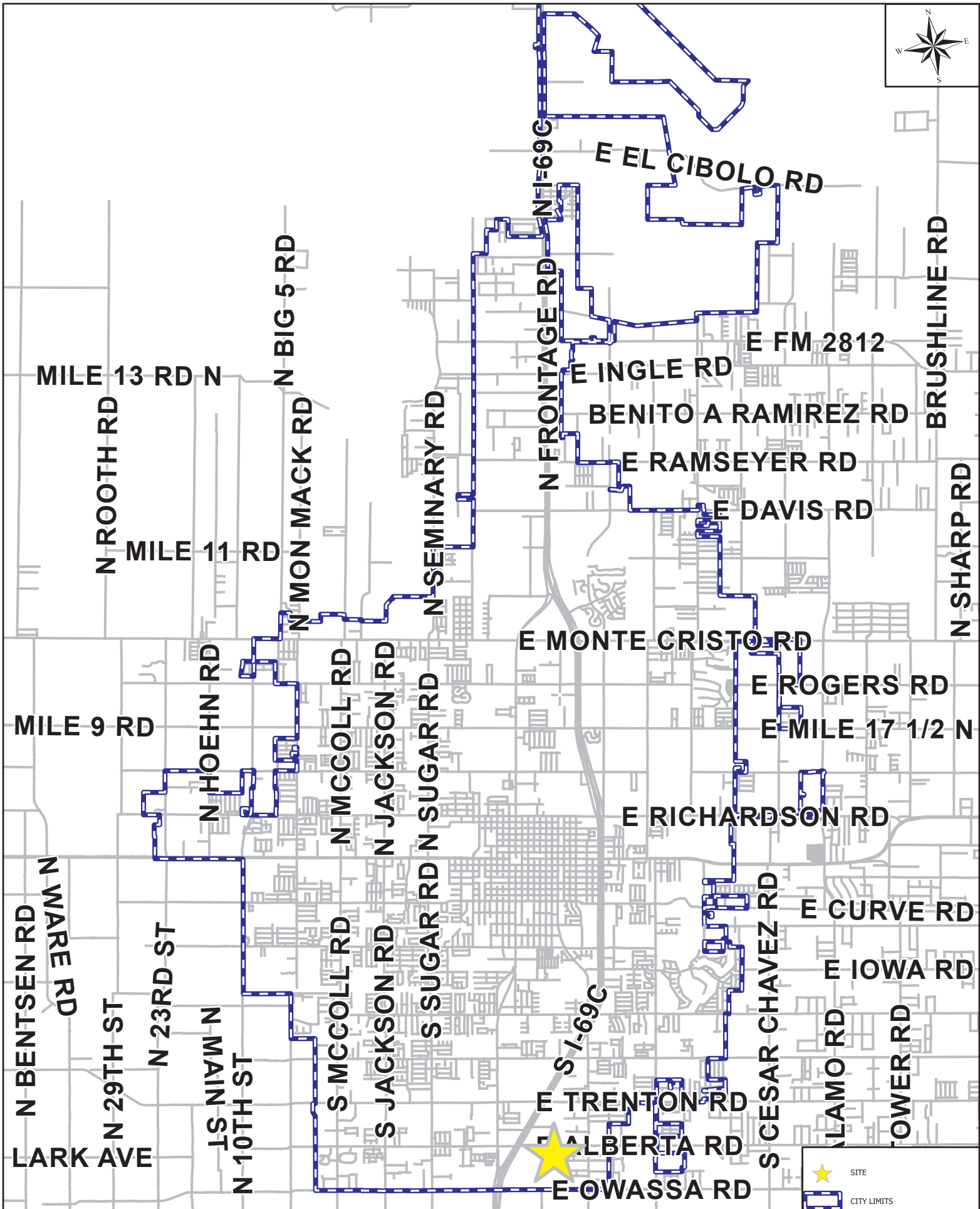
EVALUATION

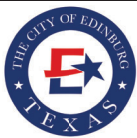
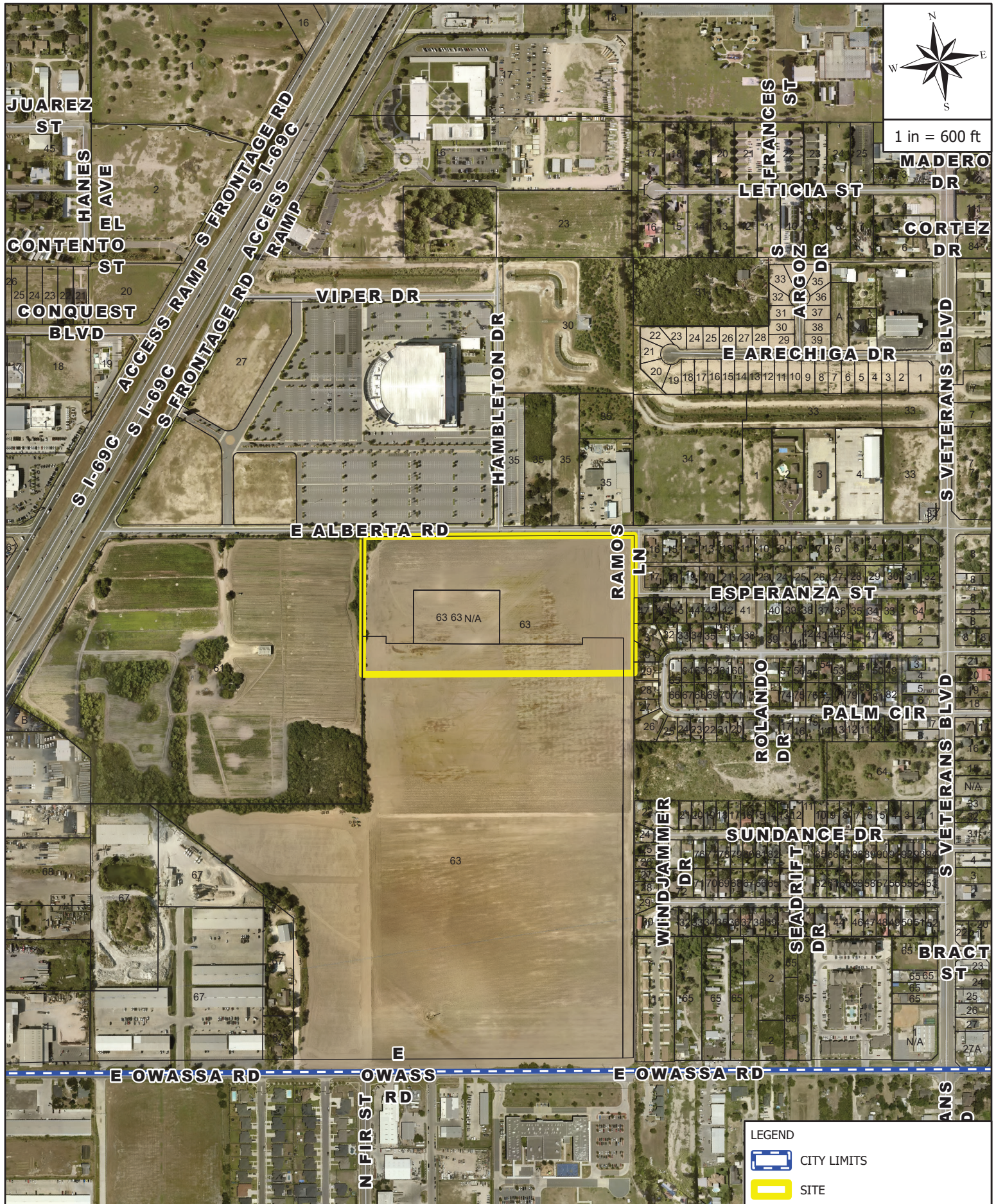
The following is the staff's evaluation of the request:

1. The property is currently vacant.
2. Surrounding land consists of residential homes, vacant land and commercial uses.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) 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.

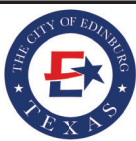
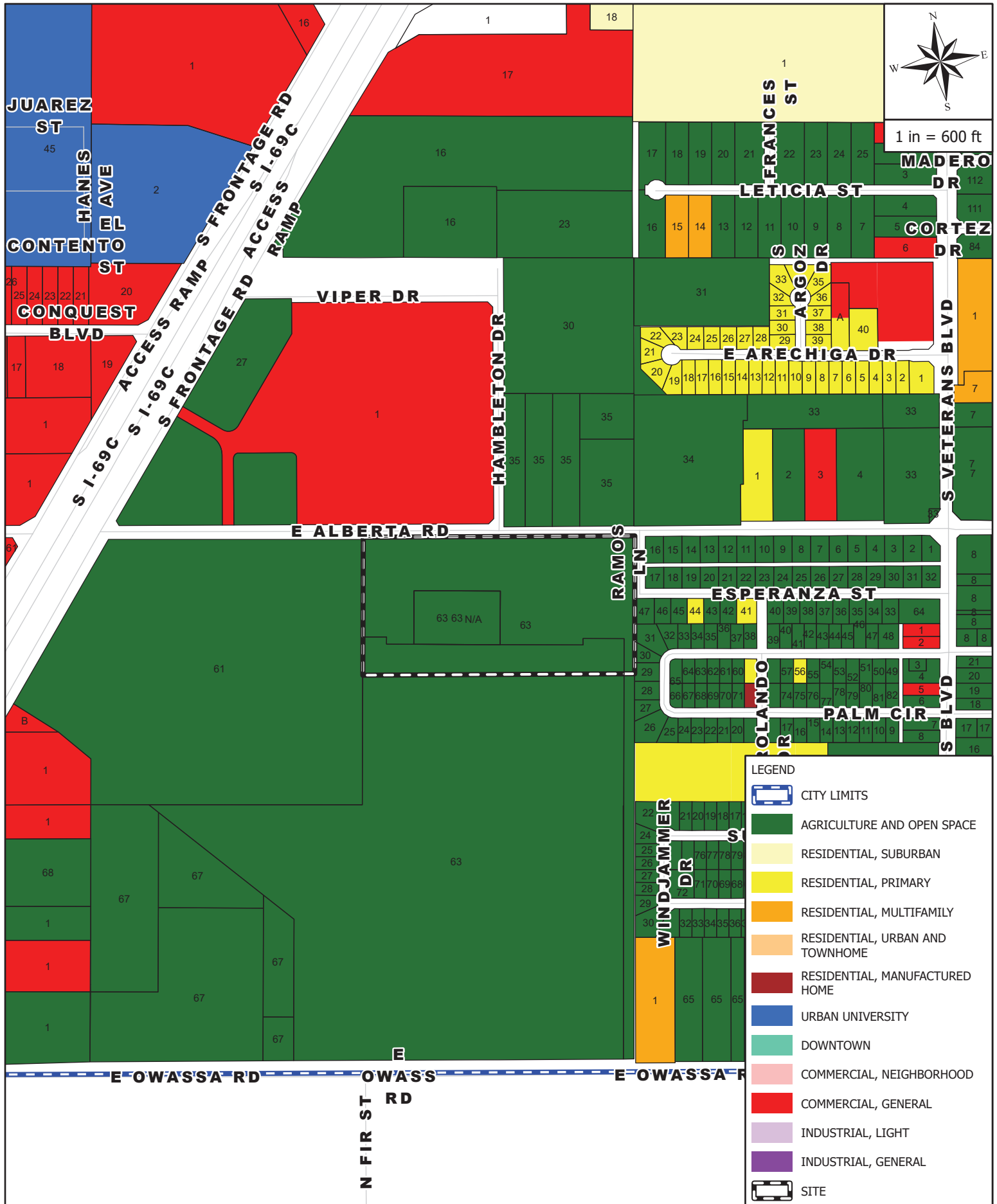
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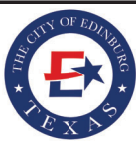
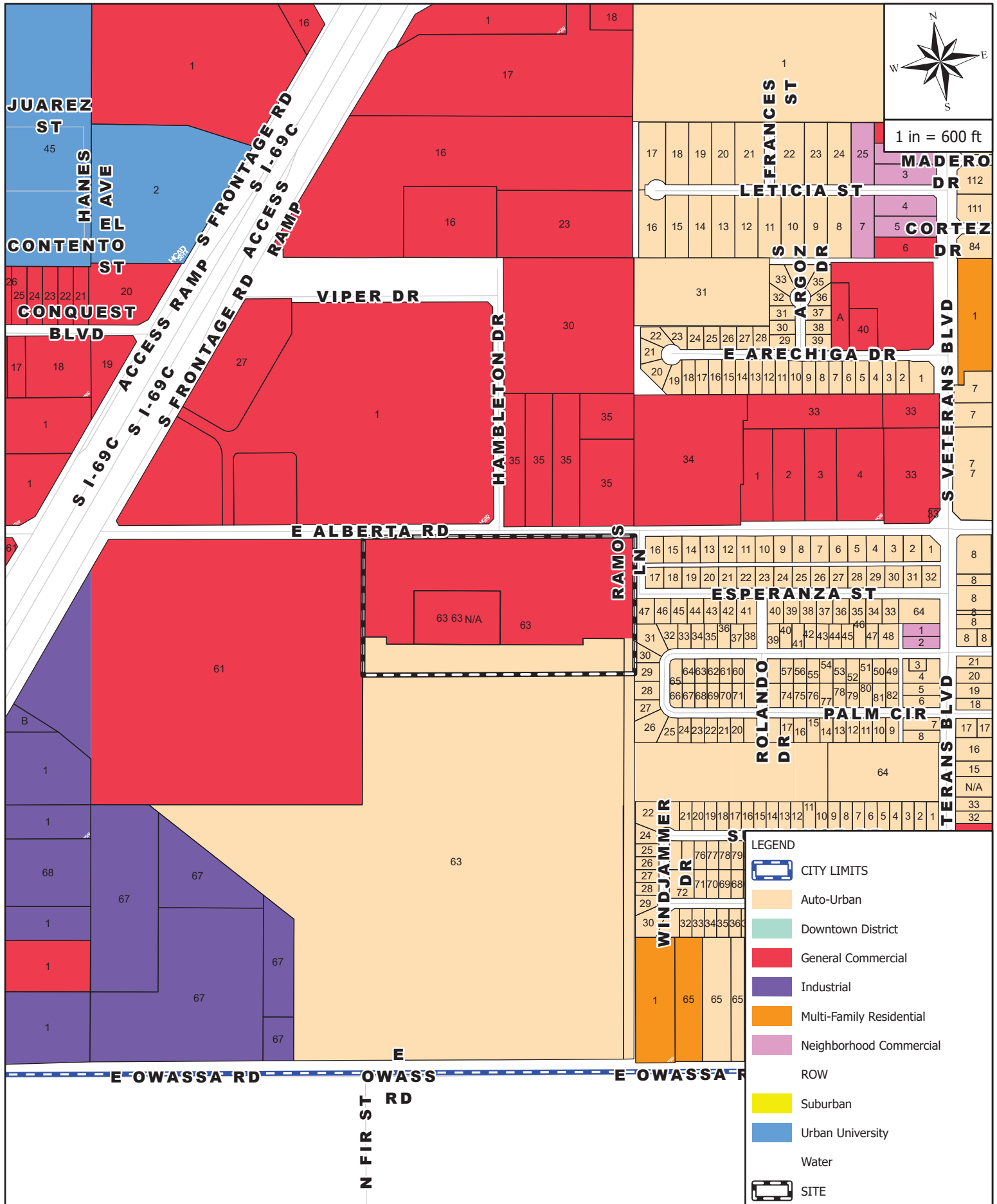
AERIAL MAP

799 E ALBERTA RD



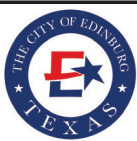
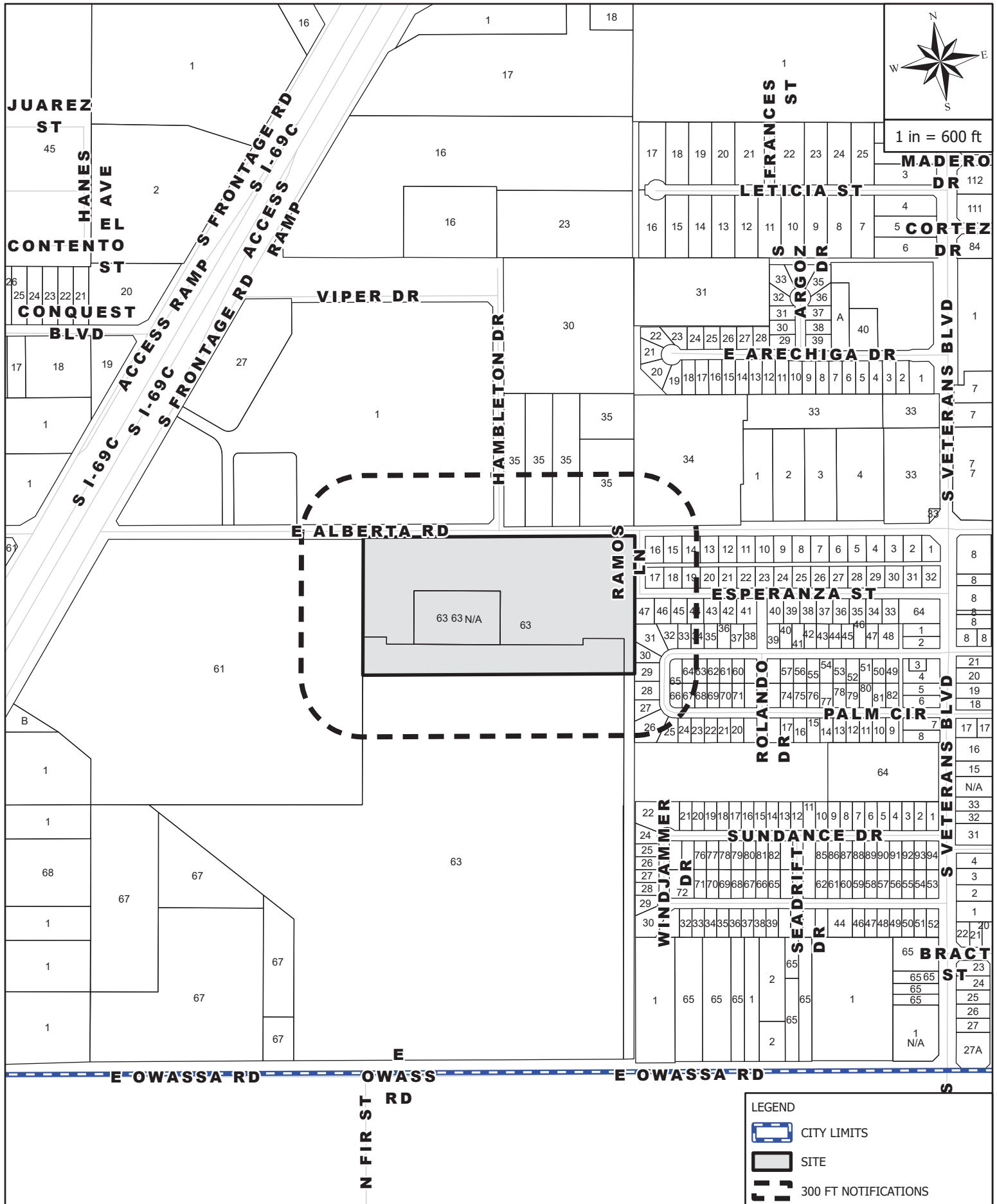
ZONING MAP

799 E ALBERTA RD



FUTURE LANDUSE MAP

799 E ALBERTA RD



MAILOUT AND SITE MAP

799 E ALBERTA RD



Rezoning Request Site Photo

Sames
799 E Alberta Rd.





Rezoning Request Site Photo

Sames
799 E Alberta Rd.



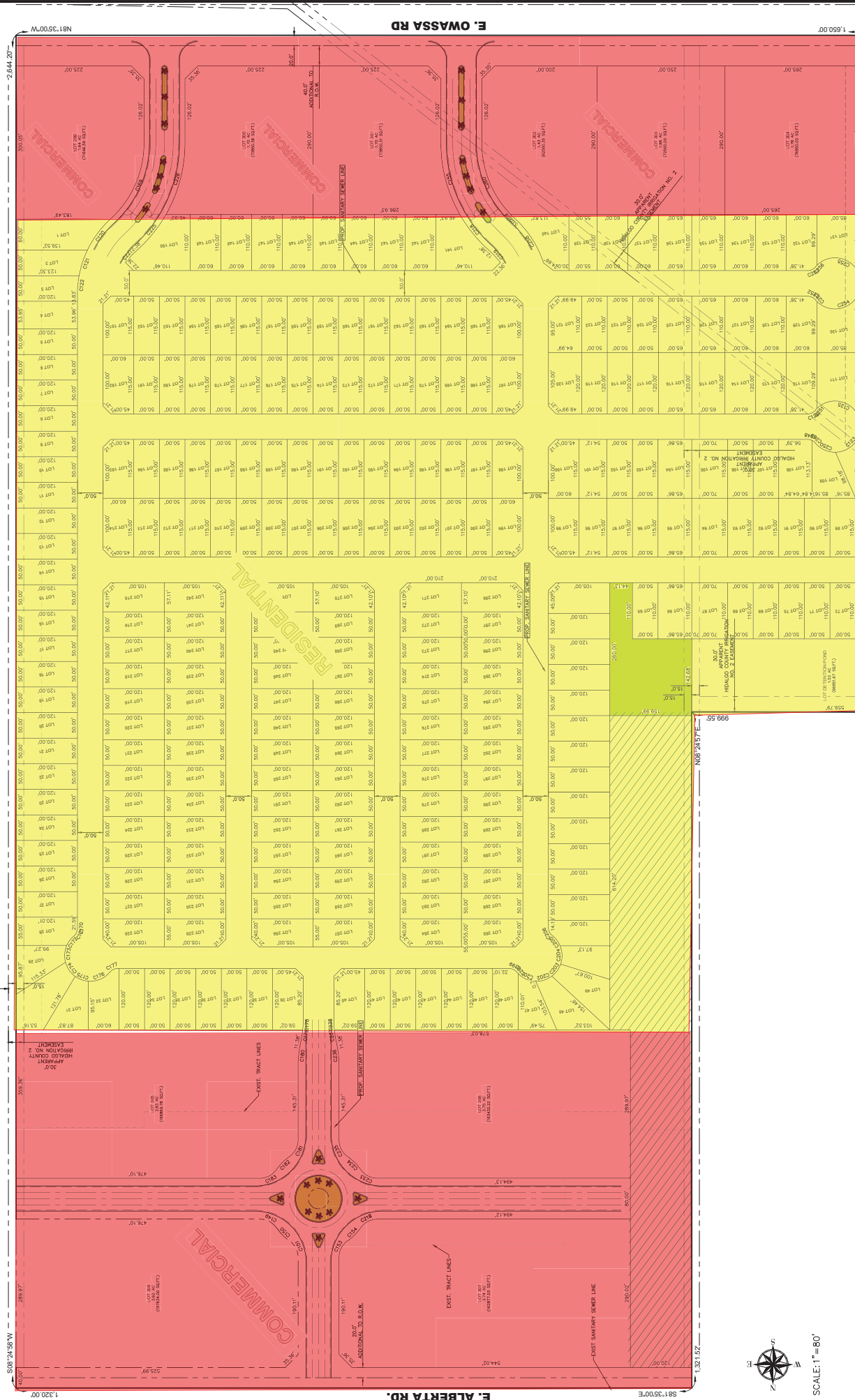


EXHIBIT FOR REVIEW ONLY

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200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8800
MALLIN, TEXAS 76501 FAX: (956) 702-8883

SAMES
TEX. REC. ENGINEERING
TEX. REG. SURVEYING

FIRM F-10602
FIRM NO. 10116-00

3/31/2026

PLAT SHOWING
EXHIBIT LAYOUT
MIXED USED, COMMERCIAL,
RESIDENTIAL

SCALE: 1"=80'



SCALE: 1"=120'

GENERAL NOTES:

ADDRESS: EDINBURG, TEXAS
REQUESTED BY: ROGELIO GUTIERREZ
OWNER NAME: SANJAY KHANA, ANJALI KHANNA, JUAN HUMBERTO MARQUEZ, AND SILVIA MARQUEZ
FLOOD ZONE DESIGNATION: "ZONE B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334-0425 C
MAP REVISED: NOVEMBER 16, 1992

LEGEND

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

SURVEY NOTES:

1. THE SOUTH LINE OF LOT 63, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83). TEXAS STATE PLACES, SURVEY ZONE, SURVEY FEET GRID, BEARINGS AND DISTANCES SHOWN IN PARENTESIS ARE BASED ON RECORDED DOCUMENT.
4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS MEASUREMENTS.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
6. 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.

