PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 11, 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 Ruby Casas from the May 28, 2026, regular meeting.

B. Consider excusing the absence of Board Member Victor Daniec from the May 28, 2026, regular meeting.

7. **MINUTES**

A. Consider approval of the minutes for the May 28, 2026, regular meeting.

8. **PUBLIC HEARINGS**

A. Consider the Rezoning Request From Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Tract I, a 1.56-Acre Tract of Land Being a Portion of Lot 1, Block 36, Santa Cruz Gardens Subdivision, Unit No. 2, Located at 6705 San Francisco Drive, As Requested By Ariel Abel Acuna.

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 3.056-Acres of Land Out of Lot 15, Section 275 Texas-Mexican Railway Company's Survey, Located at 2698 Hedfelt Drive, As Requested By Melden & Hunt, Inc.

C. Consider the Comprehensive Plan Amendment From Suburban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a 0.918-Acre Parcel Out of Lot Six (6), Block One (1), Santa Cruz Gardens, Unit No. Two (2), Located at 1225 E. F.M. 2812, As Requested By O'Reilly Auto Enterprises, LLC.

D. Consider the Special Use Permit For On-Premise Consumption of Alcoholic Beverages, Being Lot 2, Carmike Cinemas Subdivision, Located at 1204 E. Canton Road, As Requested By Space Monkey Barrcade, LLC.

9. **SUBDIVISION VARIANCE**

A. Consider the Variance Requests to the City's Unified Development Code, Article 5, Section 5.202, B. Streets, 3. External Connectivity and Article 3, Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width For the Proposed Lumen Park Subdivision, Being a 8.80-Acres Tract of Land Out of the South 12.87-Acres of Lot 5, Block 1, John Closner, Et. Al. Subdivision, Recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas, Located at 2301 E. Wisconsin Road, As Requested By Rio Delta Engineering.

10. **SUBDIVISION CONSENT**

A. Consider the Preliminary Plat Approval of Montemayor Estates Subdivision, Being a 4.00-Acre Tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo Texas Located at 3220 W. Chapin Street, As Requested By Quintanilla, Headley & Associates.

B. Consider the Preliminary Plat Approval of Lumen Park Subdivision, Being a 8.80-Acres Tract of Land Out of the South 12.87-Acres Of Lot 5, Block 1, John Closner, Et. Al. Subdivision, Recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas, Located at 2301 E. Wisconsin Road, As Requested By Rio Delta Engineering.

C. Consider the Preliminary Plat Approval of West Sprague Ranches Subdivision, Being a 4.2596-Acre Tract of Land, More or Less, Out of and Forming a Part of Lot 2, Block 275, Texas-Mexican Railway Company's Subdivision, in the City of Edinburg Hidalgo County, Texas As Per the Map or Plat Thereof Recorded in Volume 37 Pages 06, Map Records in Hidalgo County, Texas, Located at 2698 W. Sprague, As Requested By Benavides Engineering.

D. Consider the Preliminary Plat Approval of Morningside Subdivision Phase I, Being 16.372-Acres Out of Lots 113, Seminary Heights Subdivision Volume 9, Page 23 H.C.M.R. and Out of Lots 17 and 20, East Retama Subdivision Volume 2, Page 57 H.C.M.R. City of Edinburg Hidalgo County, Texas, Located at 4716 N. Seminary Road, As Requested By Melden & Hunt, Inc.

E. Consider the Final Plat Approval of The Woodlands at Jackson Subdivision, Being a 4.00-Acre Tract of Land Out of Lot 4, Section 242, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, As Per Map Recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas, Located at 1800 N. Jackson Road, As Requested By Mas Engineering, LLC.

11. **DIRECTOR'S REPORT**

A. City Council Actions

B. Unified Development Code Updates

C. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 4th day of June, 2026.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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

PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 28, 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.
RODOLFO "RUDY" RAMIREZ
GREGORY A. VASQUEZ

ABSENT:
BOARD MEMBERS:
RUBY CASAS
VICTOR DANIEC

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.

FERN MCCLAUGHERTY, A CONCERNED CITIZEN, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS FOR THE REZONING REQUEST (ITEM 8B) LOCATED AT 3002 W. MILE 17 ½ ROAD.

6. **ABSENCES**

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

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO "RUDY" RAMIREZ FROM THE MAY 14, 2026, REGULAR MEETING. MOTION CARRIED WITH A 4-0 VOTE. BOARD MEMBER RODOLFO "RUDY" RAMIREZ ABSTAINED.

7. **MINUTES**

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

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE MINUTES FROM THE MAY 4, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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.

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

A MOTION WAS MADE BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE-CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

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

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

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.

LUIZ MENDEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

LUIZ MENDEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND AVAILABLE TO ANSWER QUESTIONS FROM THE PLANNING & ZONING COMMISSION.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE-CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

LUIZ MENDEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND AVAILABLE TO ANSWER QUESTIONS FROM THE PLANNING & ZONING COMMISSION.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

ERNESTO MALDONADO, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND AVAILABLE TO ANSWER QUESTIONS FROM THE PLANNING & ZONING COMMISSION.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ, TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

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

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST SUBJECT TO A 12-MONTH TERM LIMIT. MOTION CARRIED WITH A 4-1 VOTE. VICE-CHAIRMAN ELIAS LONGORIA, JR., OPPOSED THE MOTION. – ITEM APPROVED WITH CONDITIONS

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.

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

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST SUBJECT TO A 12-MONTH TERM LIMIT AND A LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER. MOTION CARRIED WITH A 4-1 VOTE. VICE-CHAIRMAN ELIAS LONGORIA, JR., OPPOSED THE MOTION. – ITEM APPROVED WITH CONDITIONS

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.

THE APPLICANT REQUESTED THE ITEM BE PULLED FROM THE MAY 28, 2026, REGULAR MEETING AGENDA. THE PLANNING & ZONING COMMISSION PULLED THE ITEM FROM THE AGENDA.

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

10. **DIRECTOR'S REPORT**

A. City Council Actions

B. Unified Development Code Updates

C. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING ITEMS ON THE MAY, 21, 2026, CITY COUNCIL REGULAR MEETING. ROUTINE ITEMS ON THE AGENDA WERE APPROVED. A REZONING REQUEST ON 513 W. PALM DRIVE WAS DENIED. HE ANNOUNCED THERE WOULD BE A JOINT WORK SESSION ON THURSDAY, JUNE 4, 2026, REGARDING THE PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE.

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.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ, TO ADJOURN THE MEETING AT 6:17 P.M. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

THE CITY OF Edinburg

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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

City of Edinburg
PLANNING & ZONING COMMISSION
June 11, 2026

REZONING REQUEST

AGENDA ITEM:
Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Tract I a 1.56 Acre Tract of Land being a portion of Lot 1, Block 36, Santa Cruz Gardens Subdivision, Unit No. 2, located at 6705 San Francisco Drive, as Requested by Ariel Abel Acuna.

DESCRIPTION / SCOPE:
This property is located along the west side of San Francisco Drive, approximately 1,200 feet south of the intersection of Benito Ramirez Road and San Francisco Drive. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. This property has a total frontage of 192.93 feet along San Francisco Drive and a lot depth of 316.17 feet for a total area of 1.56 acres. Currently the property is a vacant land. The applicant wants to utilize the property for a single residential home.

Adjacent zoning is Agriculture and Open Space (AO) District to the south and west and property located to the north and east are located Outside of City of Edinburg City Limits. Surrounding land uses consists of commercial uses, vacant land and single-home residential. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 7 neighboring property owners on Friday, May 29, 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 June 17, 2026.

On June 3, 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 need in this area to support the proposed development.

STAFF RECOMMENDATION:
Staff recommends approval of 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 – 06/11/2026
CITY COUNCIL – 07/07/2026
DATE PREPARED – 06/01/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Ariel Abel Acuna

AGENT: N/A

LEGAL: Being Tract I a 1.56 Acre Tract of Land being a portion of Lot 1, Block 36, Santa Cruz Gardens Subdivision, Unit No. 2.