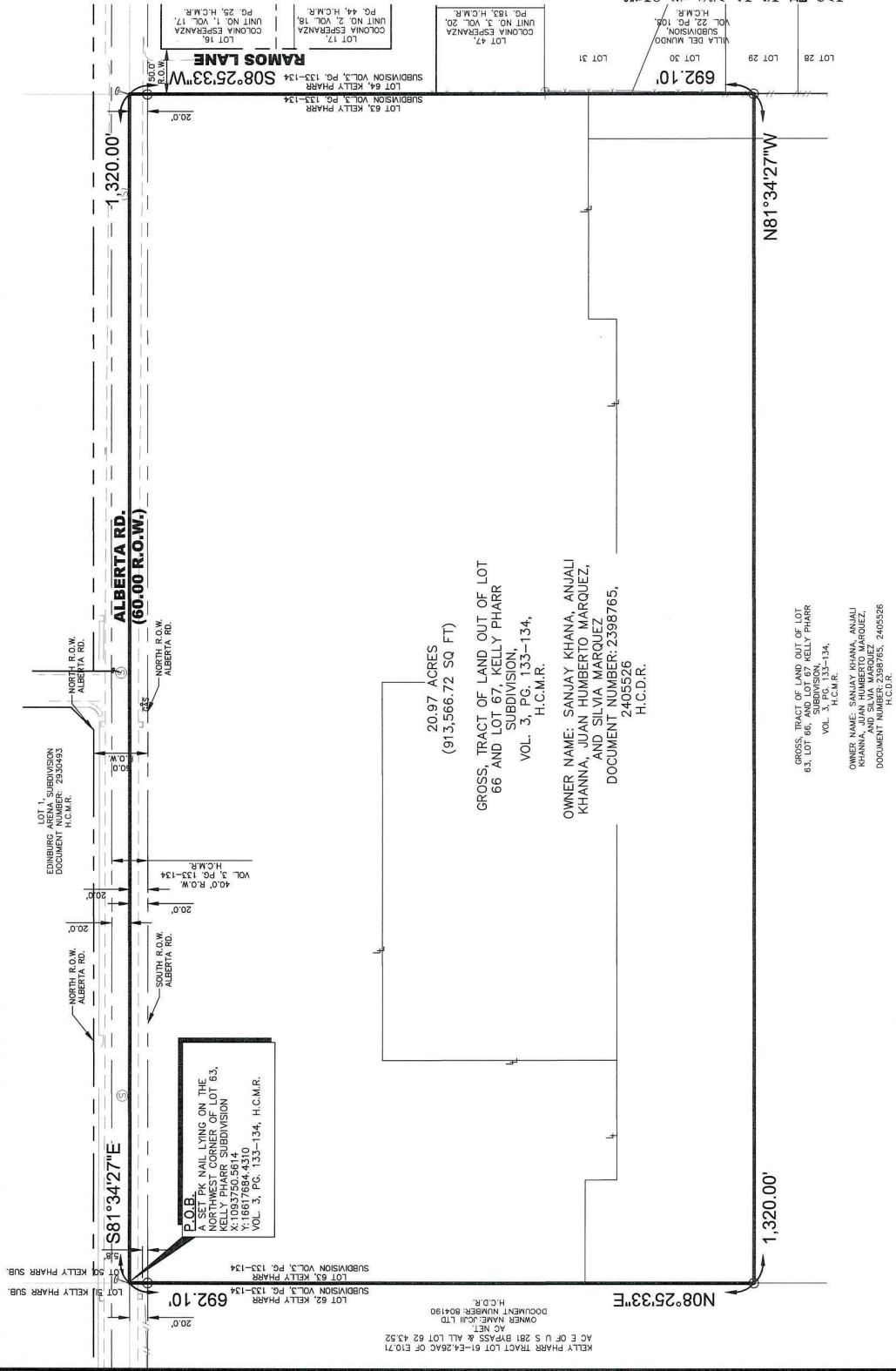
PLAT SHOWING

TRACT 1

A 20.97 ACRE (913,566.72 SQ.FT.) GROSS, TRACT OF LAND OUT OF LOT 66, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SURVEY FIRM REG. NO. 101416-00
EDINBURG, TX



I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

SAMUEL D. MALDONADO
DATE: 4/24/2026
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	REVISOR	DATE
SUB. 26.006	LM	SDM	4/24/2026



City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being All of Lots One (1) and Two (2), Edwin C. Castor Subdivision, located at 3415 S. Raul Longoria Road, as Requested by Guillermina Padilla Morales.

DESCRIPTION / SCOPE:

This property is located along the east side of S. Raul Longoria Road, approximately 260 feet north of the intersection of E. Wisconsin Road and S. Raul Longoria Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is 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 169.04 feet along S. Raul Longoria Road and a lot depth of 155 feet for a total area of 0.60 of an acre. Currently the property has an existing one-story building. The applicant wants to utilize the property for a commercial business purpose.

Adjacent zoning is Agriculture and Open Space (AO) District to the north, south and east, Commercial, General (CG) District and Residential, Multifamily (RM) to the west. Surrounding land uses consists of residential 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 13 neighboring property owners on Friday, May 15, 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 27, 2026.

On May 20, 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 Rezoning Request from Agriculture and Open Space (AO) 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 – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/15/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District.

APPLICANT: Guillermina Padilla Morales

AGENT: N/A

LEGAL: Being All of Lots One (1) and Two (2), Edwin C. Castor Subdivision.

LOCATION: Located at 3415 S. Raul Longoria Road.

LOT/TRACT SIZE: Lots One (1) and Two (2)

CURRENT USE: One-story building

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – Residential, Multifamily (RM) District and Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: North Alamo Water Supply Corporation Sewer and Water

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
GUILLERMINA PADILLA MORALES**

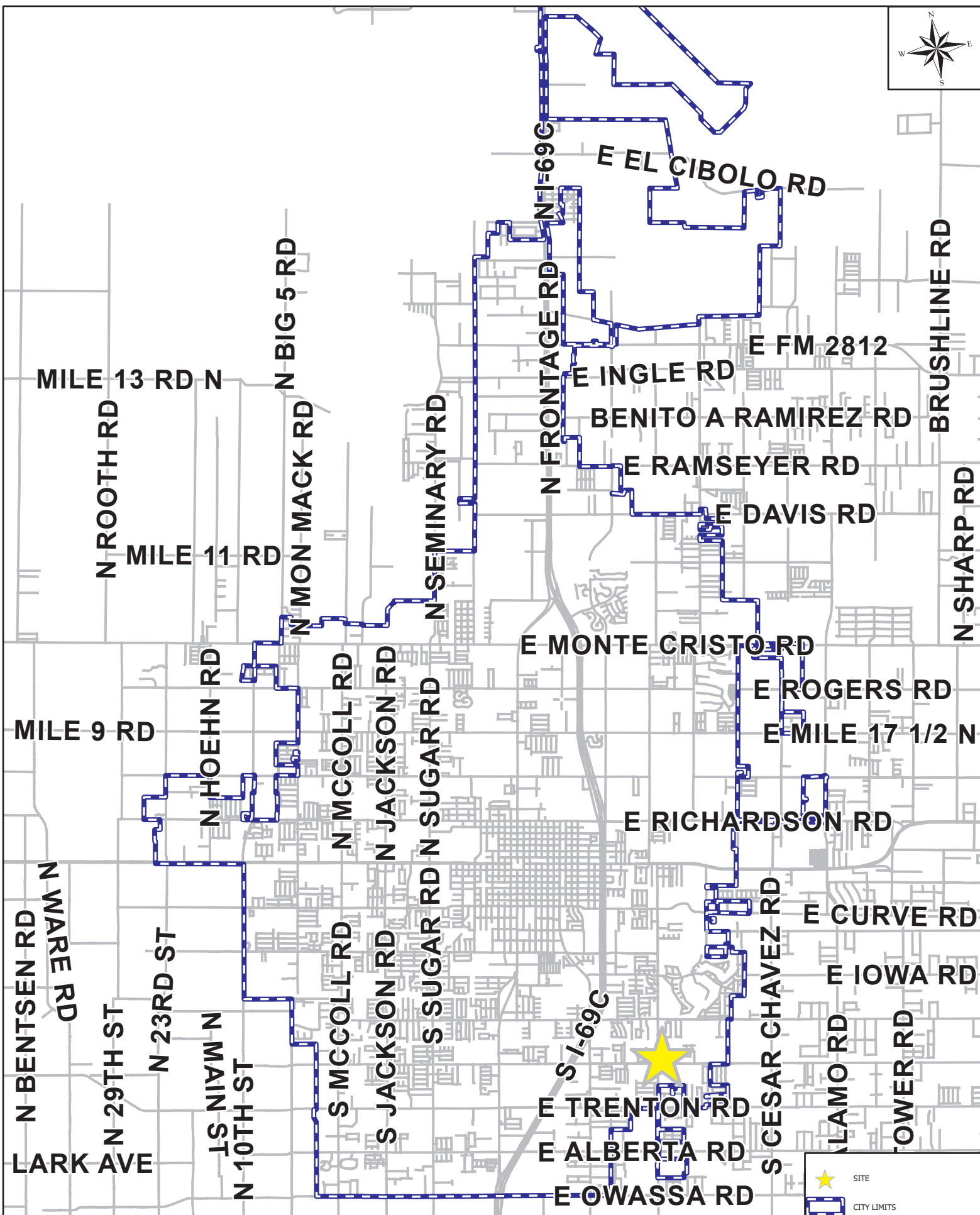
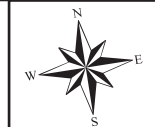
EVALUATION

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

1. The property currently has a one-story building.
2. Surrounding land consists of residential homes 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 Rezoning Request from Agriculture and Open Space (AO) 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.

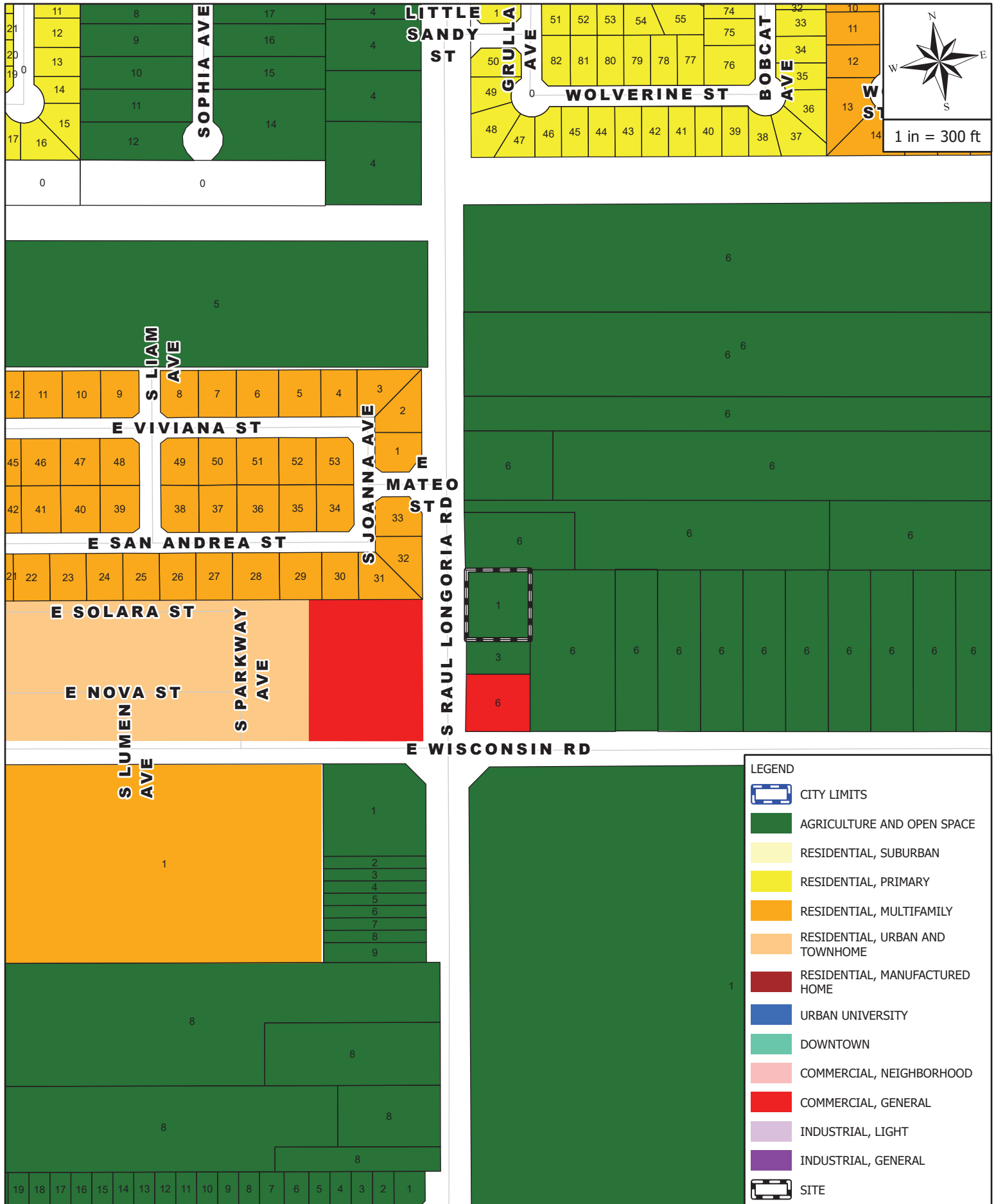
Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, May 15, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.





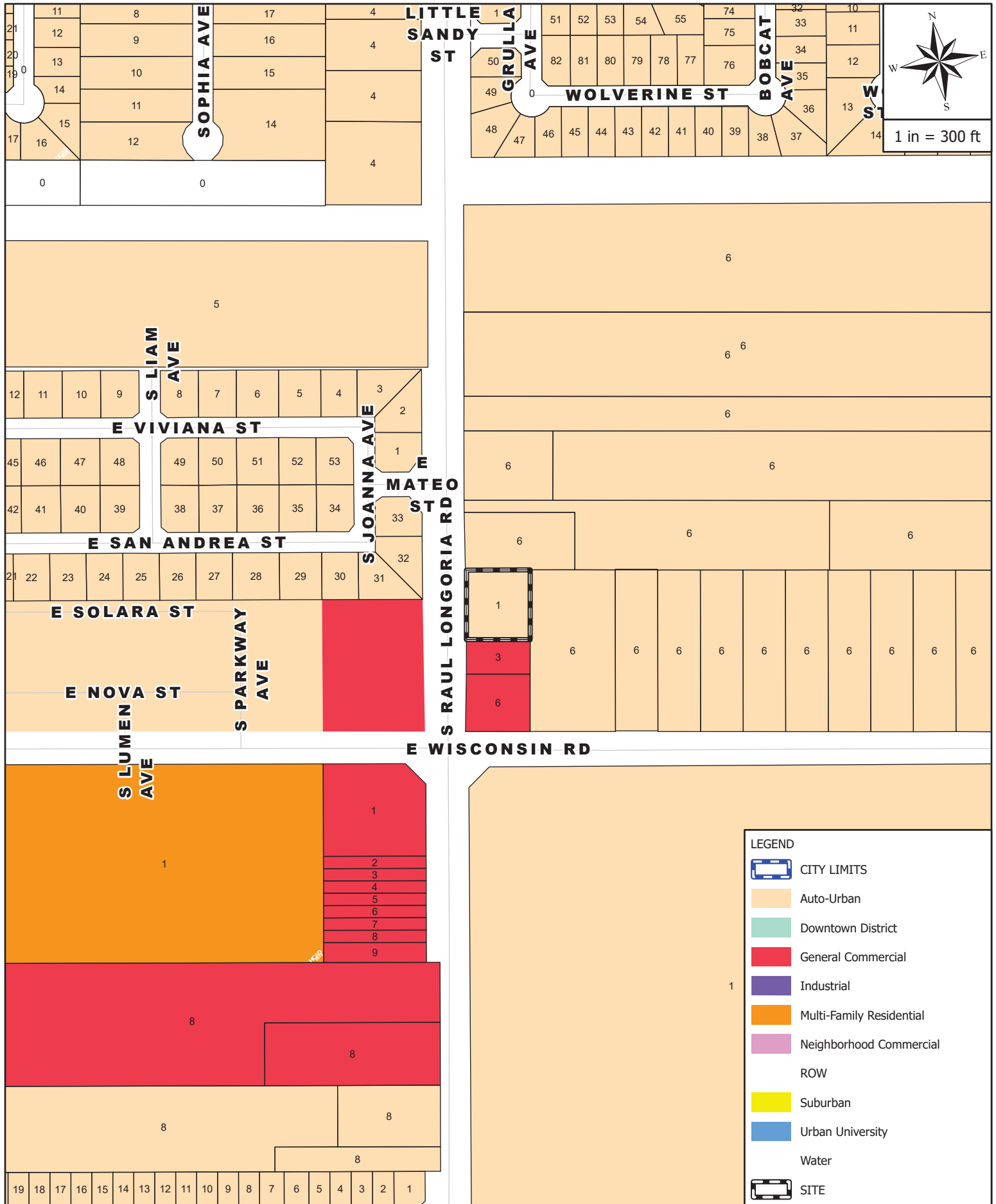
AERIAL MAP

3415 S RAUL LONGORIA RD



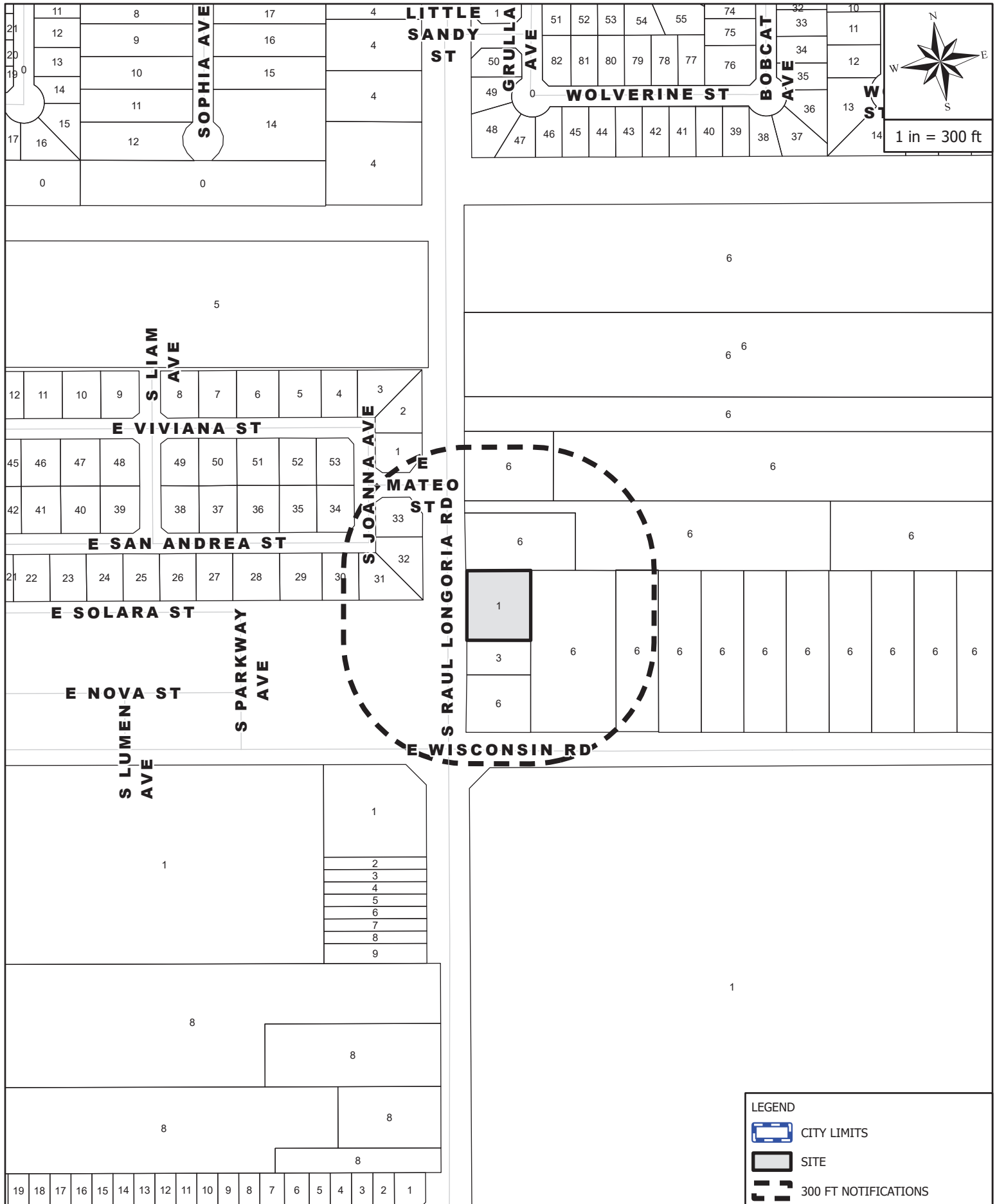
ZONING MAP

3415 S RAUL LONGORIA RD



FUTURE LANDUSE MAP

3415 S Raul Longoria Rd



MAILOUT AND SITE MAP

3415 S RAUL LONGORIA RD



Rezoning Request Site Photo

Guillermina Padilla Morales
3415 S. Raul Longoria Road





City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being a 0.40 Acre (17,166.07 SQFT) Tract of Land, more or less, being out of the West half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, located at 498 N. I-69C, as Requested by Rioplex Engineering LLC.

DESCRIPTION / SCOPE:

This property is located along the east side of N. I-69C, approximately 250 feet south of the intersection of N. Frontage Road and E. Richardson 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. This property has a total area of 0.40 of an acre. Currently the property is vacant land. The applicant wants to utilize the property to incorporate the 20 feet into the proposed development of a private townhome subdivision along the rear.

Adjacent zoning is Commercial, General (CG) District to the north, Residential, Urban (RU) & Townhome District to the south and east, Residential, Multifamily (RM) District and Residential, Suburban (RS) District, to the west. Surrounding land uses consists of residential uses, vacant land and commercial uses. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 30 neighboring property owners on Friday, May 15, 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 27, 2026.

On May 18, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome 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 – 05/28/2026
CITY COUNCIL – 06/16/2026
DATE PREPARED – 05/19/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Al Yazji Development LLC

AGENT: Rioplex Engineering LLC

LEGAL: Being a 0.40 Acre (17,166.07 SQFT) Tract of Land, more or less, being out of the West half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey

LOCATION: Located at 498 N. I-69C.

LOT/TRACT SIZE: Being a 0.40 Acre

CURRENT USE: Vacant Land

PROPOSED USE: Urban (RU) & Townhome District.

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RIOPLEX ENGINEERING LLC**

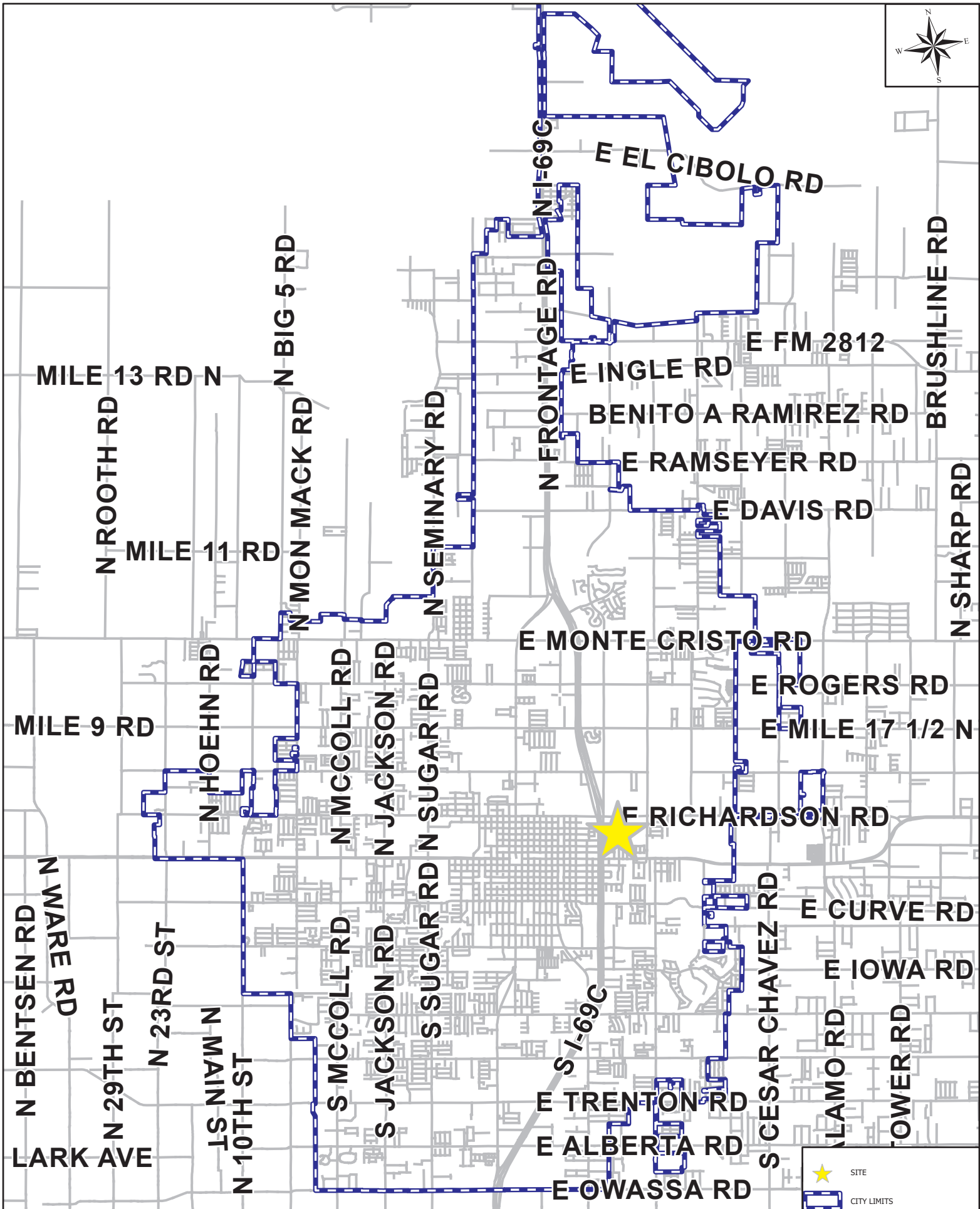
EVALUATION

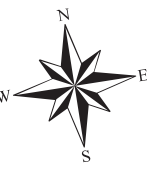
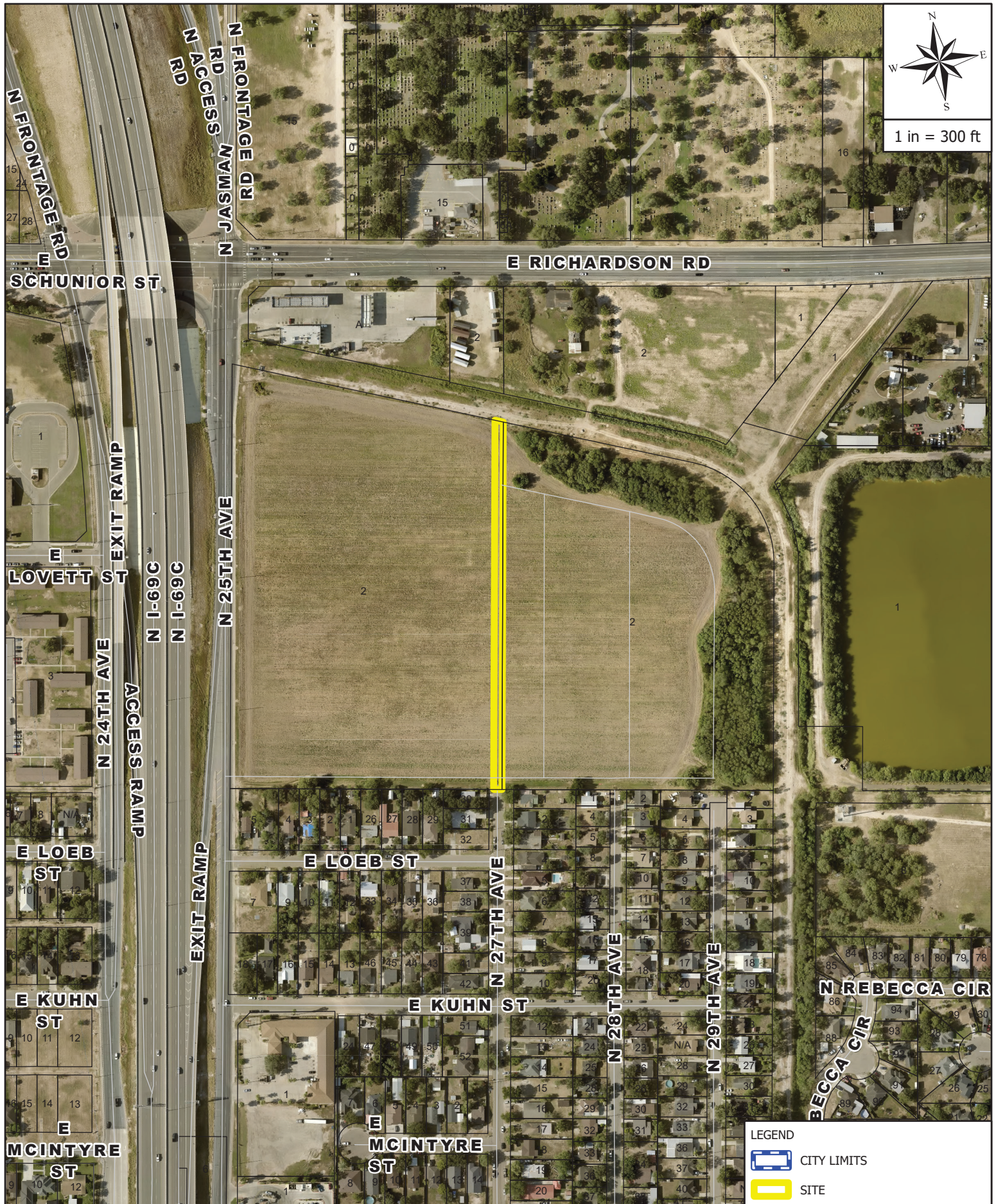
The following is the staff's evaluation of the request:

1. The property is currently vacant.
2. Surrounding land consists of residential homes, vacant land and commercial uses.
3. The proposed zoning is not consistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 30 neighboring property owners on Friday, May 15, 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 27, 2026.





1 in = 300 ft

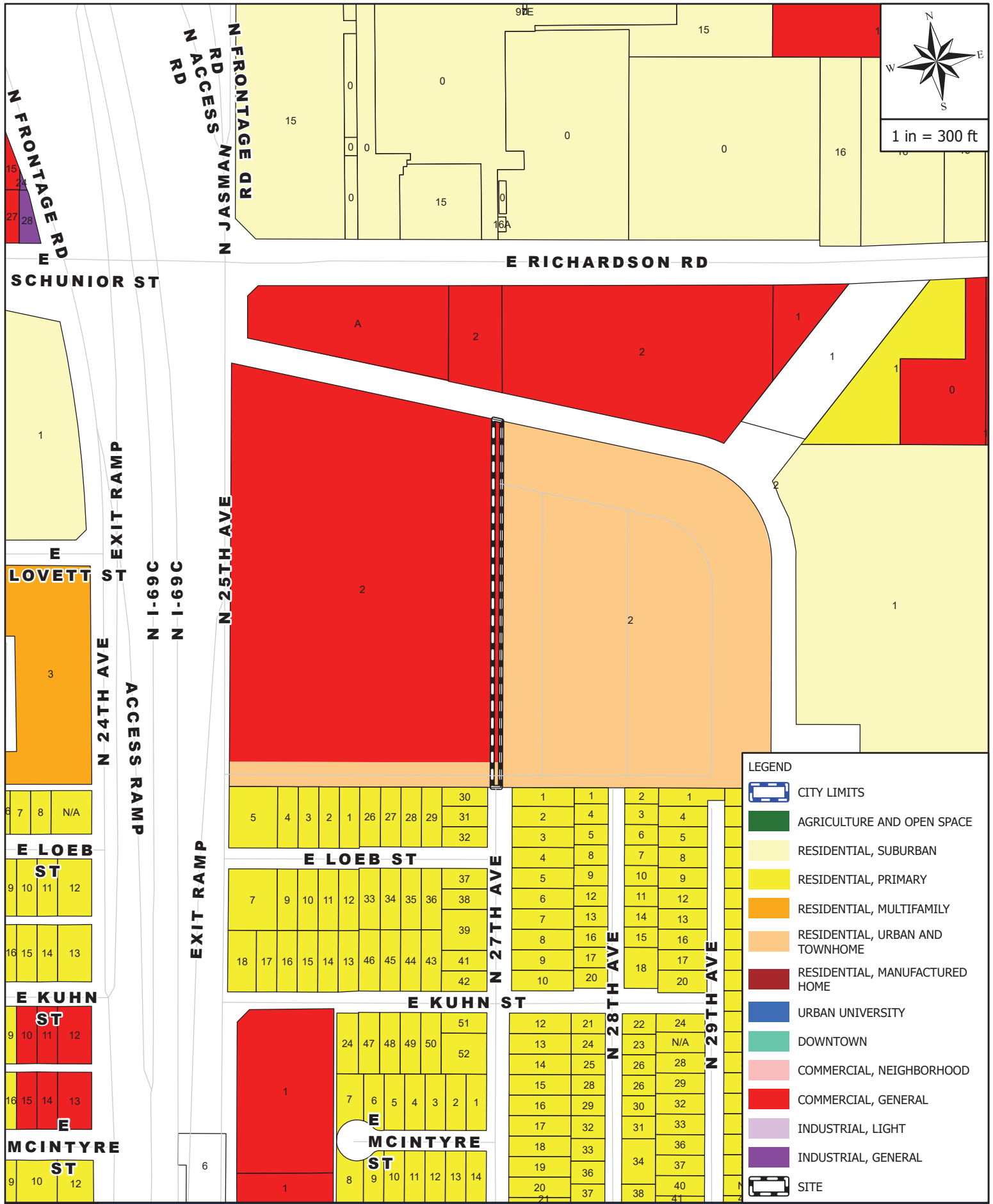
LEGEND

-  CITY LIMITS
-  SITE



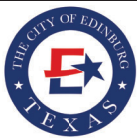
AERIAL MAP

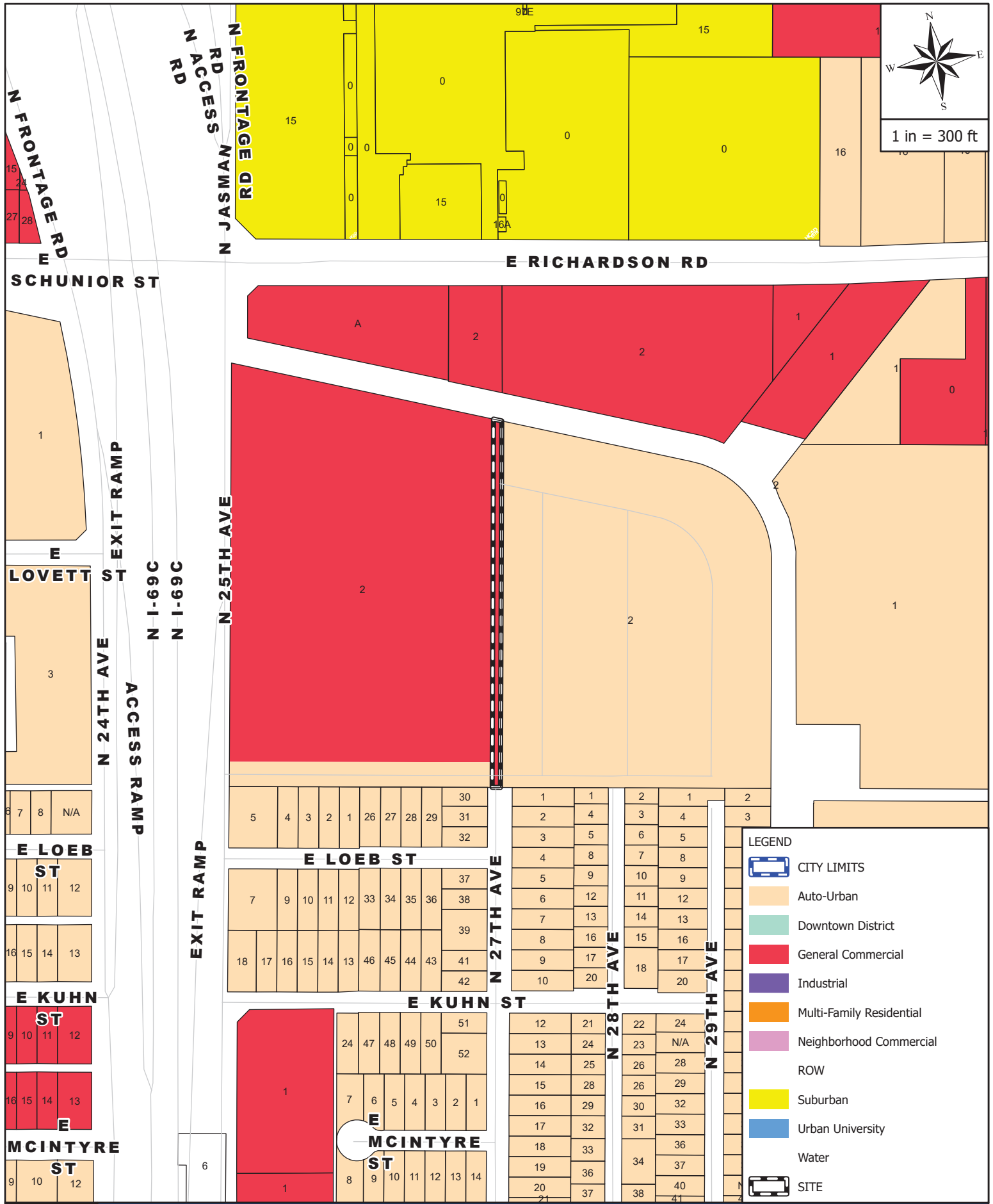
498 N I-69C



ZONING MAP

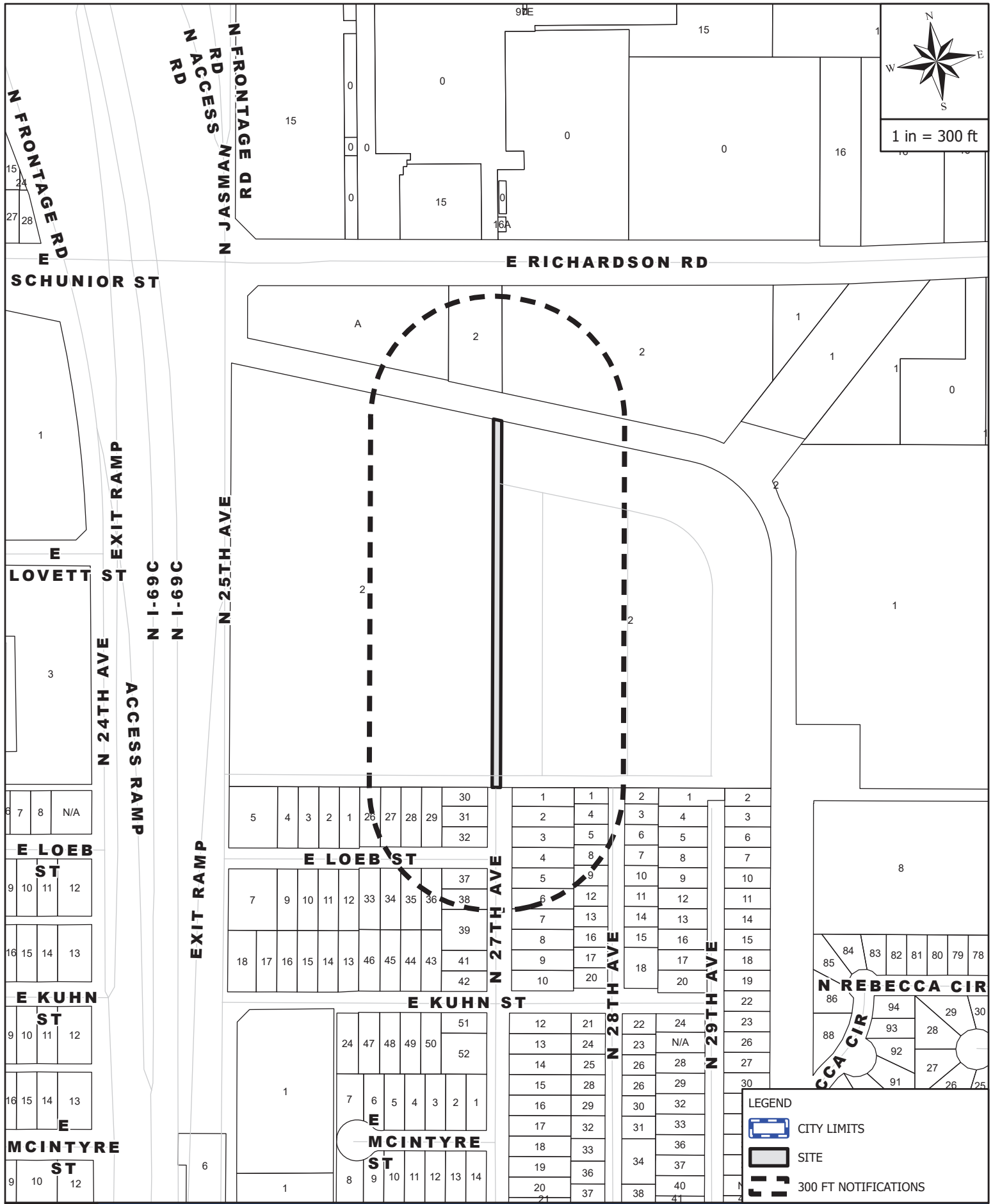
498 N I-69C





FUTURE LANDUSE MAP

498 N I-69C



MAILOUT AND SITE MAP

498 N I-69C



Rezoning Request Site Photo

RioPlex Engineering LLC

498 N I-69C



BEING A 13.320 ACRE GROSS TRACT OF LAND, MORE OR LESS, BEING OUT OF THE
EASTERLY HALF (1/2) OF LOT NO. TWO (2), SECTION NO. TWO HUNDRED
SIXTY-NINE (269), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY,
TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171,
DEED RECORDS, HIDALGO COUNTY, TEXAS.

[illegible]

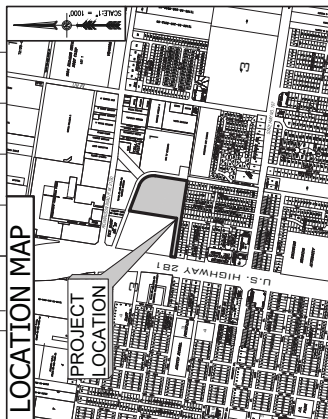
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2	25.21'	S 30° 40' 18" W
3	25.21'	N 30° 00' 42" W
4	16.52'	N 62° 43' 58" E
5	25.23'	N 30° 40' 18" E
6	25.21'	N 62° 40' 18" E
7	25.21'	N 30° 00' 42" W
8	16.52'	S 30° 43' 58" W
9	25.20'	N 30° 40' 18" W
10	25.21'	S 30° 40' 18" W

Lo Area Table		
Lot #	SQ. FT.	Area
1	4002.36	0.06
2	4002.36	0.06
3	4002.36	0.06
4	4002.36	0.06
5	4002.36	0.06
6	4002.36	0.06
7	4002.36	0.06
8	4002.36	0.06
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96	4002.36	0.06
97	4002.36	0.06
98	4002.36	0.06
99	4002.36	0.06
100	4002.36	0.06

Lot Area Table	
Lot #	Area
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5	4007.21
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10	4007.21
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29	4007.21
30	4007.21

- [illegible]

GENERAL NOTES:



FIRM NO. 26964
2200 Auburn Ave., Suite 280
McAllen, Tx. 78504
Office # (956) 330-2433
nioclexengineering.com

PRINCIPAL CONTACTS		CITY & ZIP	PHONE
OWNER:	MUHAMMAD YAZI	400 CORWELL AVE HOUSTON, TX 78604	(713) 956-3302-3433
MANAGER:	KELLEY HELLER-VILA, P.E.	2000 AUBURN AVE SUITE 280 HOUSTON, TX 78604	(713) 956-3302-3433
ENGINEER:	HAWY CARIZALES, R.P.S.	4007 GONDOLA AVE. EDINBURG, TX 78842	(956) 367-2167

ONE: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

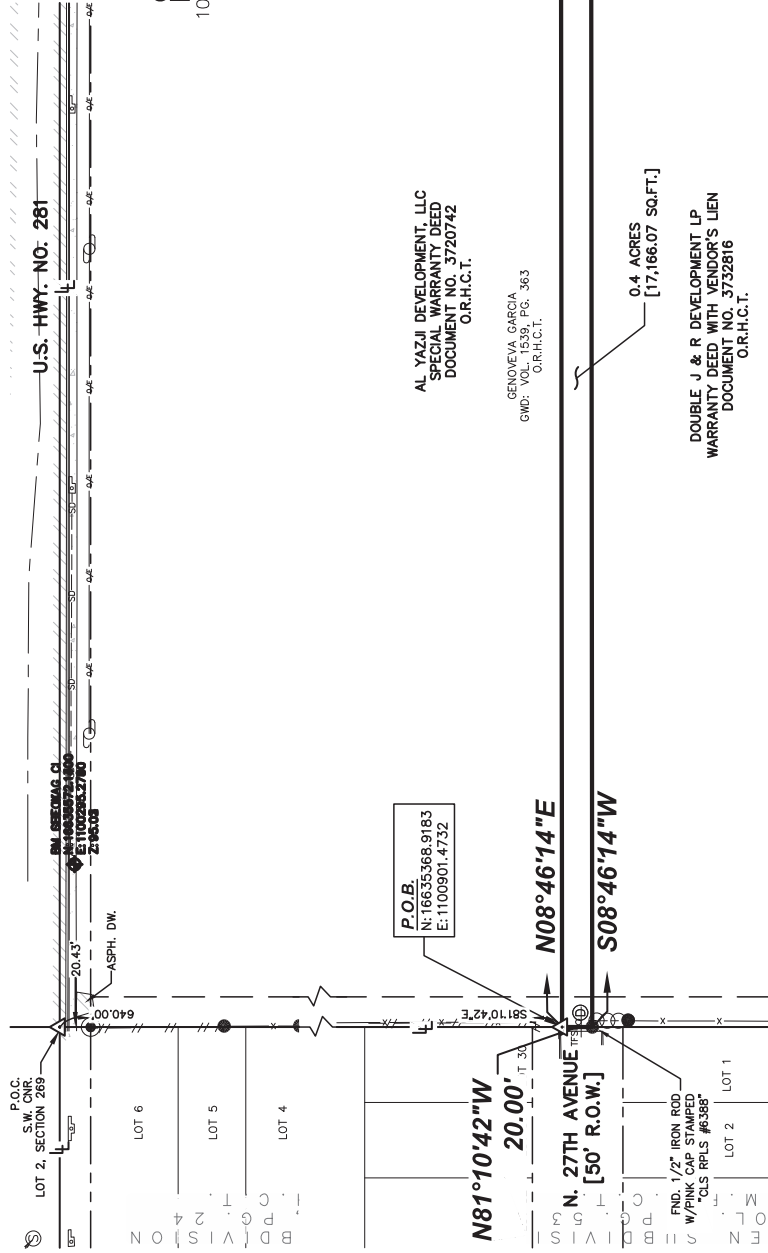
DEPUTY: _____

[illegible]

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PLAT SHOWING:

A 0.40 ACRE [17,166.07 SQ.FT] TRACT OF LAND, MORE OR LESS, BEING OUT OF THE WEST 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.



MANUEL CARRIZALES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6388
STATE OF TEXAS

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF APRIL, 2026.

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

DATE 4-27-2026

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPLS FIRM NO. 03194417
6807 Gondola Avenue,
Edinburg, Texas 78541
Office: 956-567-2167
www.cls.ltd

NOTES:

- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. THERE MAY BE DEEDS OR INSTRUMENTS RECORDED THAT MAY AFFECT THIS PROPERTY.
- ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
- ALL METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
- SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

SHEET 02 OF 02
JOB NO. K25019



City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

SIGN VARIANCE REQUEST

AGENDA ITEM:

Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibit Signage, to allow a sign that advertises or promotes a business, person, organization, activity, event, location, service, or product not primarily manufactured, sold, or offered in the property where the sign is situated, Being All of Lot Four (4), Amended Plat of La Sienna Development, Located at 3804 N. I-69C, As Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:

The applicant is requesting a variance to the Unified Development Code Section 4.305(B10) as it applies to signs. The sign in question is for the advertisement of Esperanza Homes at this location. The property is located at the east of N. Frontage Road and approximately 730 feet north of the intersection of N. Frontage Road and E. Monte Cristo Road. The proposed sign will be located on the west side of the of the property. The sign is a freestanding sign sign that is 22 feet wide by 16 feet tall from each side face. The property is currently zoned Commercial, General (CG) District. Adjacent land uses are residential uses, commercial uses and vacant land.

Staff received a Sign Variance Application for the subject property on April 15, 2026. The applicant is proposing a freestanding sign located in a vacant land that advertises or promotes a business, person, organization, activity, event, location, service, or product not primarily manufactured, sold, or offered in the property. City of Edinburg Unified Development Code does not allow for any freestanding sign to be located over any vacant land.

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

Staff mailed a notice of the public hearing to 38 neighboring property owners on Friday, May 15, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.

STAFF RECOMMENDATION:

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

Prepared by:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 05/28/2026
CITY COUNCIL –06/16/2026
DATE PREPARED – 05/19/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibit Signage

APPLICANT: Burns Brothers, LTD

AGENT: Melden & Hunt, Inc.

LEGAL: Being All of Lot Four (4), Amended Plat of La Sienna Development

LOCATION: Located at 3804 N. I-69C

LOT/TRACT SIZE: Lot 4

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibit Signage

**SIGN VARIANCE REQUEST
MELDEN & HUNT, INC.**

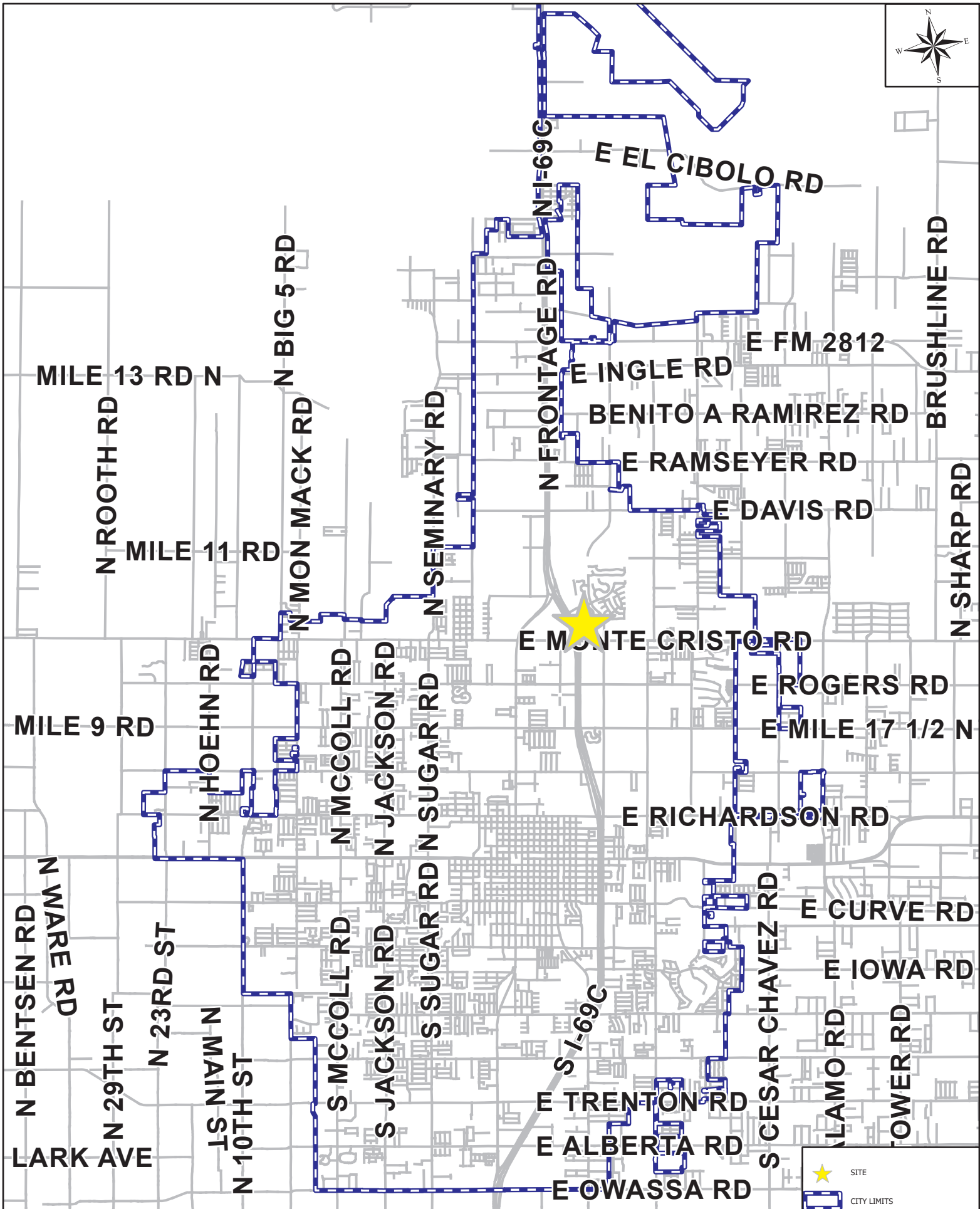
EVALUATION

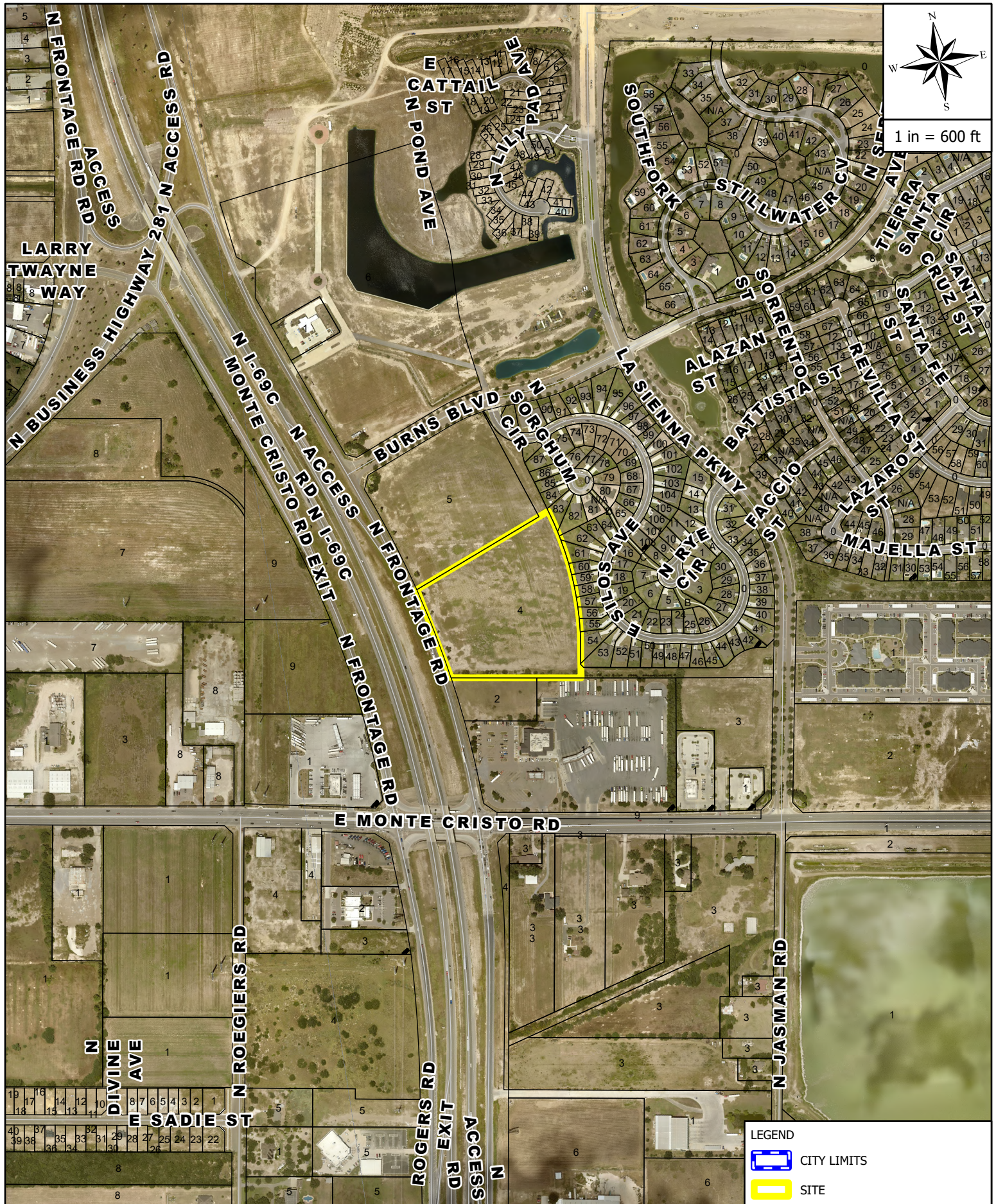
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Esperanza Homes at this location.
2. Based on Article 4, Section 4.305(B10), Prohibit Signage, to allow a sign that advertises or promotes a business, person, organization, activity, event, location, service, or product not primarily manufactured, sold, or offered in the property where the sign is situated.