LOCATION: Located at 6705 San Francisco Drive

LOT/TRACT SIZE: 1.56 Acre

CURRENT USE: Vacant land

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

REZONING REQUEST
ARIEL ABEL ACUNA.

EVALUATION

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

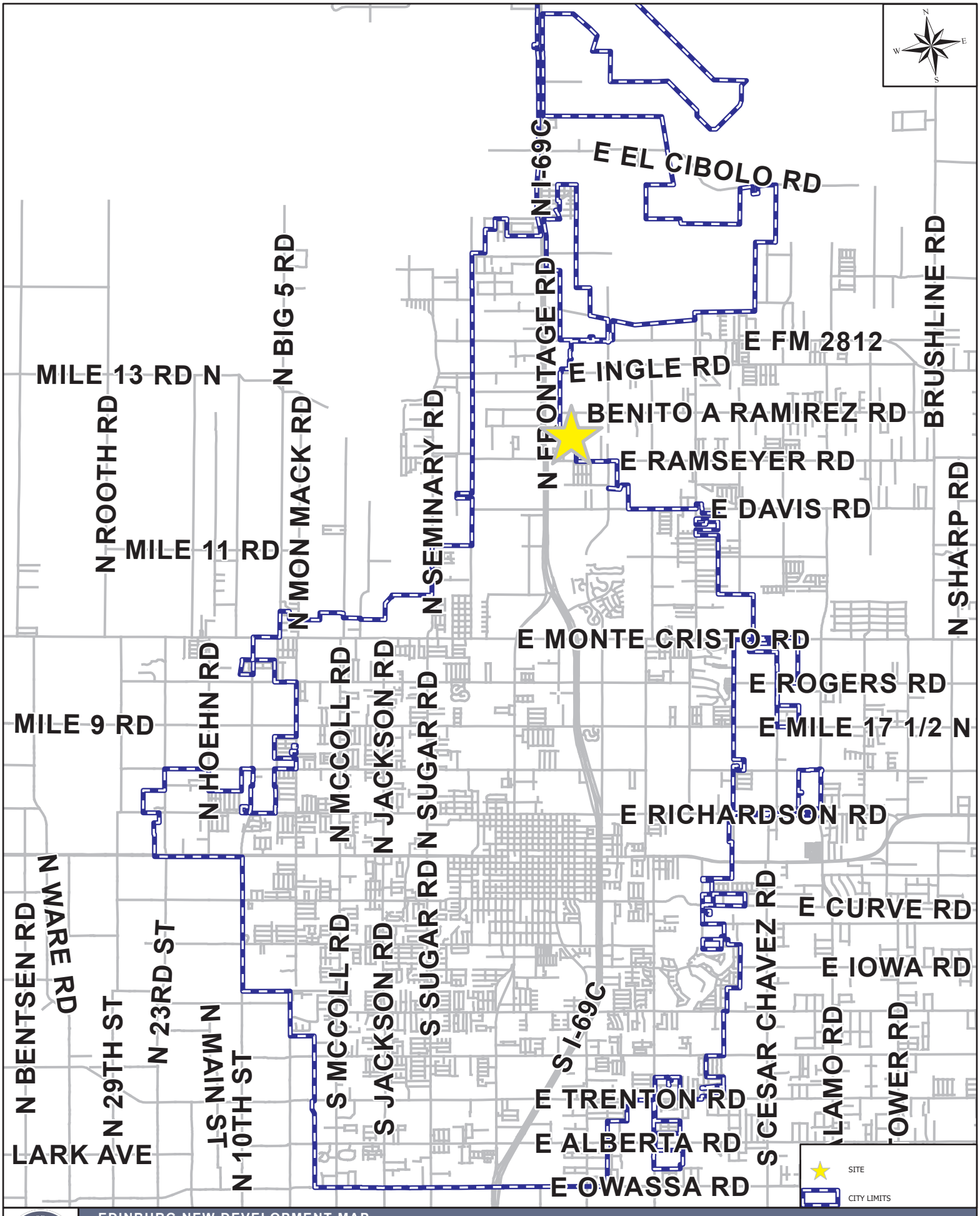
1. The property is currently a vacant land.