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

Staff mailed a notice of the public hearing to 38 neighboring property owners on Friday, May 15, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.





AERIAL MAP

3804 N I-69C





3804 N I-69C



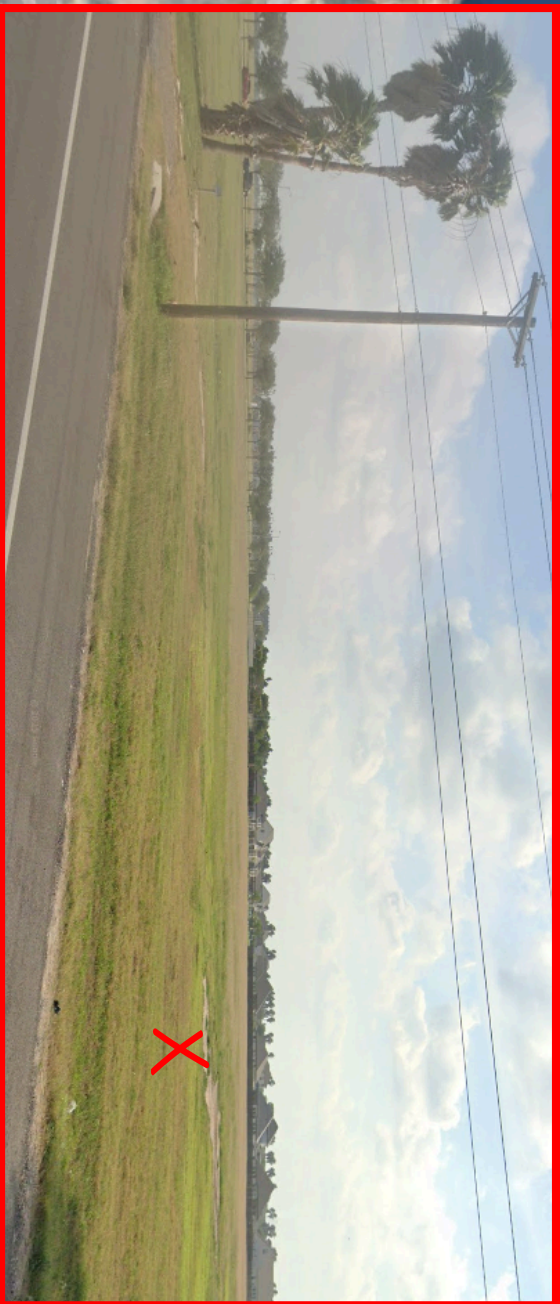
Site Photo

Melden & Hunt, Inc.
3804 N I-69C



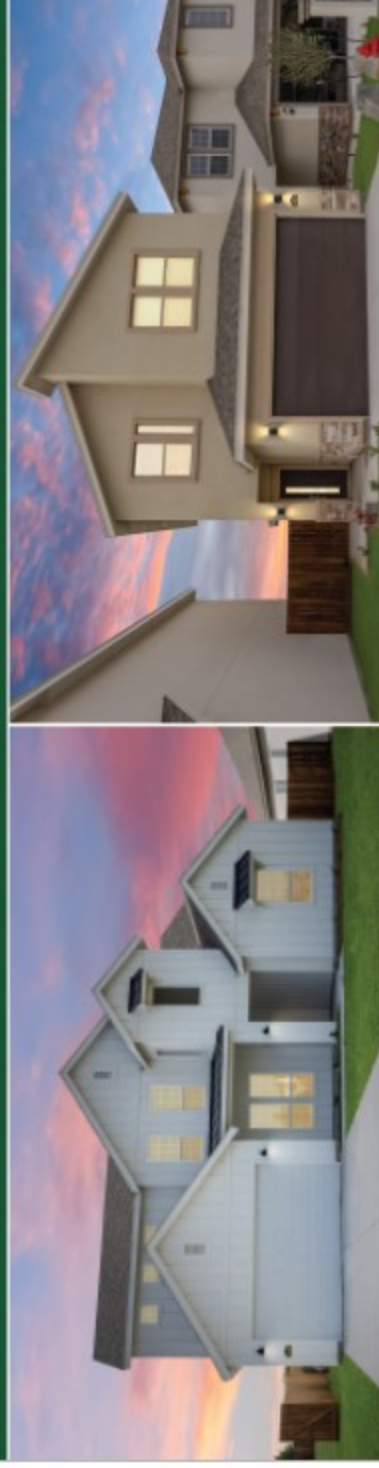


26.33911° N, 98.14495° W



Install BTB 22X16 atstaked location off of N Expressway 281, just before E Burns Blvd

FRONT/BACK



Sapphire at La Sienna | Villas at La Sienna
Model Homes Open Daily

POOL • CLUBHOUSE • SPORTS COURT

956.275.8069

ESPERANZAHOMES.COM



12"

37"

BTB XL Leader Sign

Qty: 2 (4 Faces)
264"x192"
Digital Print (Oracal)
w/Gloss Lam
on 3mm Dibond

(7) 240"x6"x6" Wooden Posts
(36" Below Grade)
w/Wooden Subframe
Painted 1 Color

SET IN CONCRETE FOR STABILITY

PAINT

**WHITE
GLOSS**

wo.415554 v.03.20.26

Esperanza Homes - San Antonio - Corporate

XL Leader Sign



T.DOEBBLER
C.ALQUIZAR

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City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

SIGN VARIANCE REQUEST

AGENDA ITEM:

Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibit Signage, to allow a sign that advertises or promotes a business, person, organization, activity, event, location, service, or product not primarily manufactured, sold, or offered in the property where the sign is situated, Being All of Lot Two (2), Amended Plat of La Sienna Development, Located at 3720 La Sienna Pkwy, As Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:

The applicant is requesting a variance to the Unified Development Code Section 4.305(B10) as it applies to signs. The sign in question is for the advertisement of Esperanza Homes at this location. The property is located at the northeast corner of the intersection of E. Monte Cristo Road and La Sienna Pkwy. The proposed sign will be located on the south side of the of the property along E. Monte Cristo Road. The sign is a freestanding sign sign that is 22 feet wide by 16 feet tall from each side face. The property is currently zoned Commercial, General (CG) District. Adjacent land uses are residential uses, commercial uses and vacant land.

Staff received a Sign Variance Application for the subject property on April 15, 2026. The applicant is proposing a freestanding sign located in a vacant land that advertises or promotes a business, person, organization, activity, event, location, service, or product not primarily manufactured, sold, or offered in the property. City of Edinburg Unified Development Code does not allow for any freestanding sign to be located over any vacant land.

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

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, May 15, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.

STAFF RECOMMENDATION:

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

Prepared by:
Eduardo Huerta
Planner II of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 05/28/2026
CITY COUNCIL –06/16/2026
DATE PREPARED – 05/19/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibit Signage

APPLICANT: Burns Brothers, LTD

AGENT: Melden & Hunt, Inc.

LEGAL: Being All of Lot Two (2), Amended Plat of La Sienna Development

LOCATION: Located at 3720 La Sienna Pkwy

LOT/TRACT SIZE: Lot 2

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Residential, Multifamily (RM) District
South – Agriculture and Open Space (AO) District
East – Residential, Suburban (RS) District and Commercial, Neighborhood (CN) District
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibit Signage

**SIGN VARIANCE REQUEST
MELDEN & HUNT, INC.**

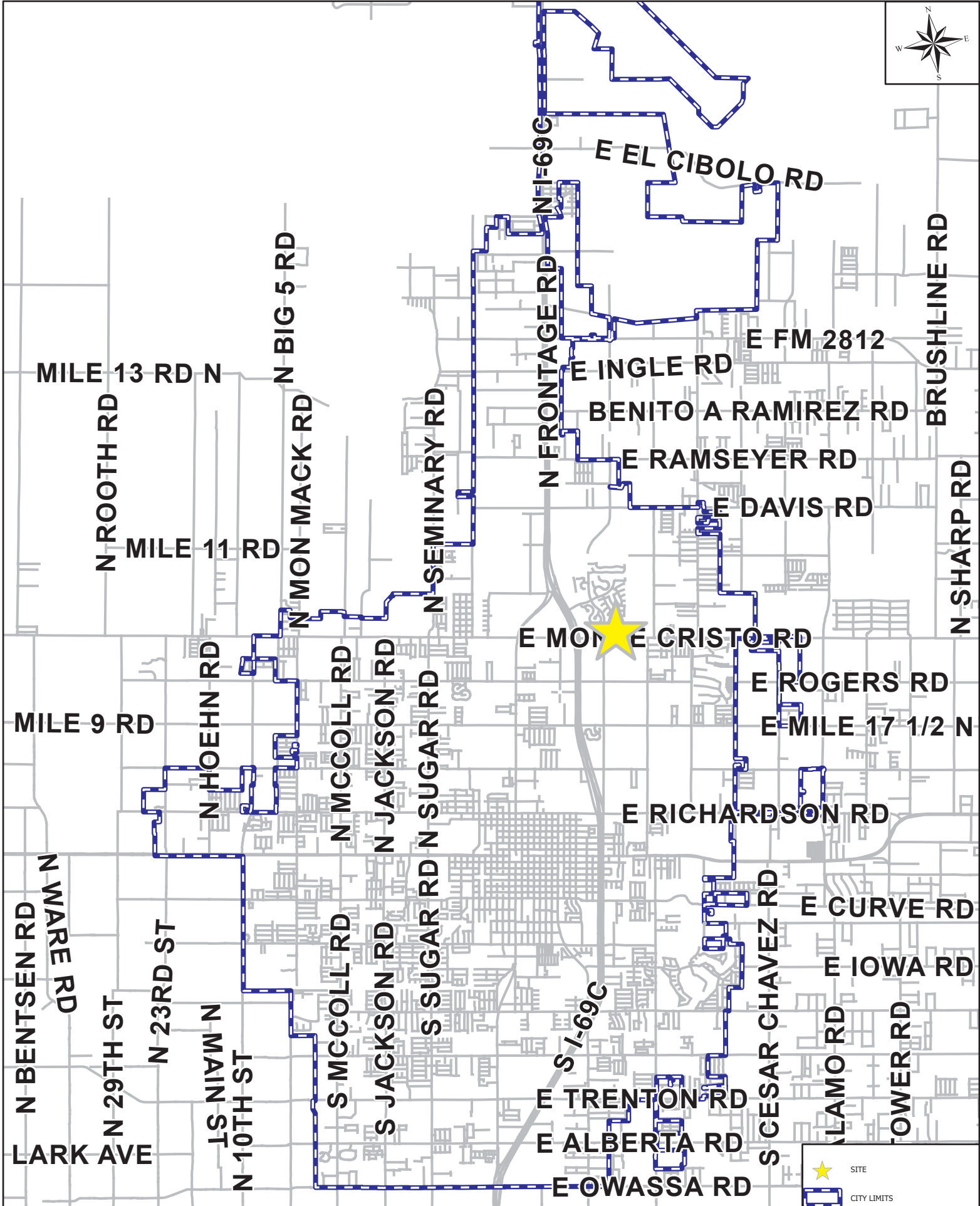
EVALUATION

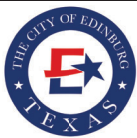
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Esperanza Homes at this location.
2. Based on Article 4, Section 4.305(B10), Prohibit Signage, to allow a sign that advertises or promotes a business, person, organization, activity, event, location, service, or product not primarily manufactured, sold, or offered in the property where the sign is situated.

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

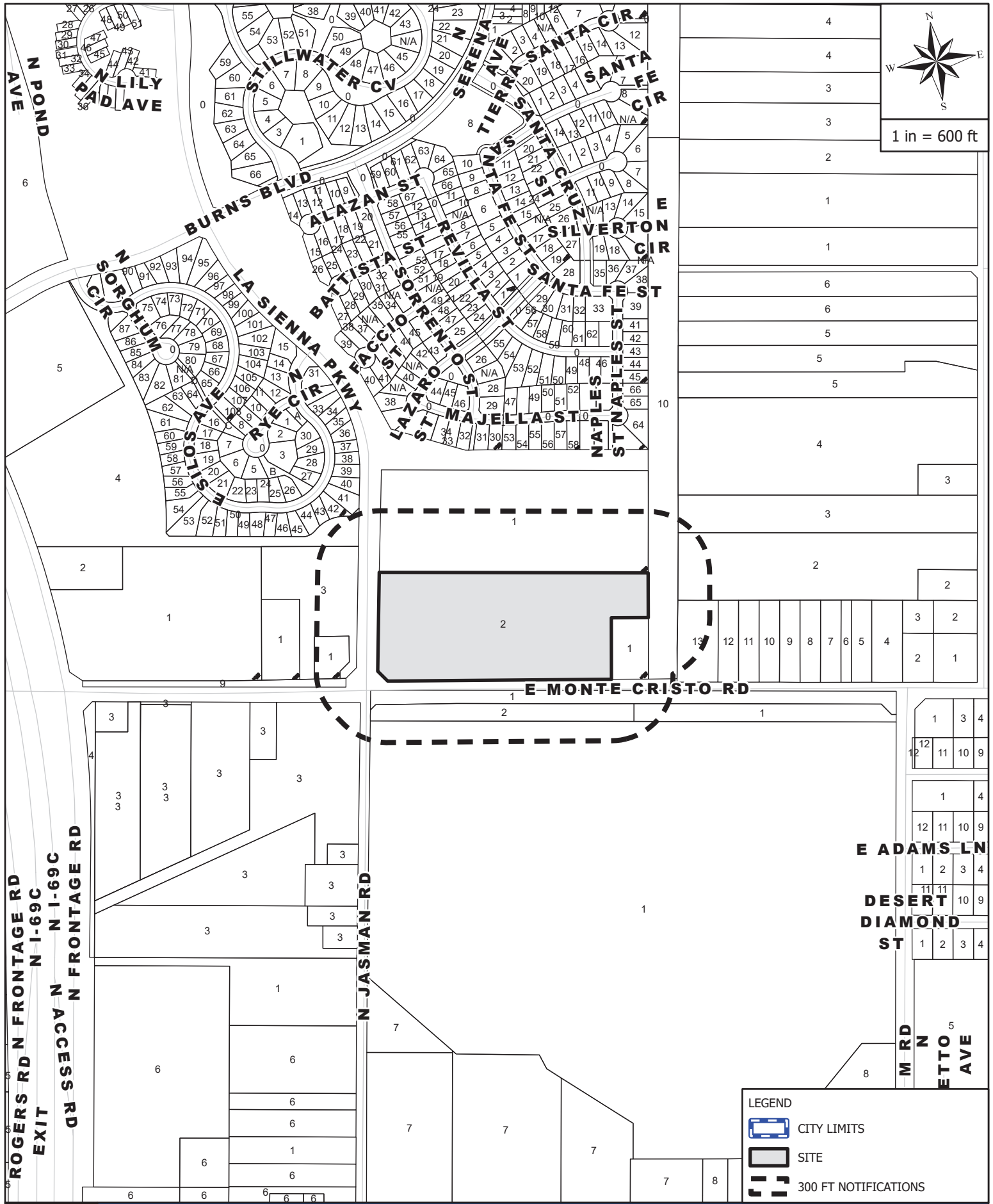
Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, May 15, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.





AERIAL MAP
3720 LA SIENNA PKWY





MAILOUT AND SITE MAP

3720 LA SIENNA PKWY





Variance Request Site Photo

Melden & Hunt, INC.
3720 La Sienna Pkwy.





CURVE TABLE					CHORD DIR.	CHORD
CURVE	LENGTH	RADIUS	DELTA	ANGLE		
C1	130.63	800.00	8° 39' 32"	87° 52' 52"	17° 52' 52"	289.8
C2	130.63	800.00	8° 39' 32"	87° 52' 52"	17° 52' 52"	289.8
C3	130.63	800.00	8° 39' 32"	87° 52' 52"	17° 52' 52"	289.8
C4	96.81	400.00	8° 34' 09"	87° 42' 56"	17° 42' 56"	155.78
C5	96.81	400.00	8° 34' 09"	87° 42' 56"	17° 42' 56"	155.78
C6	96.81	400.00	8° 34' 09"	87° 42' 56"	17° 42' 56"	155.78
C7	66.61	970.00	8° 32' 28"	87° 42' 28"	17° 42' 28"	66.63
C8	66.61	970.00	8° 32' 28"	87° 42' 28"	17° 42' 28"	66.63
C9	43.85	25.00	0° 07' 14"	90° 00' 00"	0° 00' 00"	43.85
C10	43.85	25.00	0° 07' 14"	90° 00' 00"	0° 00' 00"	43.85
C11	43.85	25.00	0° 07' 14"	90° 00' 00"	0° 00' 00"	43.85
C12	89.74	400.00	8° 32' 04"	87° 42' 04"	17° 42' 04"	89.74
C13	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C14	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C15	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C16	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C17	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C18	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C19	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C20	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C21	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C22	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C23	144.03	800.00	8° 30' 43"	87° 40' 43"	17° 40' 43"	144.03
C24	140.21	400.00	8° 28' 26"	87° 38' 26"	17° 38' 26"	140.23
C25	140.21	400.00	8° 28' 26"	87° 38' 26"	17° 38' 26"	140.23
C26	140.21	400.00	8° 28' 26"	87° 38' 26"	17° 38' 26"	140.23
C27	78.84	750.00	8° 26' 00"	87° 36' 00"	17° 36' 00"	78.86
C28	78.84	750.00	8° 26' 00"	87° 36' 00"	17° 36' 00"	78.86
C29	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C30	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C31	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C32	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C33	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C34	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C35	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C36	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C37	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C38	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C39	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C40	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C41	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09
C42	42.07	800.00	8° 24' 00"	87° 34' 00"	17° 34' 00"	42.09

Recorded in Volume 54 Page 9
 of the map records of Hidalgo
 County, Texas
 Arturo Gualardo, Jr.
 County Clerk

FILED FOR RECORD IN:
 MEDFORD COUNTY
 BY ARTURO GUJARDO, JR.
 COUNTY CLERK
 DATE: 9/26/07 AT 4:24 AM (PM)
 IS A RECORDING NUMBER 18100918
 BY: Omar L. Lopez DEPUTY

AMENDED PLAT OF
LA SIENNA DEVELOPMENT
EDINBURG, HIDALGO COUNTY, TEXAS

Being a 100.73 acre tract of land out of Lot 1-20 of La Sienna Development, situated in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 53, Page 124-126 of the Map Records of Hidalgo County, Texas:

SHEET 1 OF 2

DANNENBAUM

109 NOLANA LOOP, STE 208 McALLEN, TX 78504 (956) 682-3677

City & Zip	Phone	Fax
McALLEN, TX. 78501	932-0456	630-1098
McALLEN, TX 78504	682-3677	686-1822
McALLEN, TX 78504	682-3677	686-1822

Address
3700 N. 10th. St. Ste. 230
1109 NOLANA LOOP STE. 208
1109 NOLANA LOOP STE. 208

PRINCIPAL CONTACTS:

OWNER:	<u>BURNS BROTHERS, LTD.</u>
ENGINEER:	<u>PAUL N. MONIE, P.E.</u>
DESIGNER:	<u>ROYAL T. BROWN, P.E.</u>

LANDSCAPE DETAIL EASEMENT
ON MONTE CRISTO ROAD F.M. 1925

ROYAL T. BROWN
3681
WHOLESALE
LARD


 ROYAL T. BROWN, R.P.L.S.

STATE OF TEXAS
COUNTY OF HIDALGO

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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.


ROYAL T. BROWN, R.P.L.S.



Install BTB 22X16 atstaked location off of E Monte Cristo Rd, just before N Jasman Rd



26°20'05.5"N 98°08'19.8"W

FRONT/BACK



BTB XL Leader Sign
Qty: 2 (4 Faces)
264" x 192"
Digital Print (Oracal)
w/Gloss Lam
on 3mm Dibond

(7) 240"x6"x6" Wooden Posts
(36" Below Grade)
w/Wooden Subframe
Painted 1 Color

SET IN CONCRETE FOR STABILITY



Sapphire at La Sienna | Villas at La Sienna
Model Homes Open Daily

POOL • CLUBHOUSE • SPORTS COURT

956.275.8069

ESPERANZAHOMES.COM

12"

37"

PAINT

WHITE
GLOSS

wo.415554 v.03.20.26

Esperanza Homes - San Antonio - Corporate

XL Leader Sign



T.DOEGBLER
C.ALQUIZAR

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City of Edinburg
PLANNING & ZONING COMMISSION
May 28, 2026

SIGN VARIANCE REQUEST

AGENDA ITEM:

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

DESCRIPTION / SCOPE:

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

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

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

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, May 15, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.

STAFF RECOMMENDATION:

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

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 05/28/2026
CITY COUNCIL –06/16/2026
DATE PREPARED – 05/20/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Edgar B. Lao

AGENT: Edinburg Seventh-Day Adventist Church

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

LOCATION: Located at 602 W. Wisconsin Road

LOT/TRACT SIZE: Not Applicable

CURRENT USE: Residential

PROPOSED USE: Residential

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: Residential Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

**SIGN VARIANCE REQUEST
COMPLETE SIGNS, LLC**

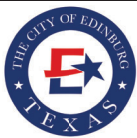
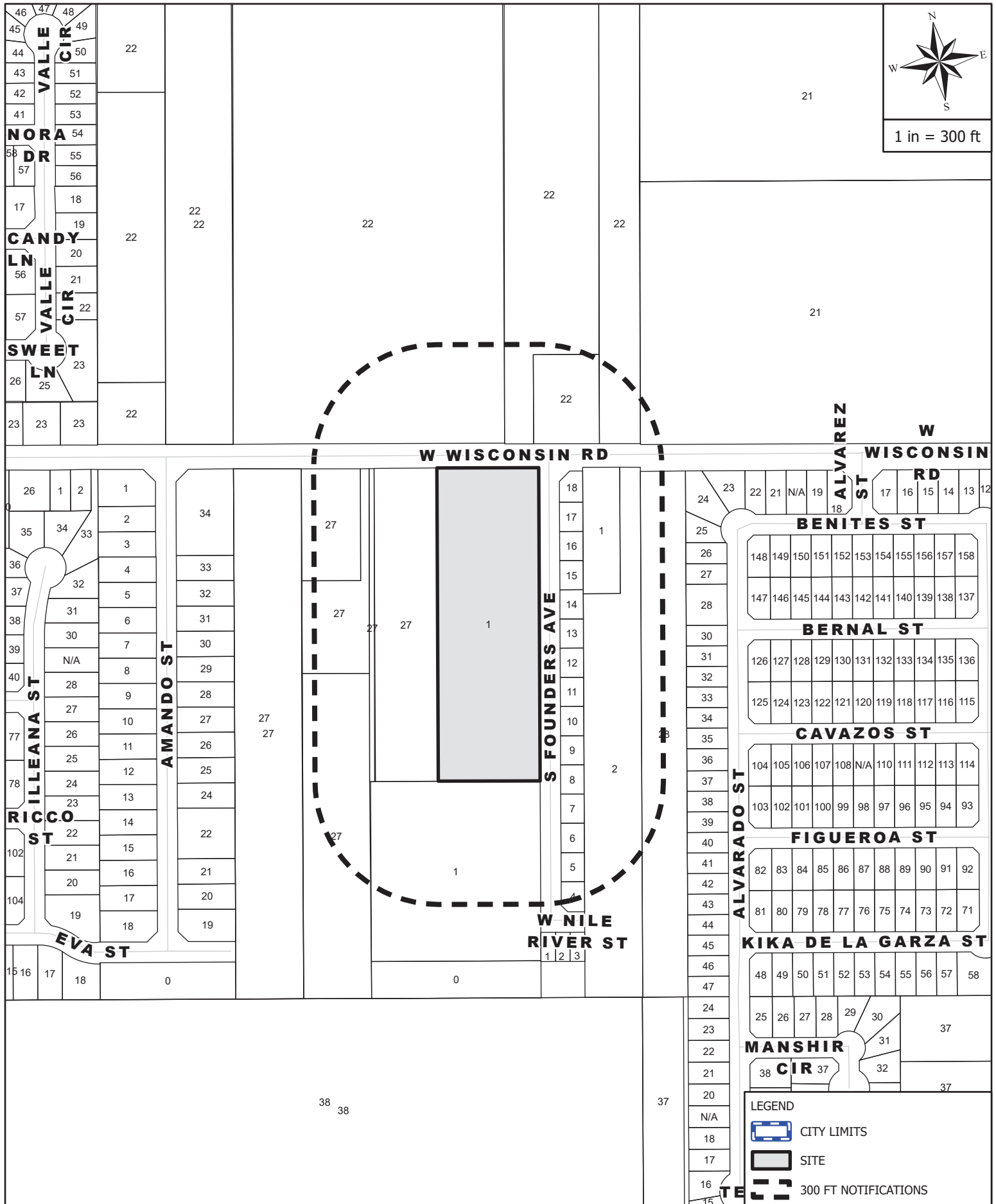
EVALUATION

The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of church located at this property.
2. Based on Article 5.207, no permanent encroachment or structure shall be allowed to be located within the area of any easement, where the proposed sign locate.

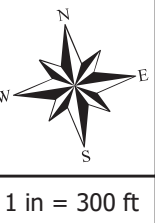
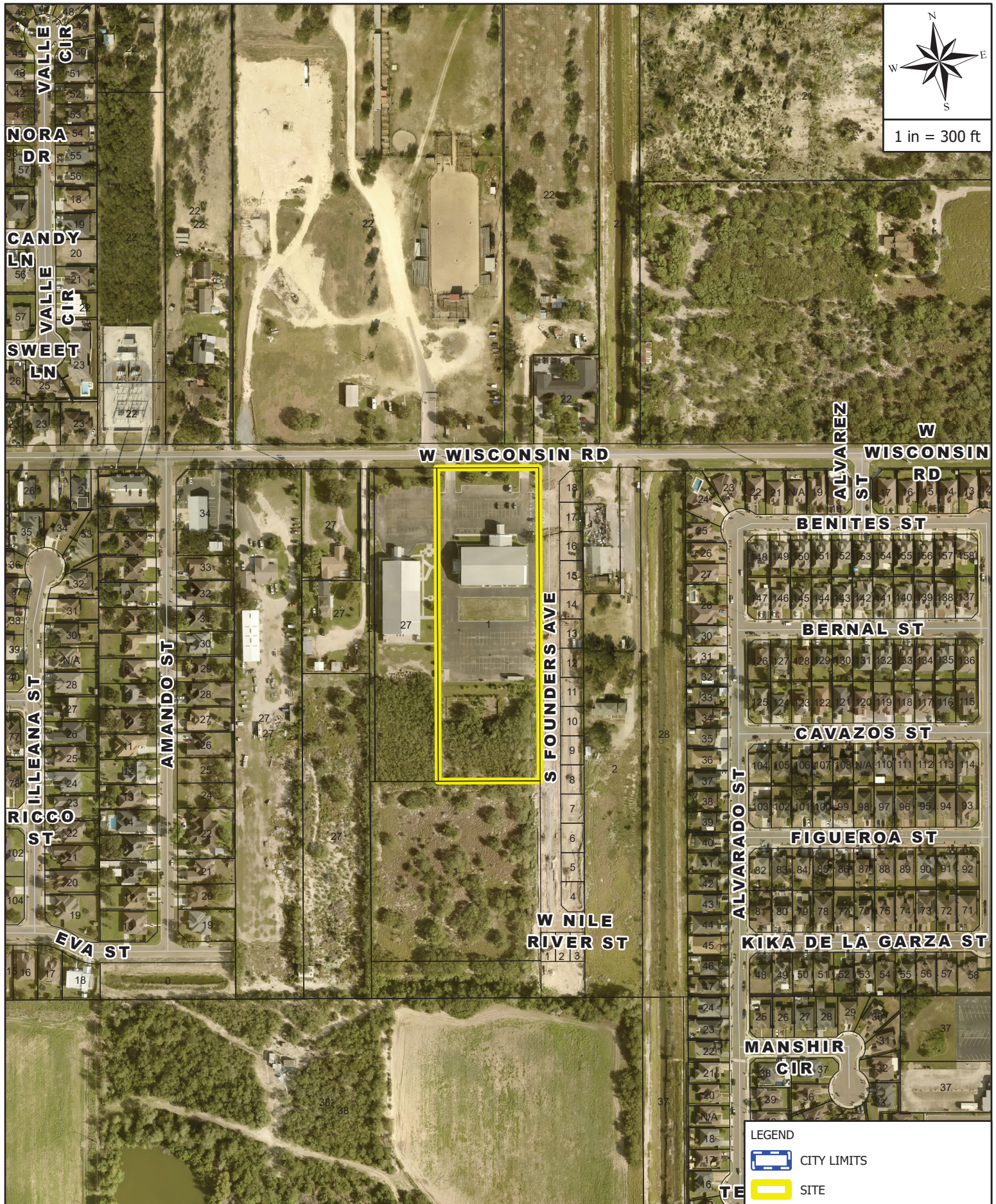
Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards,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

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, May 15, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on May 27, 2026.



MAILOUT AND SITE MAP

602 W WISCONSIN RD



LEGEND

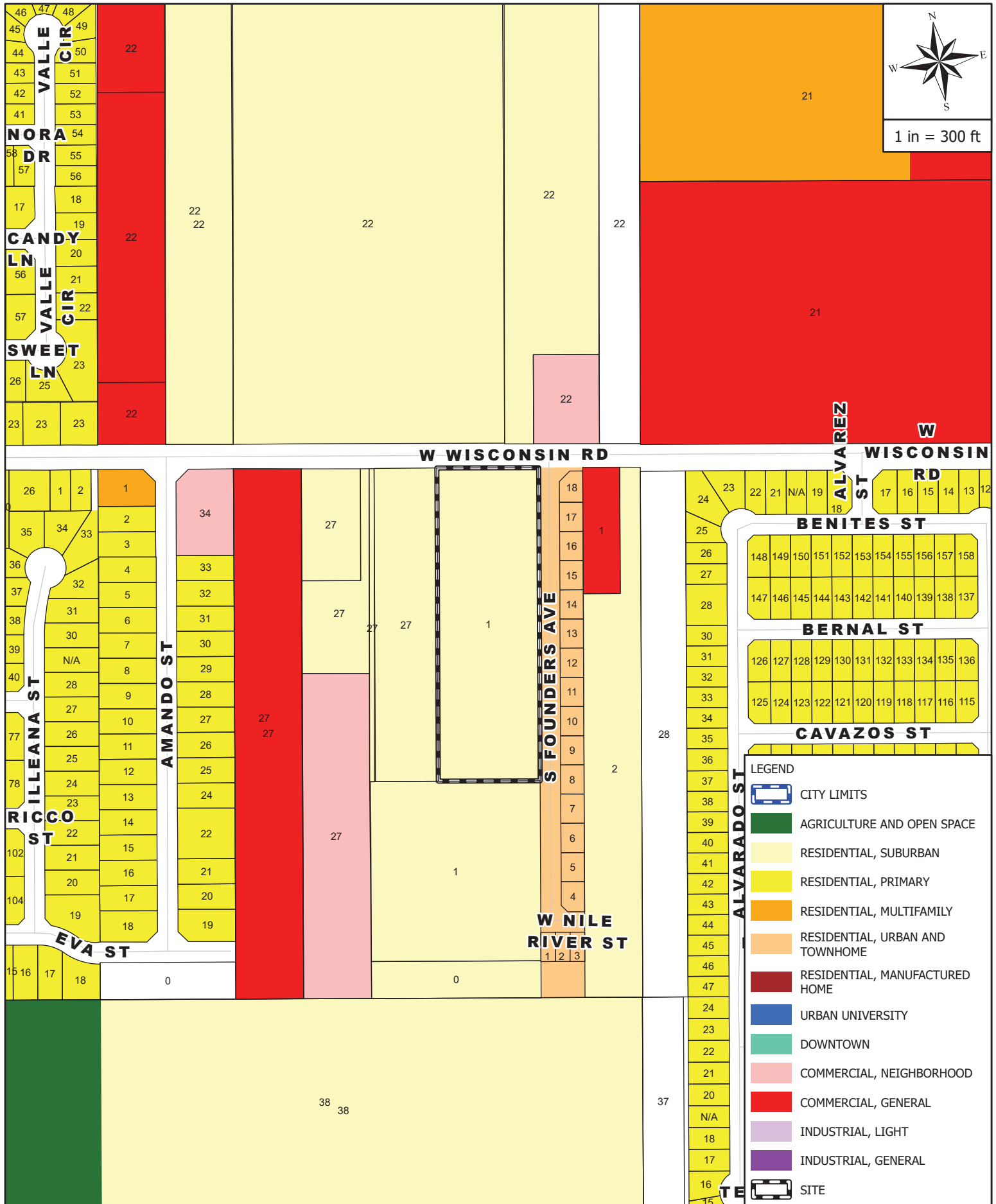
 CITY LIMITS

 SITE



AERIAL MAP

602 W WISCONSIN RD



ZONING MAP

602 W WISCONSIN RD





Variance Request Site Photo

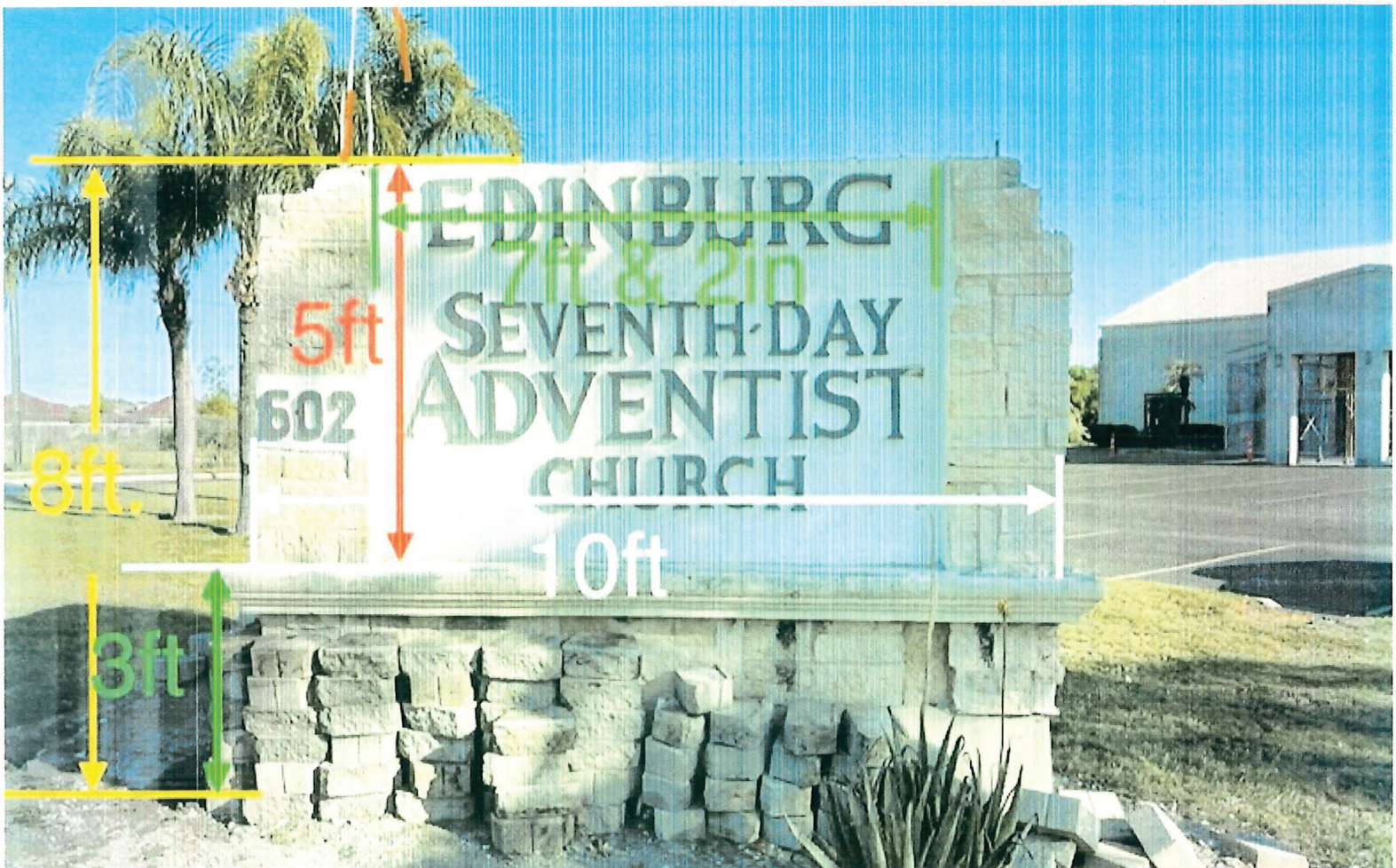
Edinburg Seventh-Day Adventist Church
602 W. Wisconsin Rd.





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

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



Planning and zoning comments:

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

1. UNLESS OTHERWISE DRAWN, ALL DIMENSIONS ARE TO BACK OF CURB (0.0 C) ON BUILDING FOUNDATION.
2. ALL PARKING SPACES SHALL BE 9'-0" WIDE X 18'-0" LONG UNLESS OTHERWISE NOTED.
3. ALL PARTS OF AN ACCESSIBLE ROUTE SUCH AS SIDEWALKS SHALL COMPLY WITH THE TEXAS STATE DEPARTMENT OF TRANSPORTATION ADMINISTRATIVE RULES OF THE ARCHITECTURAL BARRIERS ACT ARTICLE 19.000, TEXAS CIVIL STATUTE, SECTION 43.03-ACCESSIBLE ROUTE.
4. SEE ELECTRICAL DWG'S FOR SITE LIGHTING.
5. DEMO EXISTING COVERED BARBEQUE AREA.
6. RE-STRIPE PARKING IN FRONT OF EXISTING CHURCH AS

20B - 9' X 18' STANDARD SPACES
10 - HANDICAP SPACES (REQUIRED MINIMUM IS 7)
2 OF 10 SPACES ARE VAN ACCESSIBLE

21B - TOTAL PARKING SPACES ON SITE

FFE = 103.00'

WISCONSIN ROAD
40' ROW.

ENLARGED SITE PLAN
SEVENTH DAY ADVENTIST CHURCH
MULTI-PURPOSE BUILDING

MARCH 14th 2008

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

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

These drawings and specifications are owned and shall remain the property of the Architect. They may not be reused, reproduced or altered in any way without prior written approval from and with appropriate compensation to the Architect.

**Boultinghouse
Simpson**

3301 NORTH MCCOLL ROAD MCALLEN TEXAS 78501-5904

STAFF REPORT: SILVERSTONE HEIGHTS PHASE II SUBDIVISION

Date Prepared: May 19, 2026

Planning and Zoning Meeting: May 28, 2026

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of Silverstone Heights Phase II Subdivision, being a 11.14 acres tract of land, out of Lot 15, Block 248, Texas-Mexican Railway Company's Survey, as shown on the map recorded in Volume 3, Page 6, Hidalgo County, Texas, Located at 3319 E. Mile 17 ½ Rd, As Requested By Supreme Engineering, PLLC

Location: The property is located on the north side of E. Mile 17 ½ Road and approximately 819 feet east of 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

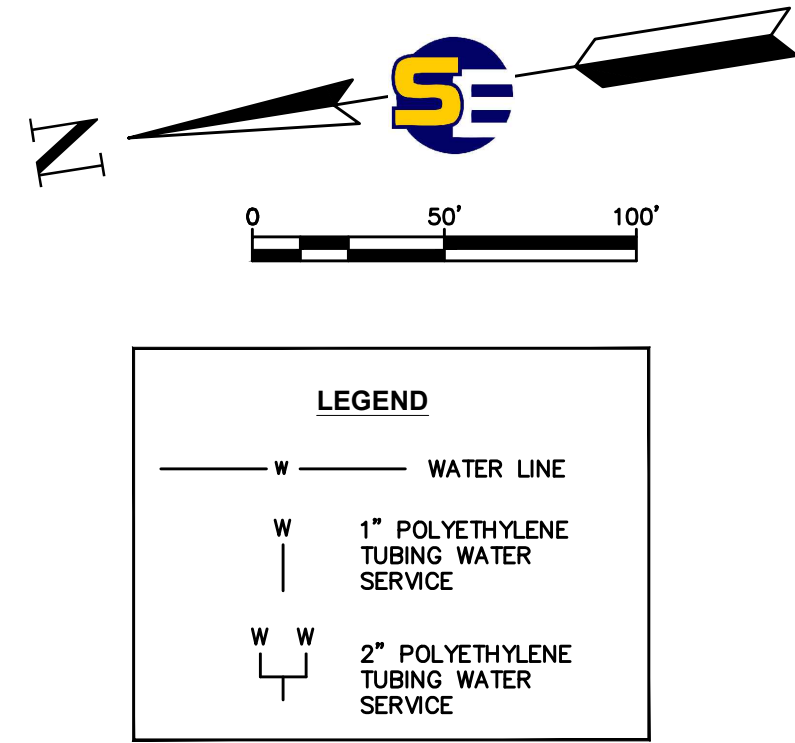
Analysis: The Preliminary Plat development consists of 59 Single Family Residential lots averaging approximately 4,914.00 square feet to 6,24300 square feet.

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.

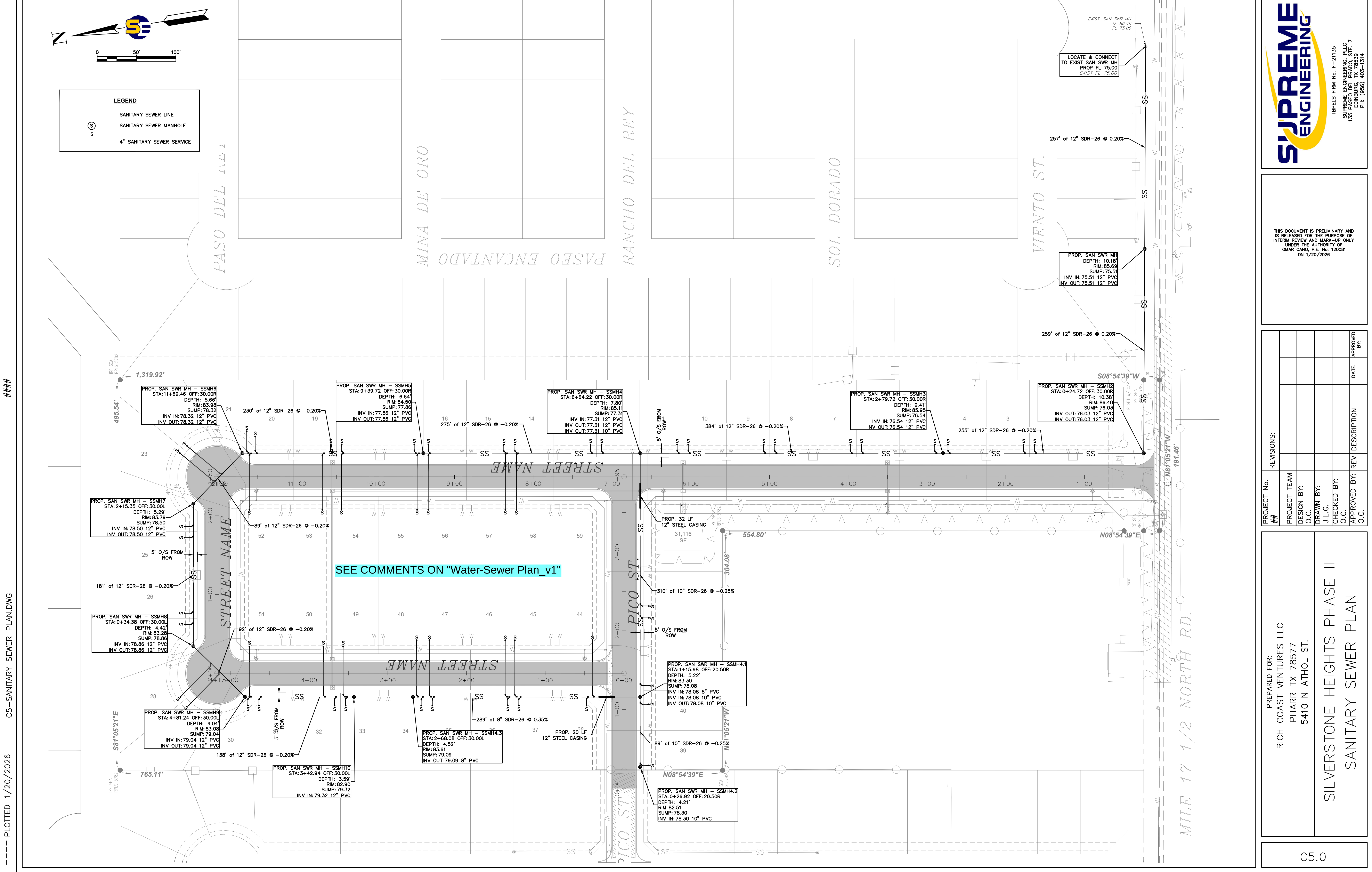
The logo for Supreme Engineering features the word "SUPREME" in large, bold, blue capital letters, with "ENGINEERING" in smaller, blue capital letters below it. A thick, yellow swoosh underline starts under the "S" and curves around the bottom of the word "ENGINEERING".

SUPREME
ENGINEERING

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, P.L.C.
135 PASCO DEL PRADO, STE. 7
EDINBURGH, TX 78539
PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND
IS RELEASED FOR THE PURPOSE OF
INTERIM REVIEW AND MARK-UP ONLY
UNDER THE AUTHORITY OF
OMAR CANO, P.E. No. 120081
ON 1/20/2026

PREPARED FOR: RICH COAST VENTURES LLC PHARR TX 78577 5410 N ATHOL ST.	PROJECT No. ##		REVISIONS:		
	PROJECT TEAM				
	DESIGN BY: O.C.				
	DRAWN BY:				
	J.L.G.				
	CHECKED BY: O.C.				
	APPROVED BY: O.C.		REV	DESCRIPTION	DATE:

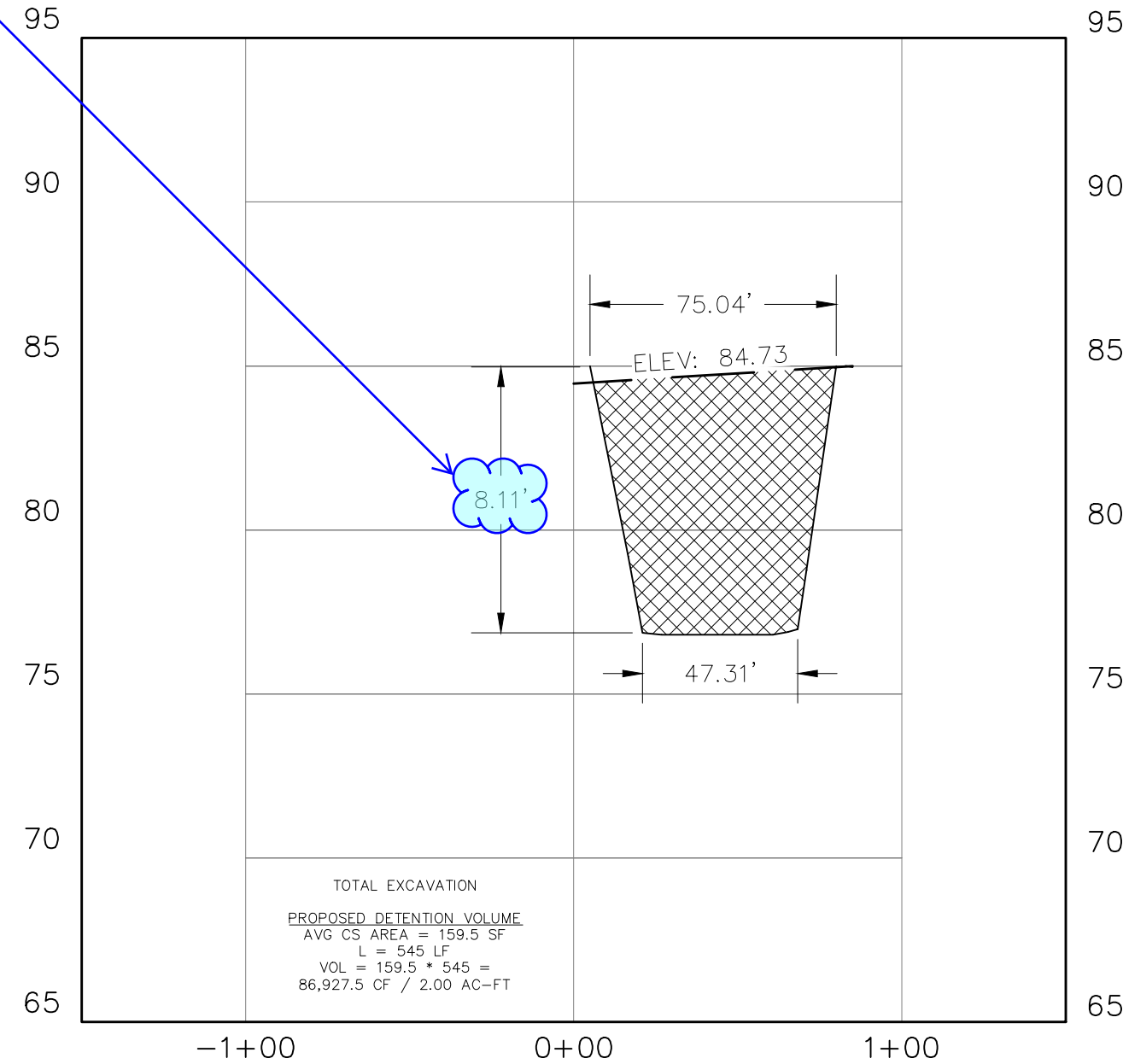
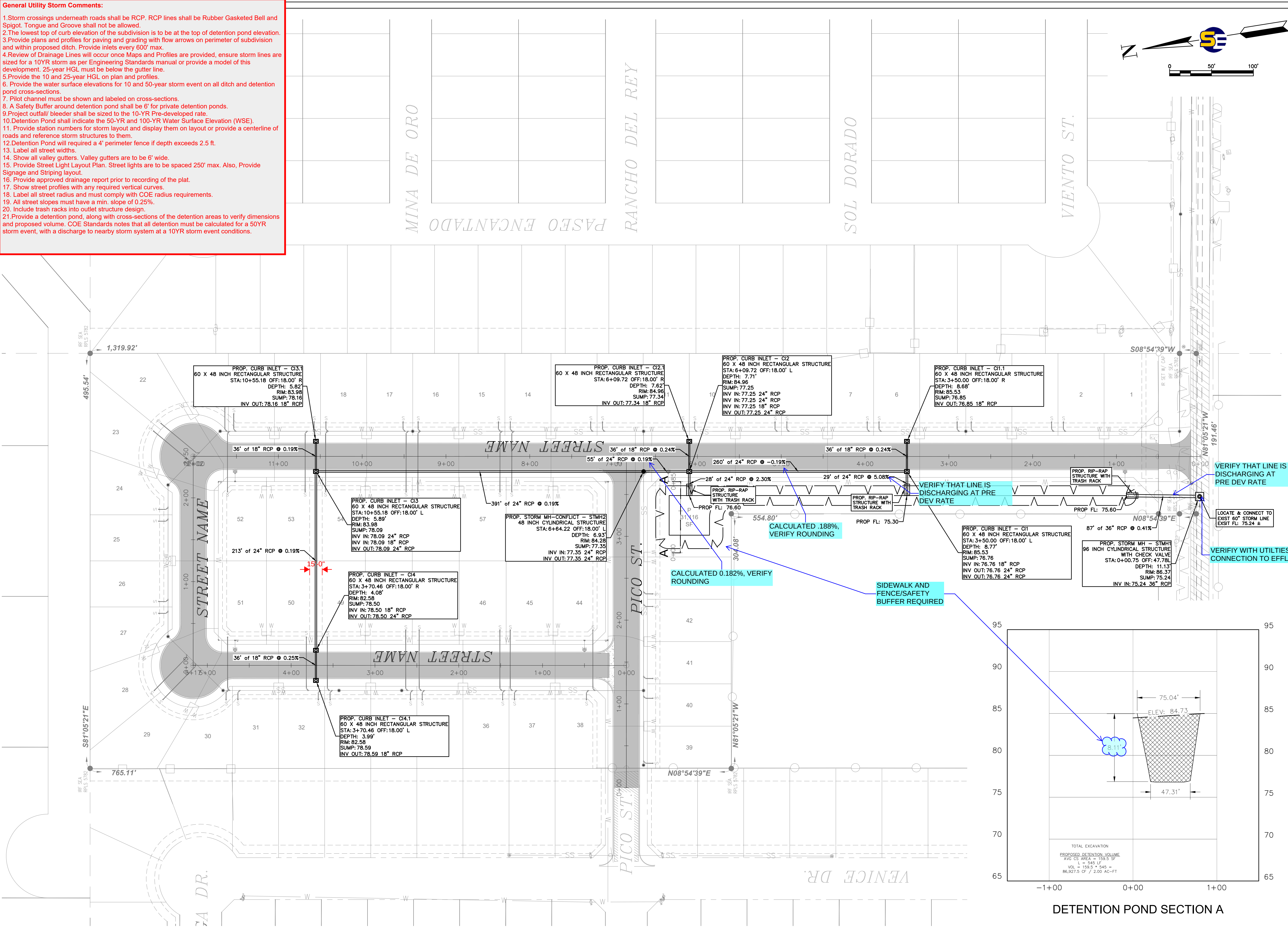


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C6--STORM SEWER PLAN.DWG

----- PLOTTED 1/20/2026

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



TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
13511 EDINBURG, TX 78339
PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 1/20/2026

REVISIONS:	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
		O.C.	J.L.G.	O.C.		

PREPARED FOR:

RICH COAST VENTURES LLC
PHARR TX 78577
5410 N ATHOL ST.

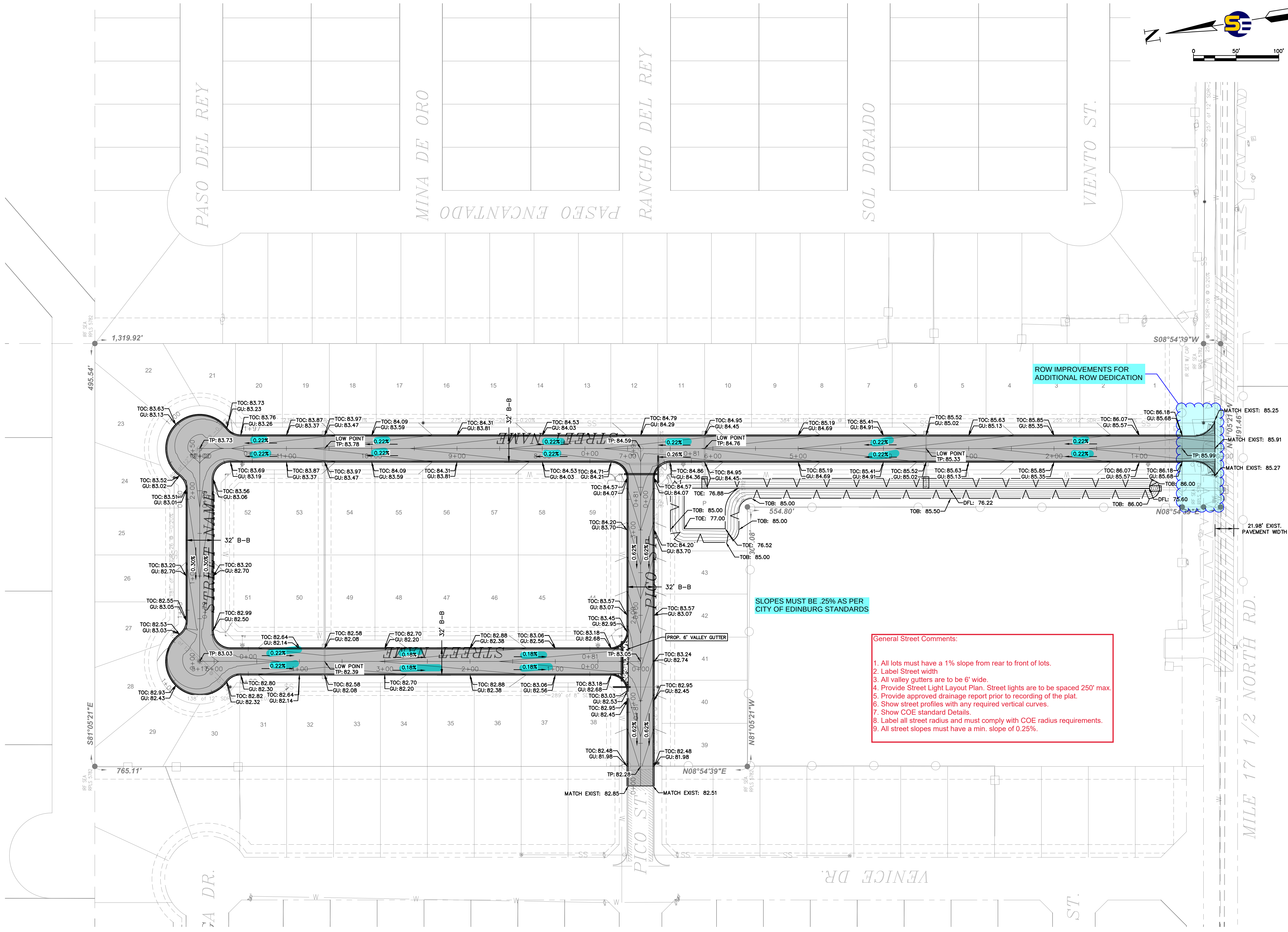
SILVERSTONE HEIGHTS PHASE II
STORM SEWER PLAN

C6.0

###

C7-PAVING & GRADING PLAN.DWG

----- PLOTTED 1/20/2026



SUPREME
ENGINEERING

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
1350 EDINBURG, TX 78539
PH: (956) 403-1314

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PROJECT No. ##		REVISIONS:		DATE		APPROVED BY:	
PROJECT TEAM							
DESIGN BY: O.C.							
DRAWN BY: J.L.G.							
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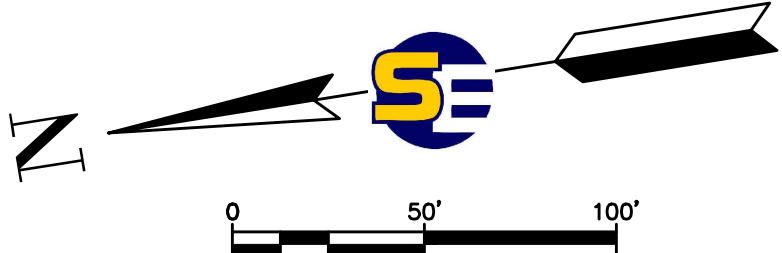
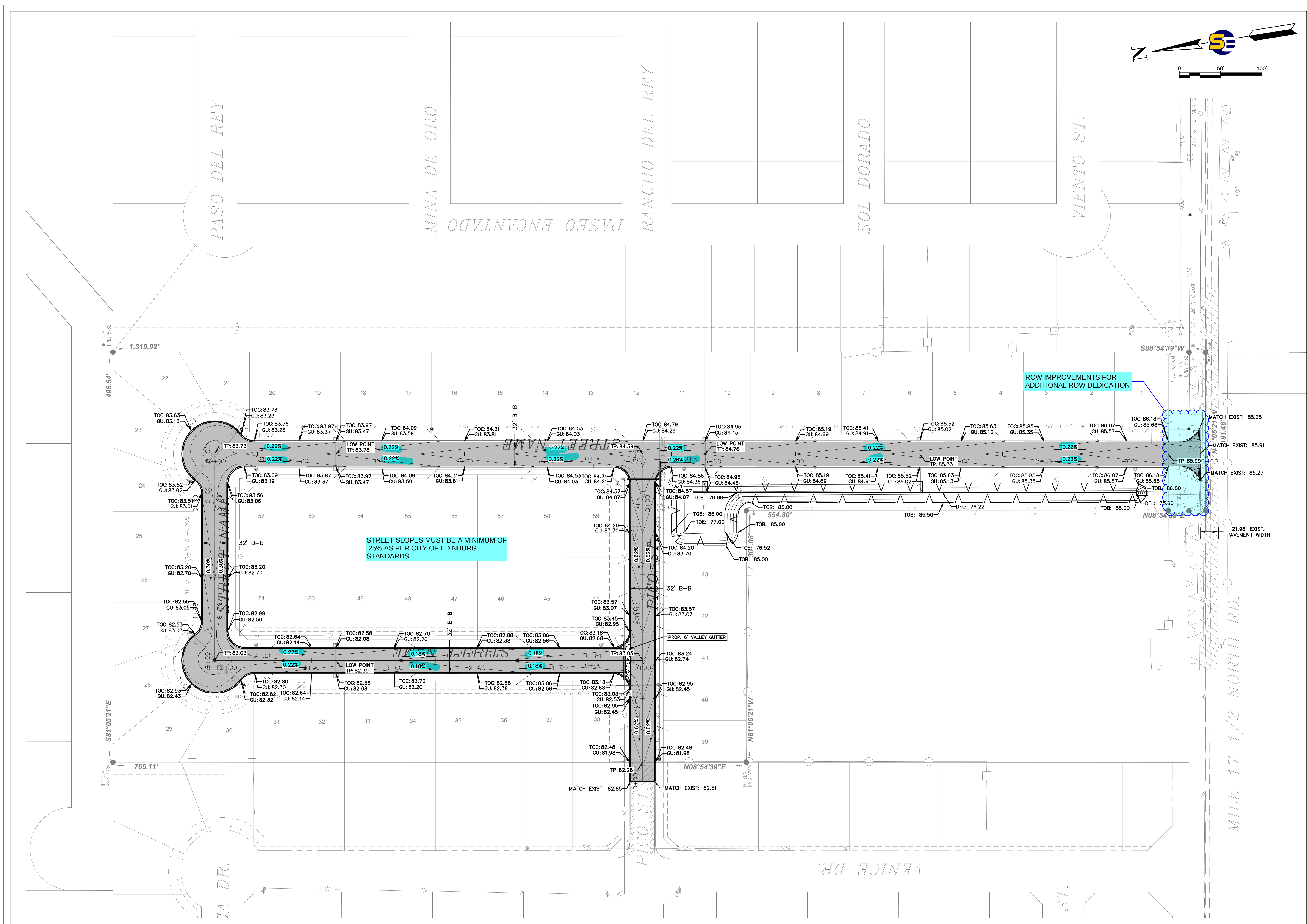
PREPARED FOR:
RICH COAST VENTURES LLC
PHARR TX 78577
5410 N ATHOL ST.

SILVERSTONE HEIGHTS PHASE II
PAVING & GRADING PLAN

###

C7-PAVING & GRADING PLAN.DWG

----- PLOTTED 1/20/2026



SUPREME
ENGINEERING

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
13501 EDINBURG RD., SUITE 7
EDINBURG, TX 78539
PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 1/20/2026

PROJECT No. ##		REVISIONS:		DATE	APPROVED BY:
PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.L.G.	CHECKED BY: O.C.		

PREPARED FOR:
RICH COAST VENTURES LLC
PHARR TX 78577
5410 N ATHOL ST.

SILVERSTONE HEIGHTS PHASE II
PAVING & GRADING PLAN

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SILVERSTONE HEIGHTS PHASE II SUBDIVISION**, TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

Please identify managing member

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

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, RIGHT OF WAY EASEMENT

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

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

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

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

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

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

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

ATTEST: _____
PRESIDENT SECRETARYTHE STATE OF TEXAS
COUNTY OF HIDALGO

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

OMAR CANO
LICENSED PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM No. F-21135THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ____

MAYOR, CITY OF EDINBURG

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

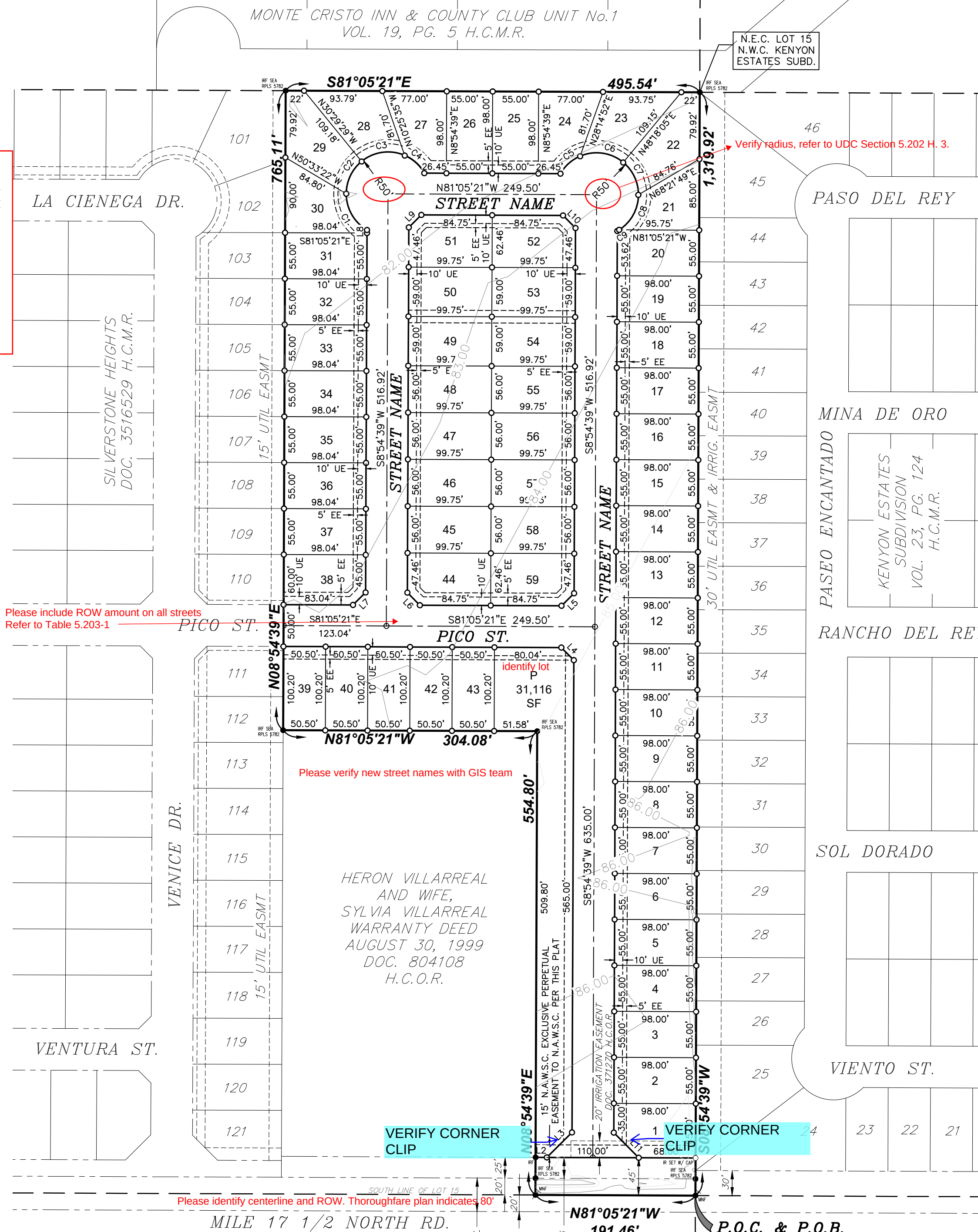
Please remove mayor block unless a variance is requested, refer to UDC section 5.301d.6.

MAYOR, CITY OF EDINBURG

ATTEST: _____

PLAT OF
SILVERSTONE HEIGHTS PHASE II
SUBDIVISION

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



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...
by the subdivision developer until a Home Owner's Association is established
50% of parkland fee (\$300.00) per lot will be due at the time of building permit stage. (Inside city limits only)

METES AND BOUNDS

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

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

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

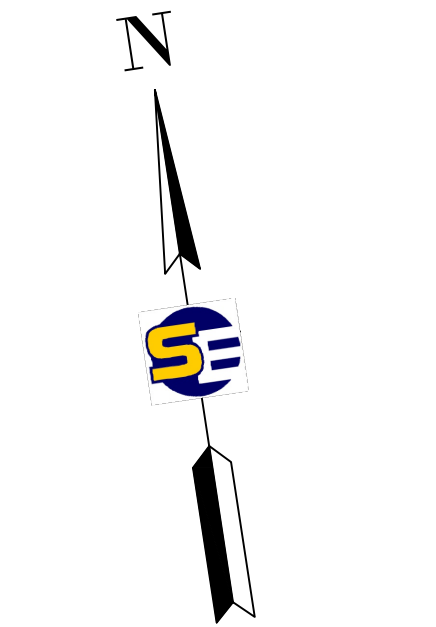
THENCE, NORTH 08°54'39" EAST, ALONG THE EAST LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE EAST LINE OF SAID LOT 15, PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 NORTH ROAD, AT A DISTANCE OF 20.00 FEET, ALSO PASSING A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

THENCE, NORTH 81°05'21" WEST, ALONG THE NORTH LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 304.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE EAST LINE OF SILVERSTONE HEIGHTS SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN DOCUMENT NUMBER 3516529, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

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

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

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

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

LEGEND & ABBREVIATIONS

- SET 1/2" IRON ROD
- W/PLASTIC CAP STAMPED "SUPREME 10194901"
- FOUND 1/2" IRON ROD & W/ CAP AS NOTED
- MAG NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (N80°40') RECORDED BEARINGS & DISTANCE
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- R.O.W. RIGHT OF WAY
- UTILITY EASEMENT
- EE ELECTRICAL EASEMENT
- DE DRAINAGE EASEMENT

Lot Area		Lot Area	
Lot No.	Area (SQ.FT.)	Lot No.	Area (SQ.FT.)
1	5920	21	4914
2	5390	22	6241
3	5390	23	5782
4	5390	24	5638
5	5390	25	5390
6	5390	26	5390
7	5390	27	5638
8	5390	28	5784
9	5390	29	6243
10	5390	30	5406
11	5390	31	5392
12	5390	32	5392
13	5390	33	5392
14	5390	34	5392
15	5390	35	5392
16	5390	36	5392
17	5390	37	5392
18	5390	38	5770
19	5390	39	5060
20	5388	40	5060

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

Will subdivision be public?

PROVIDE SIDEWALK
NOTE

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

Please correct order

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

If subdivision will be private provide HOA documents

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



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Drainage Statement

SILVERSTONE HEIGHTS PHASE II Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo Del Prado Ste. 7
Edinburg, TX 78539
(956) 403-1314



February 2, 2026



Index

- Cover Sheet
- Index Sheet
- Drainage Statement
- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation “if applicable”
- Time of Concentration Determination Table “if applicable”
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout



Silverstone Heights Phase II Subdivision Drainage Statement

Silverstone Heights Phase II Subdivision being 11.14 Acre Tract Of Land Out Of Lot 15, Block 248, Texas-Mexican Railway Company's Survey, As Shown On The Map Recorded In Volume 3, Page 6, Map Records Of Hidalgo County, Texas, Also Conveyed To Silverback Investment Group, Llc, A Texas Limited Liability Company, As Described In Warranty Deed With Vendor's Lien, Dated November 17, 2025, Recorded In Document Number 2702738, Official Records Of Hidalgo County, Texas. The property is located along Mile 17 ½ Rd (Russell Rd) just East of Doolittle Rd within the **City of Edinburg** limits, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **single-family** development.

The property is located mostly in **Zone “X”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0450 C Map dated June 6, 2000. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loam (**Soils 28**), this soil belong to hydrologic group “B” which have a moderate infiltration rate when thoroughly wet. Group B soils consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 4.83 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 35.63 cfs based on a 50-year storm frequency, which is an increase of 30.80 cfs as per the attached calculations.



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Edinburg**'s drainage policy, the 11.14-acre property storm drainage system for the proposed **single-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18", 24", and 30" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Edinburg** during public improvements.

In accordance with HCDD1 and City of **Edinburg**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **78,779 cubic feet (1.81 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by creating a detention pond at the entrance of the proposed development to accommodate the required detention. The proposed excavation will accommodate approximately **86,928 cubic feet (2.00 acre-ft)** of detention runoff, discharging at the City of Edinburg system at Mile 17 ½ Rd which continues flowing east to discharge at the Hidalgo County Drainage District No. 1 – Kenyon Drain ditch that will serve as the ultimate outfall.

By



Engineer Signature

2/3/2026

Date



Project Name: **SilverStone Heights Phase II Subdivision**
 Project Location: **City of Edinburg**
 Lot Use: **Single Family**
 Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 11.14 Acres
485,258.4 Sq Ft

Time of Concentration, t_c : 89 Minutes

Velocity, V : 0.22 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 2.17 in/hr

Peak Flow, Q : 4.83 cfs Edinburg minimum discharge pipe is 8" which will be releasing 4.57 cfs instead of what was calculated on this report

Surface Conditions
 Flow Length, L : 1180 Feet
 Surface Constant, K_u : 3.28
 Intercept Coefficient, k : 0.213 Table 3-2
 Slope, S_p : 0.10 %
 e : 0.8123
 b : 92.2303
 d : 12.3289

Rainfall Coefficients

$$Q = CoAg\sqrt{2gd}$$

$$Q = 0.60\left(\pi\left(\frac{4}{12}\right)^2\right)\sqrt{2(32.16)(8)}$$

$$Q = 4.75 \text{ cfs}$$

HOW WAS THIS
SLOPE OBTAINED?

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 11.14 Acres
485,258.4 Sq Ft

Time of Concentration, t_c : 19 Minutes

Velocity, V : 1.02 ft/s

Runoff Coefficient, C : 0.41

Intensity, I : 7.80 in/hr

Peak Flow, Q : 35.63 cfs

Surface Conditions
 Flow Length, L : 1180 Feet
 Surface Constant, K_u : 3.28
 Intercept Coefficient, k : 0.619 Table 3-2
 Slope, S_p : 0.25 %
 e : 0.7952
 b : 123.4681
 d : 12.8577

Rainfall Coefficients

Modified Rational Method
 Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}^*	Vol_{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft^3)	(cfs)	(ft^3)	(ft^3)	(acre-ft)
100	1.67	2.88	13.15	78,922.76	4.75	17,010.65	61,912.11	1.42
110	1.83	2.69	12.30	81,147.47	4.75	18,435.65	62,711.82	1.44
120	2.00	2.53	11.55	83,183.88	4.75	19,860.65	63,323.23	1.45
130	2.17	2.39	10.91	85,062.67	4.75	21,285.65	63,777.03	1.46
140	2.33	2.26	10.33	86,807.61	4.75	22,710.65	64,096.97	1.47
150	2.50	2.15	9.83	88,437.48	4.75	24,135.65	64,301.83	1.48
160	2.67	2.05	9.37	89,967.36	4.75	25,560.65	64,406.71	1.48
170	2.83	1.96	8.96	91,409.54	4.75	26,985.65	64,423.89	1.48
180	3.00	1.88	8.59	92,774.18	4.75	28,410.65	64,363.53	1.48
190	3.17	1.81	8.25	94,069.75	4.75	29,835.65	64,234.10	1.47
200	3.33	1.74	7.94	95,303.40	4.75	31,260.65	64,042.75	1.47
210	3.50	1.68	7.66	96,481.22	4.75	32,685.65	63,795.57	1.46
220	3.67	1.62	7.39	97,608.42	4.75	34,110.65	63,497.77	1.46

Proposed Total Detention:	64,423.89 cu. ft.	1.48 acre-ft
Detention/Acre Developed	5,783.11 cu. ft.	0.13 acre-ft

2/3/2026



[Signature] P.E.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SILVERSTONE HEIGHTS PHASE II SUBDIVISION**, TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

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

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, RIGHT OF WAY EASEMENT

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

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

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

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

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

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

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

ATTEST: _____ PRESIDENT _____ SECRETARY

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

OMAR CANO
LICENSED PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM No. F-21135

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

MAYOR, CITY OF EDINBURG

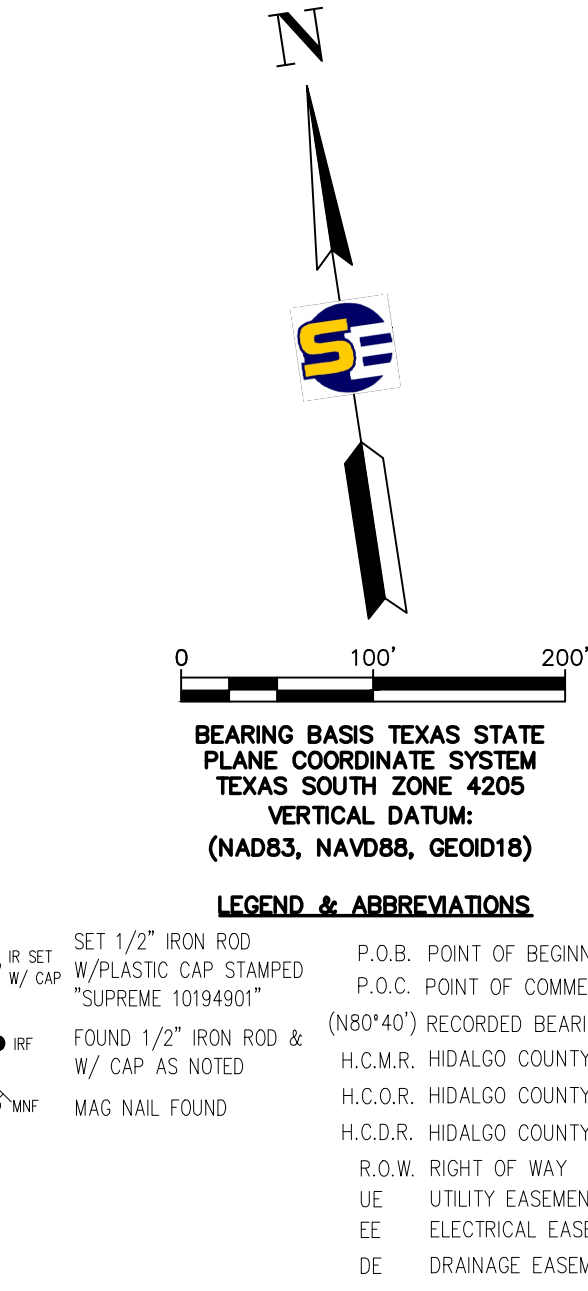
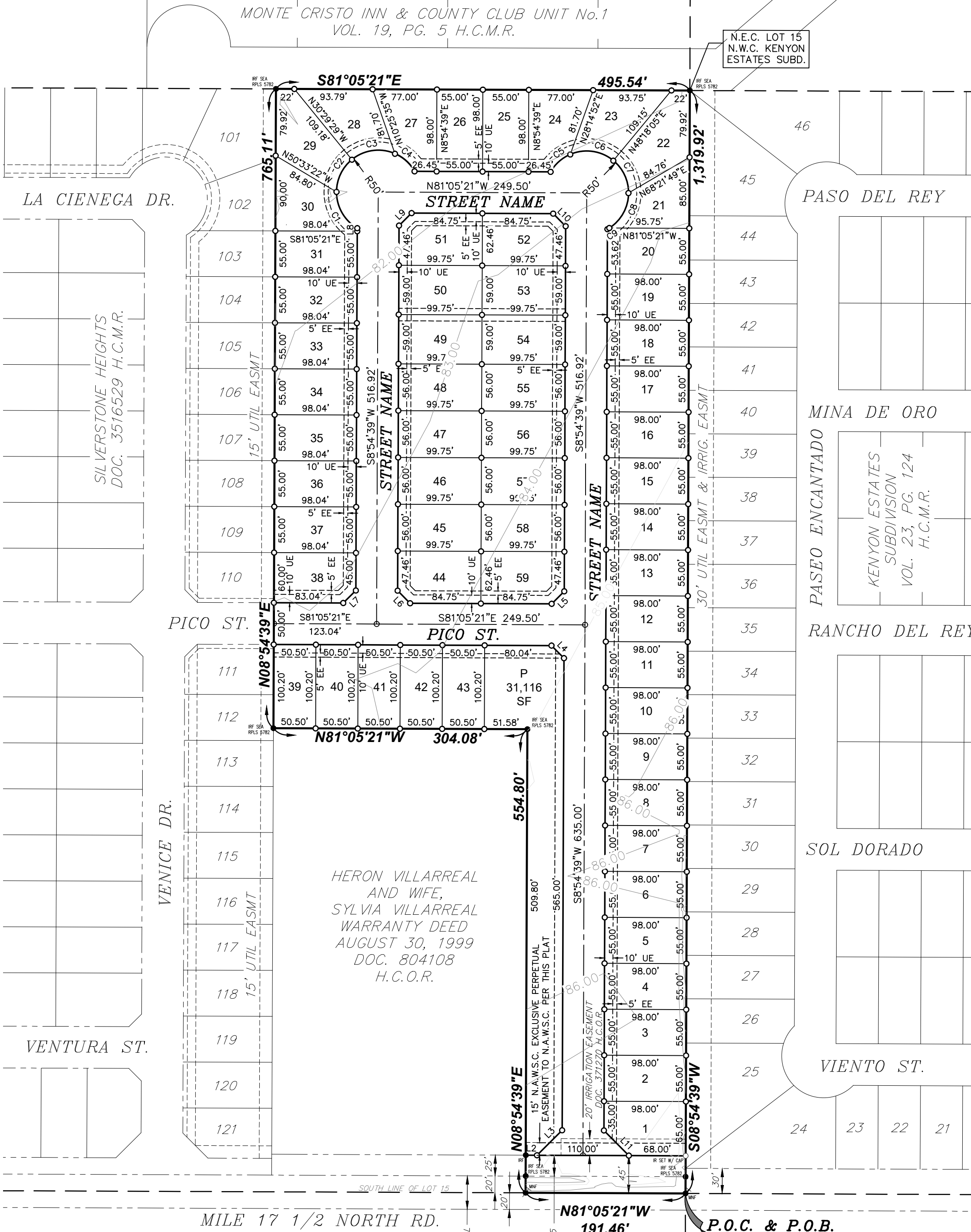
I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG

ATTEST: _____

PLAT OF
**SILVERSTONE HEIGHTS PHASE II
SUBDIVISION**

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



Lot Area		Lot Area	
Lot No.	Area (SQ.FT.)	Lot No.	Area (SQ.FT.)
1	5920	21	4914
2	5390	22	6241
3	5390	23	5782
4	5390	24	5638
5	5390	25	5390
6	5390	26	5390
7	5390	27	5638
8	5390	28	5784
9	5390	29	6243
10	5390	30	5406
11	5390	31	5392
12	5390	32	5392
13	5390	33	5392
14	5390	34	5392
15	5390	35	5392
16	5390	36	5392
17	5390	37	5392
18	5390	38	5770
19	5390	39	5060
20	5388	40	5060

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

- GENERAL NOTES**
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X";
AREAS OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR MORE, THE THE 100-YEAR INSURANCE RATE MAP COMMUNITY PANEL NO. 480338 0020 E WHICH BEARS A REVISED DATE OF JUNE 6, 2000. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
 - SETBACKS:
FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNOR GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL-DE-SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - NO COMMERCIAL USE SHALL BE ALLOWED.
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF CURB. ELEVATION. CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND FLOOD CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR THE DEVELOPMENT PERMIT APPLICATION.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC-FEET (_____-ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR DRAINAGE IMPROVEMENTS).
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY CODE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
 - NO ACCESS WILL BE ALLOWED FROM (E MILE 17 1/2 N RD) ON TO LOTS 1.
 - NO RV OR MOBILE HOMES WILL BE ALLOWED WITHIN THE RESIDENTIAL LOTS AS PER HOA BY LAWS AND DEED RESTRICTIONS.
 - THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE COMMON AREAS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY REQUEST FOR DEDICATION OF THE COMMON AREAS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

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

Curve Data					
Curve #	Radius	Tangent	Delta	Arc Length	Chord Bearing
C1	50.00'	28.87'	60°00'00"	52.36'	S21° 05' 21"E
C2	50.00'	23.63'	50°35'52"	44.15'	S34° 12' 35"W
C3	50.00'	30.48'	62°43'58"	54.74'	N89° 07' 30"W
C4	50.00'	16.57'	36°40'10"	32.00'	N39° 25' 26"W
C5	50.00'	16.57'	36°40'10"	32.00'	S57° 14' 44"W
C6	50.00'	30.47'	62°43'17"	54.73'	N73° 03' 33"W
C7	50.00'	23.64'	50°36'33"	44.16'	N16° 23' 38"W
C8	50.00'	27.13'	56°58'07"	49.71'	N37° 23' 42"E
C9	50.00'	1.32'	3°01'53"	2.65'	N67° 23' 42"E
L2	N81°05'21"W	13.46'			

METES AND BOUNDS

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

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

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

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

THENCE, NORTH 81°05'21" WEST, ALONG THE SOUTH LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 304.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE EAST LINE OF SILVERSTONE HEIGHTS SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN DOCUMENT NUMBER 3516529, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

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

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

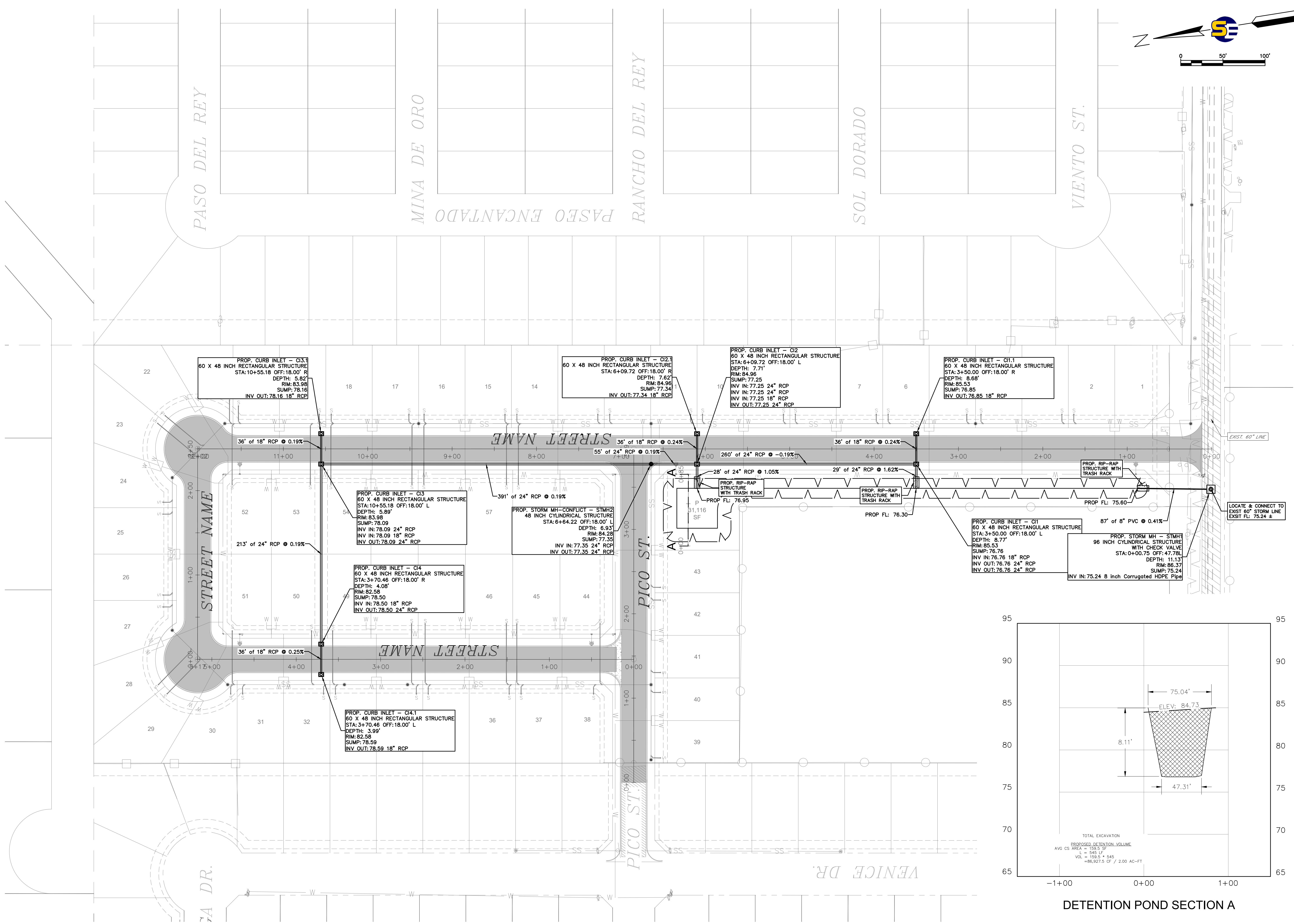
THENCE, SOUTH 08°54'39" WEST, ALONG THE EAST LINE OF SAID LOT 15, ALSO BEING THE WEST LINE OF SAID KENYON ESTATES SUBDIVISION, PASSING A SET 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "SUPREME 10194901", AT THE SAID ADDITIONAL 25 FOOT RIGHT-OF-WAY DEDICATION LINE, AT A DISTANCE OF 1,274.92 FEET, ALSO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

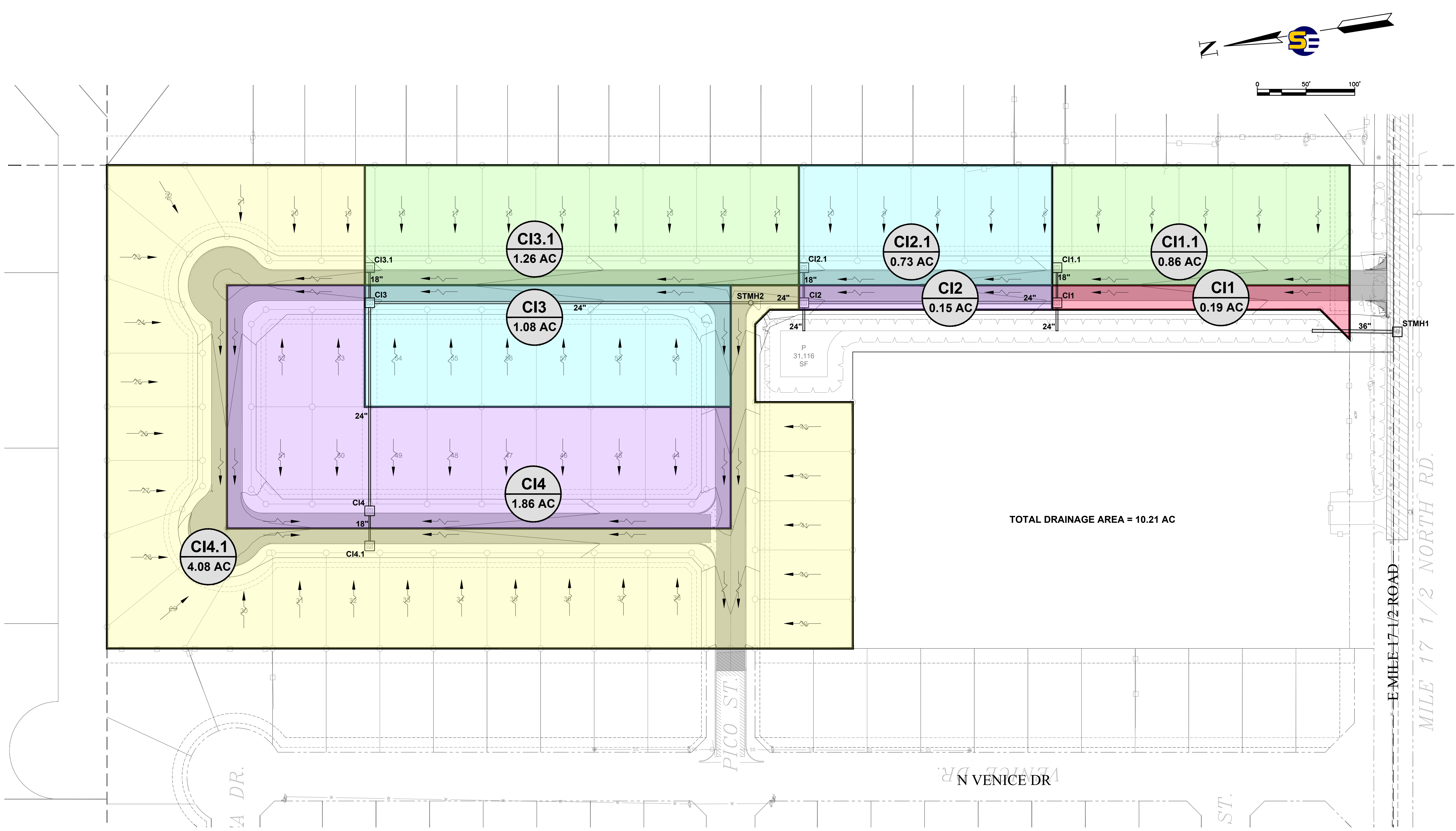
SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

####

C6.0--STORM SEWER PLAN.DWG

----- PLOTTED 2/2/2026





PREPARED FOR:
RICH COAST VENTURES LLC
PHARR TX 78577
5410 N ATHOL ST.

SILVER OAKS SUBDIVISION
DRAINAGE AREAS MAP

PROJECT No.
##

PROJECT TEAM

DESIGN BY:
O.C.

DRAWN BY:
J.L.G.

CHECKED BY:
O.C.

APPROVED BY:
O.C.

REVISIONS:

DATE

APPROVED BY:

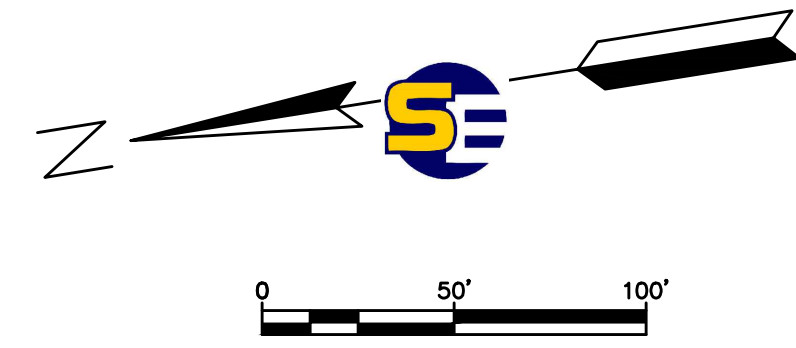
THE SEAL APPEARING ON
THIS DOCUMENT WAS AUTHORIZED BY
OMAR CANG, P.E.
ON 1/29/2026
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE ENGINEER IS AN
OFFENSE UNDER THE TEXAS ENGINEERING
PRACTICE ACT.

OMAR CANG
120081
P.E.
STATE OF TEXAS

SUPREME
ENGINEERING

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
1350 W. 10TH ST., SUITE 7
EDINBURG, TX 78539
PH: (956) 403-1314

C11



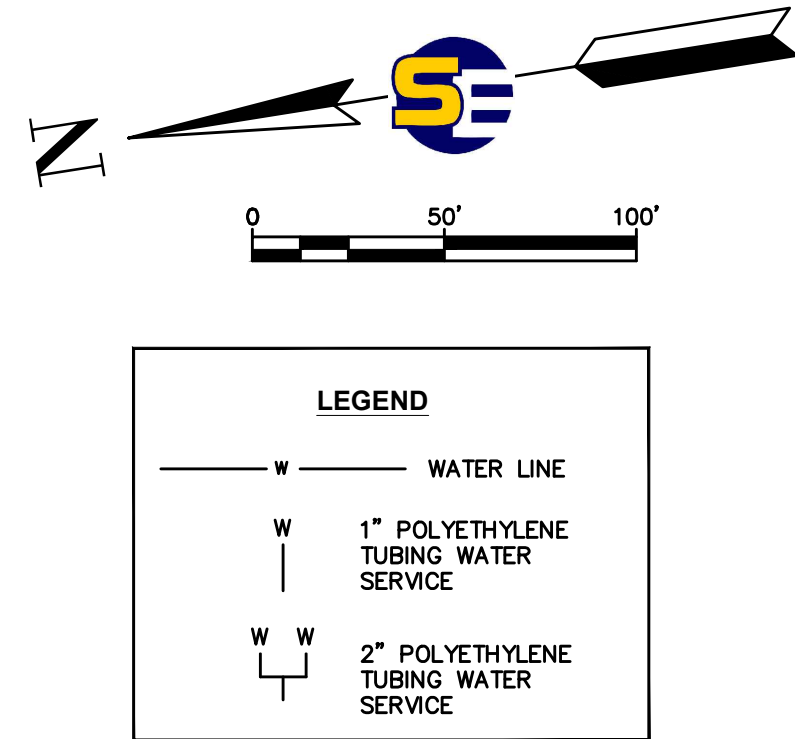
C11

PROJECT No. ##	REVIEWS:	
PROJECT TEAM		
DESIGN BY: O.C.		
DRAWN BY: J.L.G.		
CHECKED BY: O.C.		
APPROVED BY: O.C.	REV DESCRIPTION	DATE: APPROVED BY:



SUPREME
ENGINEERING

TBPELS FIRM No. F-21135
 SUPREME ENGINEERING, P.L.C.
 135 PRADEEP STREET, TIE-7
 CHENNAI - 600 092
 TEL: (9840) 796039
 PH: (986) 4001314

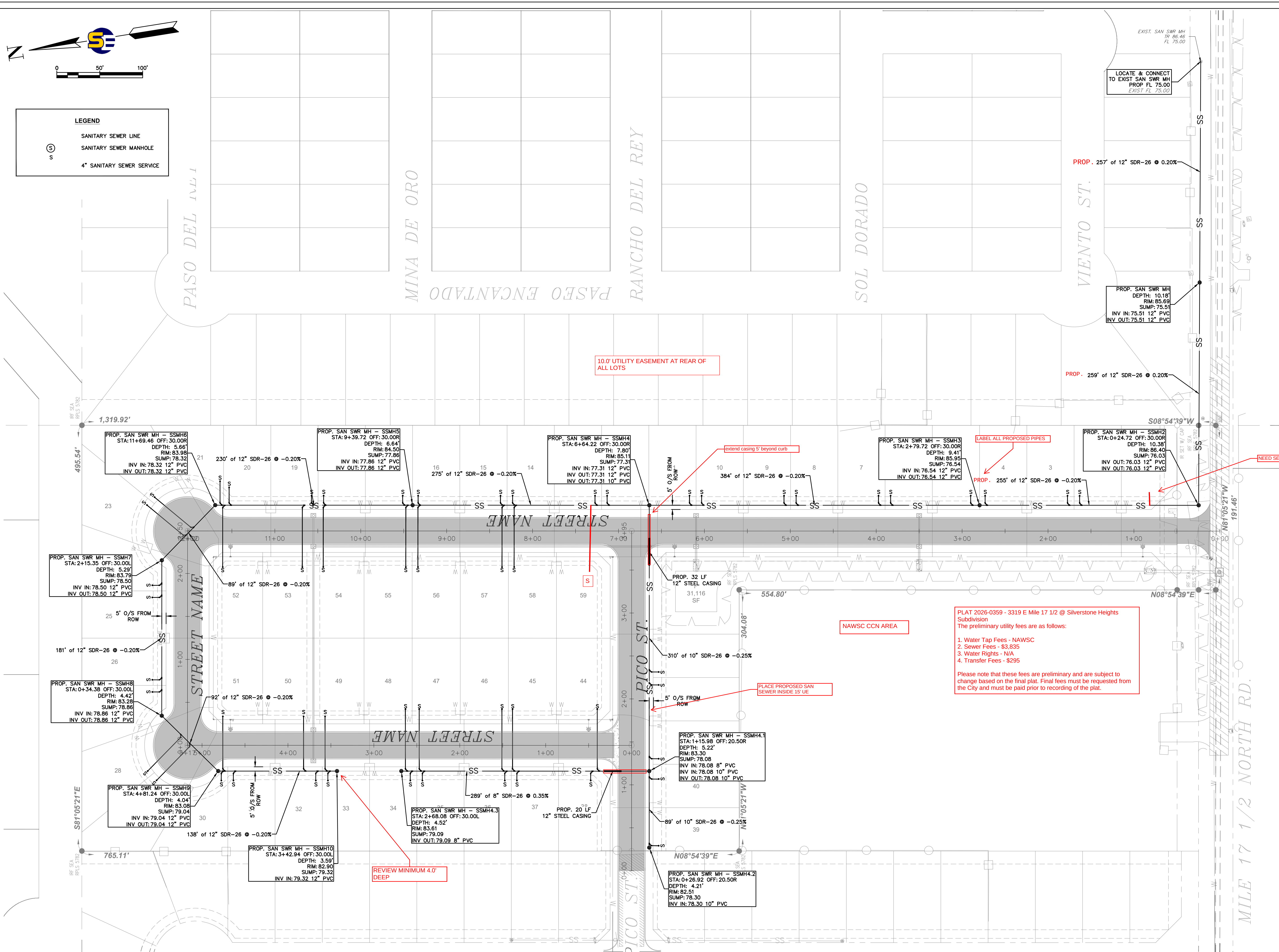
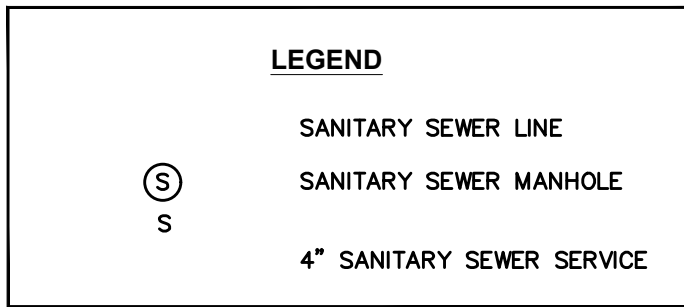


THIS DOCUMENT IS PRELIMINARY AND
IS RELEASED FOR THE PURPOSE OF
INTERIM REVIEW AND MARK—UP ONLY
UNDER THE AUTHORITY OF
OMAR CANO, P.E. 120081
ON 1/20/2026

PREPARED FOR:
RICH COAST VENTURES LLC
PHARR TX 78577
5410 N ATHOL ST.

SILVERSTONE HEIGHTS PHASE II
WATER DISTRIBUTION PLAN

C4.0



SUPREME
ENGINEERING

THEPELS FIRM No. F-21135

SUPREME ENGINEERING, PLLC
135 WEST 10TH ST., # 7
EDINBURG, TX 78549
PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND
IS RELEASED FOR THE PURPOSE OF
INTERIM REVIEW AND MARK-UP ONLY
UNDER THE AUTHORITY OF
OMAR CANO, P.E. No. 120081
ON 1/20/2026

	PROJECT No. ##	REVIEWS:	
	PROJECT TEAM		
	DESIGN BY: O.C.		
	DRAWN BY: J.L.G.		
	CHECKED BY: O.C.		
	APPROVED BY: O.C.	REVIEW DESCRIPTION	DATE: APPROVED BY:

PREPARED FOR:
RICH COAST VENTURES LLC
PHARR TX 78577
5410 N ATHOL ST.

C5.0



SUBMITTAL SUMMARY REPORT (PLAT-2026-0359) FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3319 E MILE 17 1/2 RD
EDINBURG, TX 78542

PARCEL: T2100-00-248-0015-00

APPLICATION DATE: 01/21/2026

SQUARE FEET: 0

DESCRIPTION: Silverstone Heights Phase II Subdivision

EXPIRATION DATE: 07/20/2026

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Omar Cano	Supreme Engineering	410 S. Jackson Rd. #2780 Edinburg, TX 78540
Engineer	OMAR CANO	SUPREME ENGINEERING	135 PASEO DEL PRADO STE 7 EDINBURG, TX 78539

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	02/04/2026	02/18/2026		In Review
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	02/18/2026	02/20/2026	Complete
<i>Comments</i>	See comments on review			
Fire (Fire)	Anthony Riojas	02/18/2026	02/17/2026	Requires Re-submit
<i>Comments</i>	PENDING INFORMATION: 1. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. (C900) Shall meet UDC 2022 and COESM 2021 standards.			
Planning & Zoning (Planning & Zoning)	Leonel Duran	02/18/2026	02/16/2026	Requires Re-submit
<i>Comments</i>	Landscaping will be required in the form of street trees at the time of site plan/ building permit review as described in Section 4.203 C of the City of Edinburg's Unified Development Code (UDC). This will consist of one tree in the front of each lot to provide shading to paved surfaces, and must provide a minimum of 7ft. of clearance from the lowest branches for pedestrians. Based off of zoning at recording phase, please see Section 4.204 of the UDC for required bufferyard. Requirements are subject to change at building permit stage. A tree survey and tree mitigation plan will need to be submitted by the applicant. A Land Clearing Permit was applied for by a representative of Liongate Builders, but not issued because a tree survey was not conducted by the City Forester. I tried to contact Liongate Builders to set a time and date to visit the property but got no response. A few days later I drove past the property and it was already cleared with no permit.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	02/18/2026		In Review
<i>Comments</i>	Comments and Redlines on Bluebeam			
Public Works (Public Works)	David De La Fuente	02/18/2026	02/20/2026	Complete
<i>Comments</i>	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan, Plat note			
Solid Waste (Solid Waste)	Laura Olivarez	02/18/2026	02/04/2026	Complete
<i>Comments</i>	Plat message with submittal requirements and Site Developments Guidelines sent .			
Utilities (Utilities)	Gerardo Carmona	02/18/2026	02/20/2026	Complete
<i>Comments</i>	they need to fix provided comments.			
Utilities (Utilities)	Priscilla Bernal	02/18/2026	02/04/2026	Approved
<i>Comments</i>				

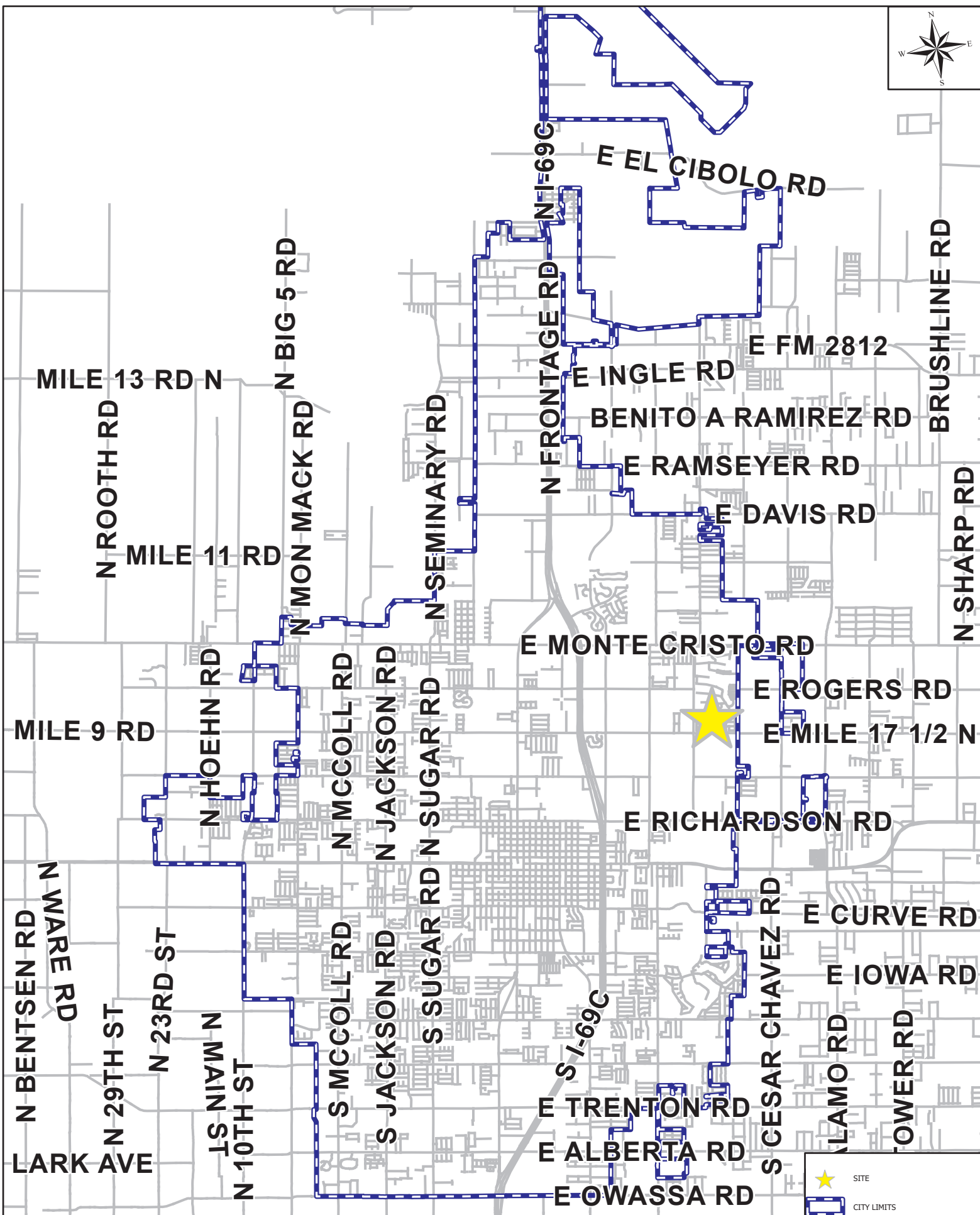
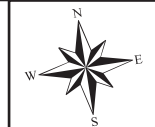
SUBMITTAL SUMMARY REPORT (PLAT-2026-0359)

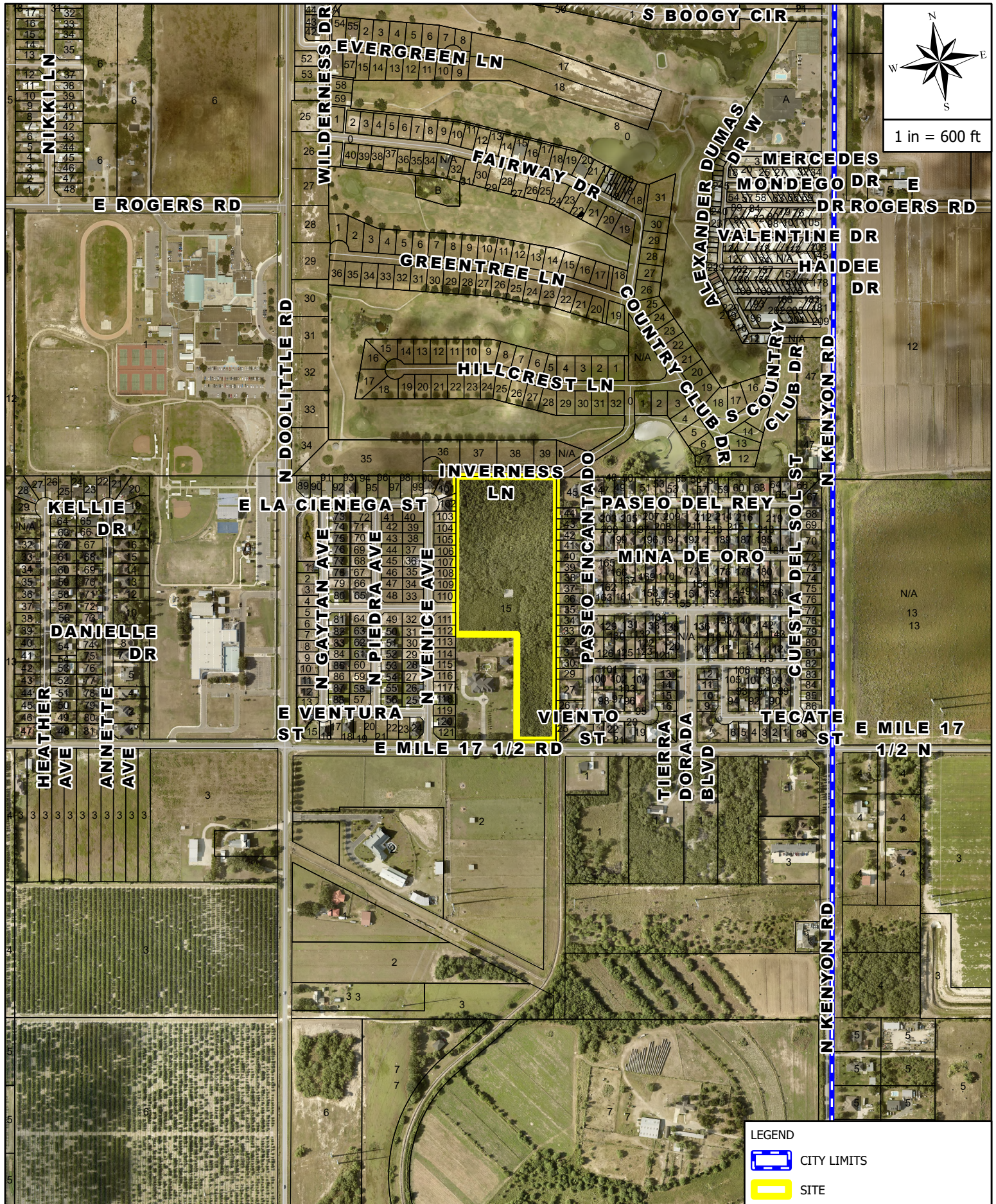
The preliminary utility fees are as follows:

1. Water Tap Fees - NAWSC
2. Sewer Fees - \$3,835
3. Water Rights - N/A
4. Transfer Fees - \$295

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.

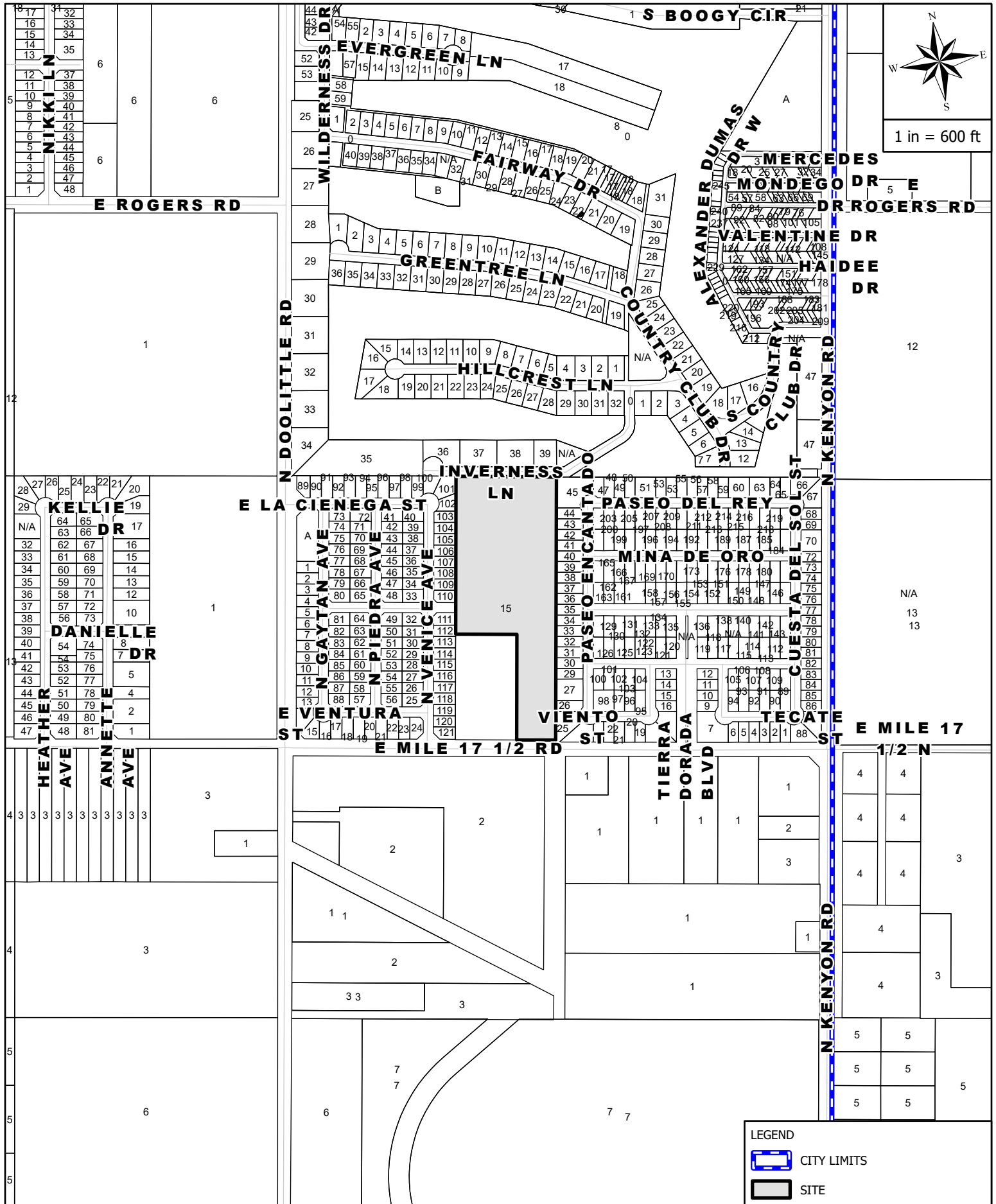
Will submit comments to Engineering and Planning & Zoning.





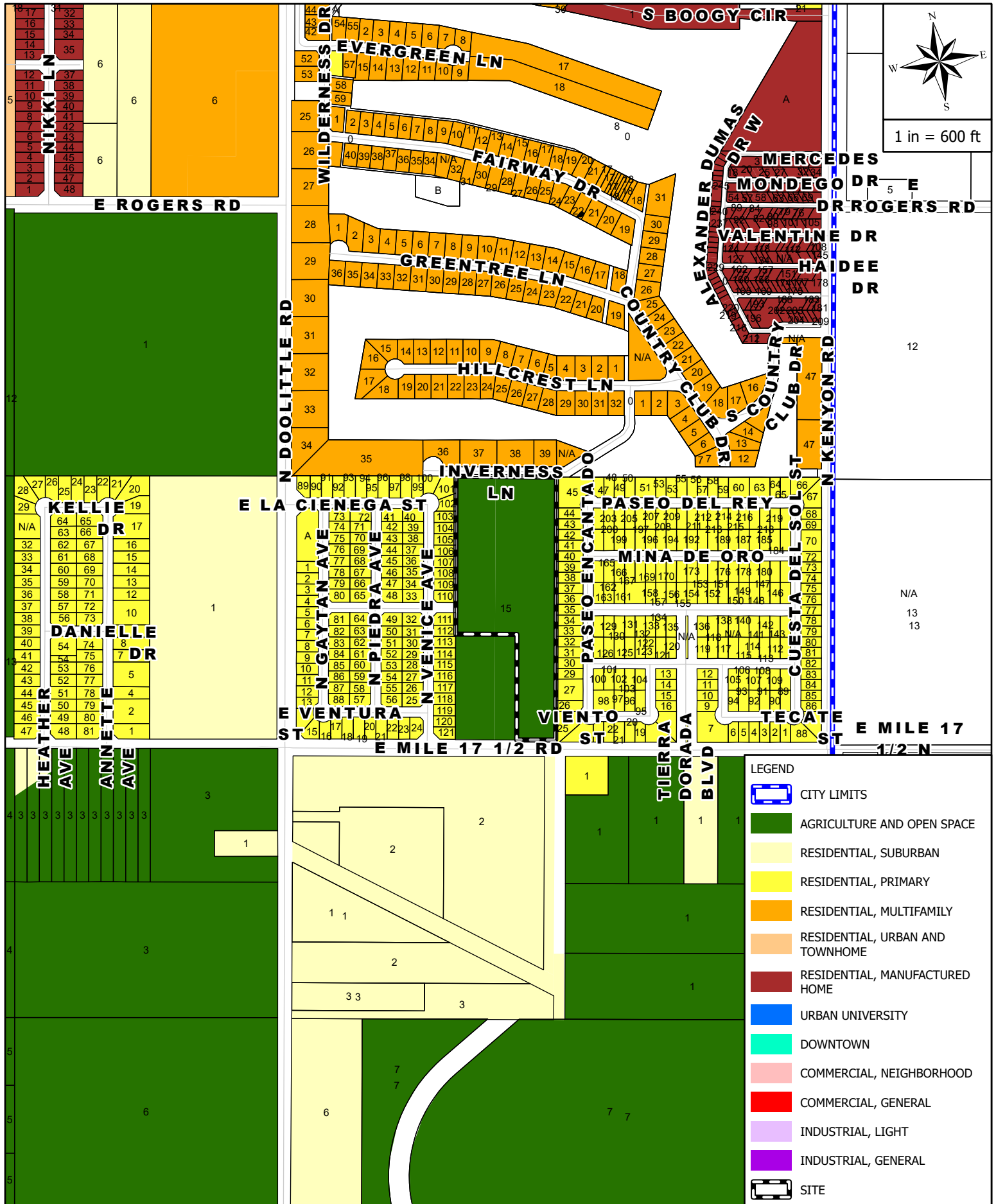
AERIAL MAP

3319 E Mile 17 1/2 Road



MAILOUT AND SITE MAP

3319 E Mile 17 1/2 Road



ZONING MAP

3319 E Mile 17 1/2 Road

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SILVERSTONE HEIGHTS PHASE II SUBDIVISION**, TO THE CITY OF EDINBURG, TEXAS, AND WHSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

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

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, RIGHT OF WAY EASEMENT

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

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

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

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

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

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

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

ATTEST: _____ PRESIDENT _____ SECRETARY

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

OMAR CANO
LICENSED PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM No. F-21135

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

MAYOR, CITY OF EDINBURG

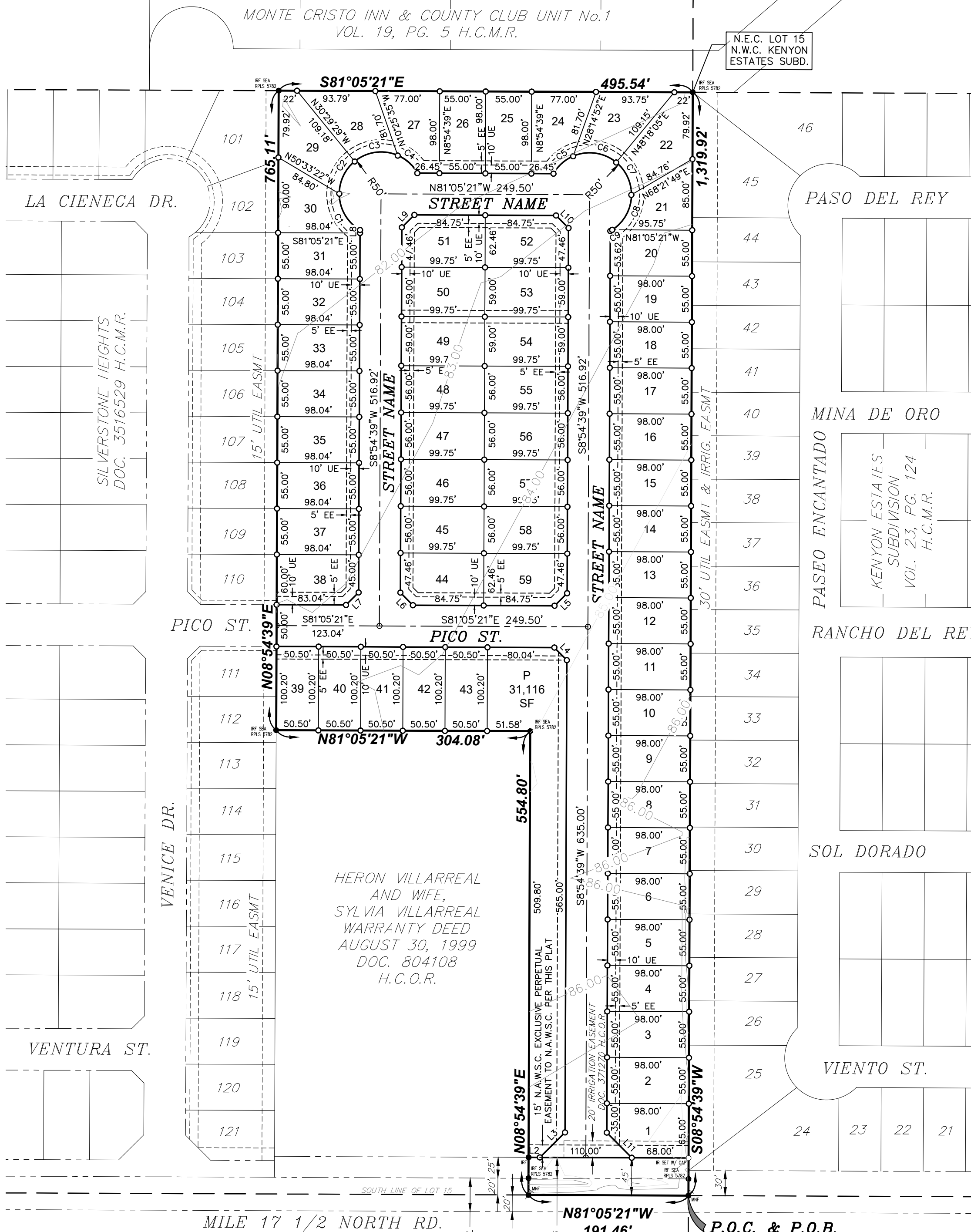
I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG

ATTEST: _____

PLAT OF
SILVERSTONE HEIGHTS PHASE II
SUBDIVISION

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



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

LEGEND & ABREVIATIONS

- SET 1/2" IRON ROD
- W/PLASTIC CAP STAMPED "SUPREME 10194901"
- FOUND 1/2" IRON ROD & W/ CAP AS NOTED
- MAG NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (N80°40') RECORDED BEARINGS & DISTANCE
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- R.O.W. RIGHT OF WAY
- UE UTILITY EASEMENT
- EE ELECTRICAL EASEMENT
- DE DRAINAGE EASEMENT

Lot Area		Lot Area	
Lot No.	Area (SQ.FT.)	Lot No.	Area (SQ.FT.)
1	5920	21	4914
2	5390	22	6241
3	5390	23	5782
4	5390	24	5638
5	5390	25	5390
6	5390	26	5390
7	5390	27	5638
8	5390	28	5784
9	5390	29	6243
10	5390	30	5406
11	5390	31	5392
12	5390	32	5392
13	5390	33	5392
14	5390	34	5392
15	5390	35	5392
16	5390	36	5392
17	5390	37	5392
18	5390	38	5770
19	5390	39	5060
20	5388	40	5060

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

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

Curve Data					
Curve #	Radius	Tangent	Delta	Arc Length	Chord Bearing
C1	50.00'	28.87'	60°00'00"	52.36'	S21° 05' 21"E
C2	50.00'	23.63'	50°35'52"	44.15'	S34° 12' 35"W
C3	50.00'	30.48'	62°43'58"	54.74'	N89° 07' 30"W
C4	50.00'	16.57'	36°40'10"	32.00'	N39° 25' 26"W
C5	50.00'	16.57'	36°40'10"	32.00'	S57° 14' 44"W
C6	50.00'	30.47'	62°43'17"	54.73'	N73° 03' 33"W
C7	50.00'	23.64'	50°36'33"	44.16'	N16° 23' 38"W
C8	50.00'	27.13'	56°58'07"	49.71'	N37° 23' 42"E
C9	50.00'	1.32'	3°01'53"	2.65'	N67° 23' 42"E
L2	N81°05'21"W	13.46'			2.65'

METES AND BOUNDS

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

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

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

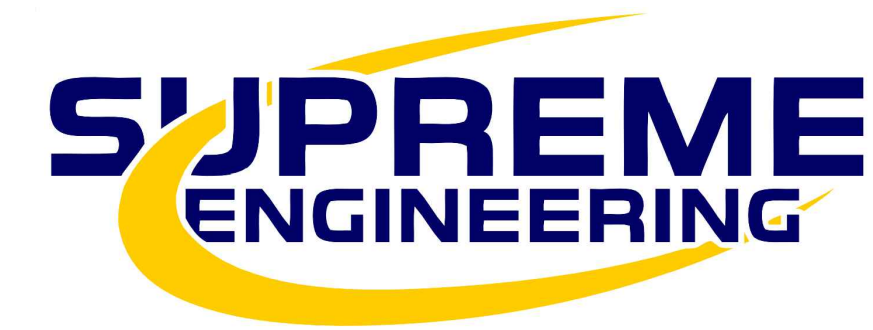
THENCE, NORTH 08°54'39" EAST, ALONG THE EAST LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE EAST LINE OF SAID LOT 15, PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 NORTH ROAD, AT A DISTANCE OF 20.00 FEET, ALSO PASSING A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

THENCE, NORTH 81°05'21" WEST, ALONG THE SOUTH LINE OF SAID HERON VILLARREAL TRACT, AND PARALLEL TO THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 304.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SEA RPLS 5782" AT THE EAST LINE OF SILVERSTONE HEIGHTS SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN DOCUMENT NUMBER 3516529, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

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

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

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



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Attendance	2026
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