2. Surrounding land consists of vacant land, manufactured homes and residential homes.

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 7 neighboring property owners on Friday, May 29, 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 June 17, 2026.



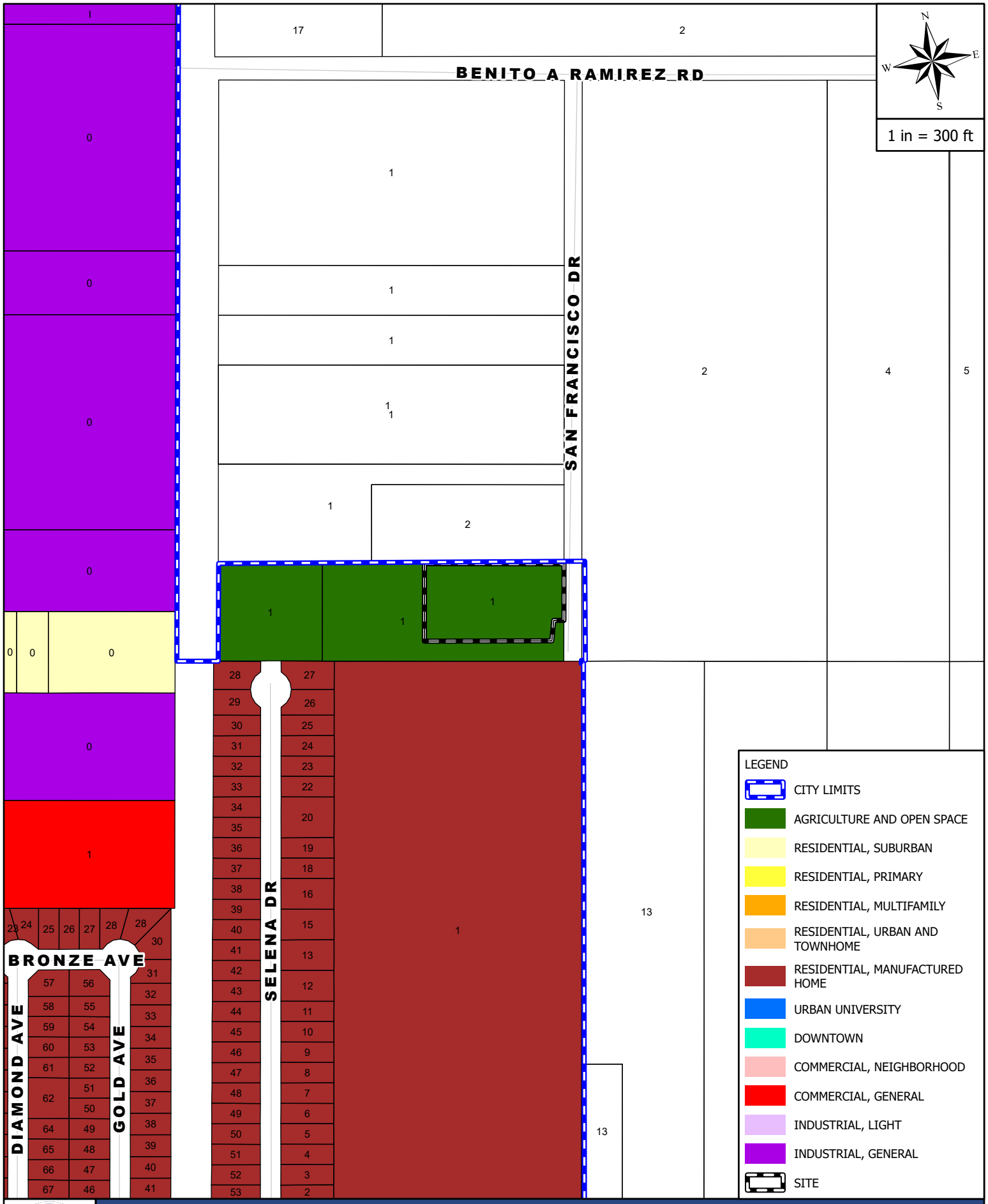
EDINBURG NEW DEVELOPMENT MAP

6705 SAN FRANCISCO DR



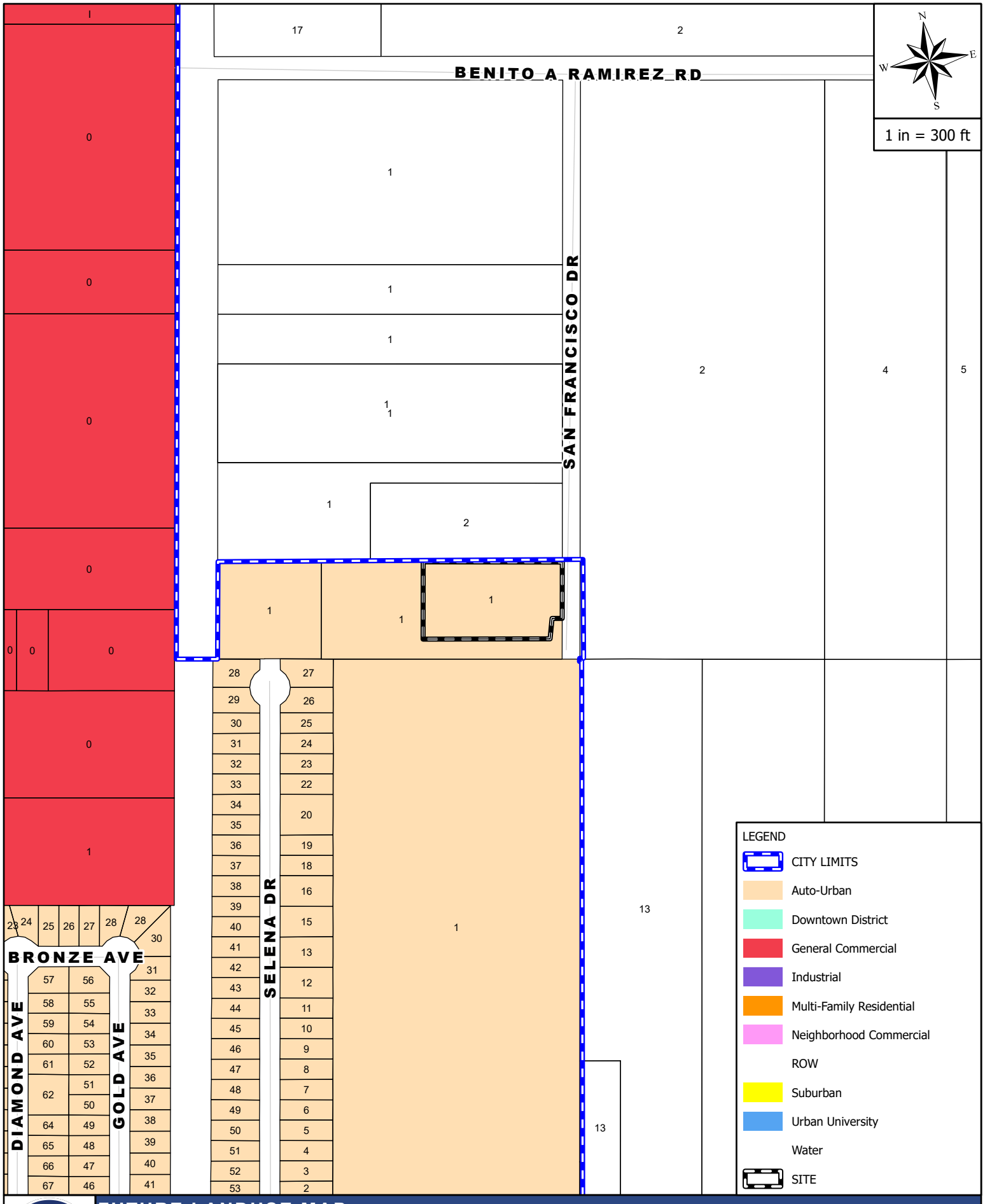
AERIAL MAP

6705 SAN FRANCISCO DR



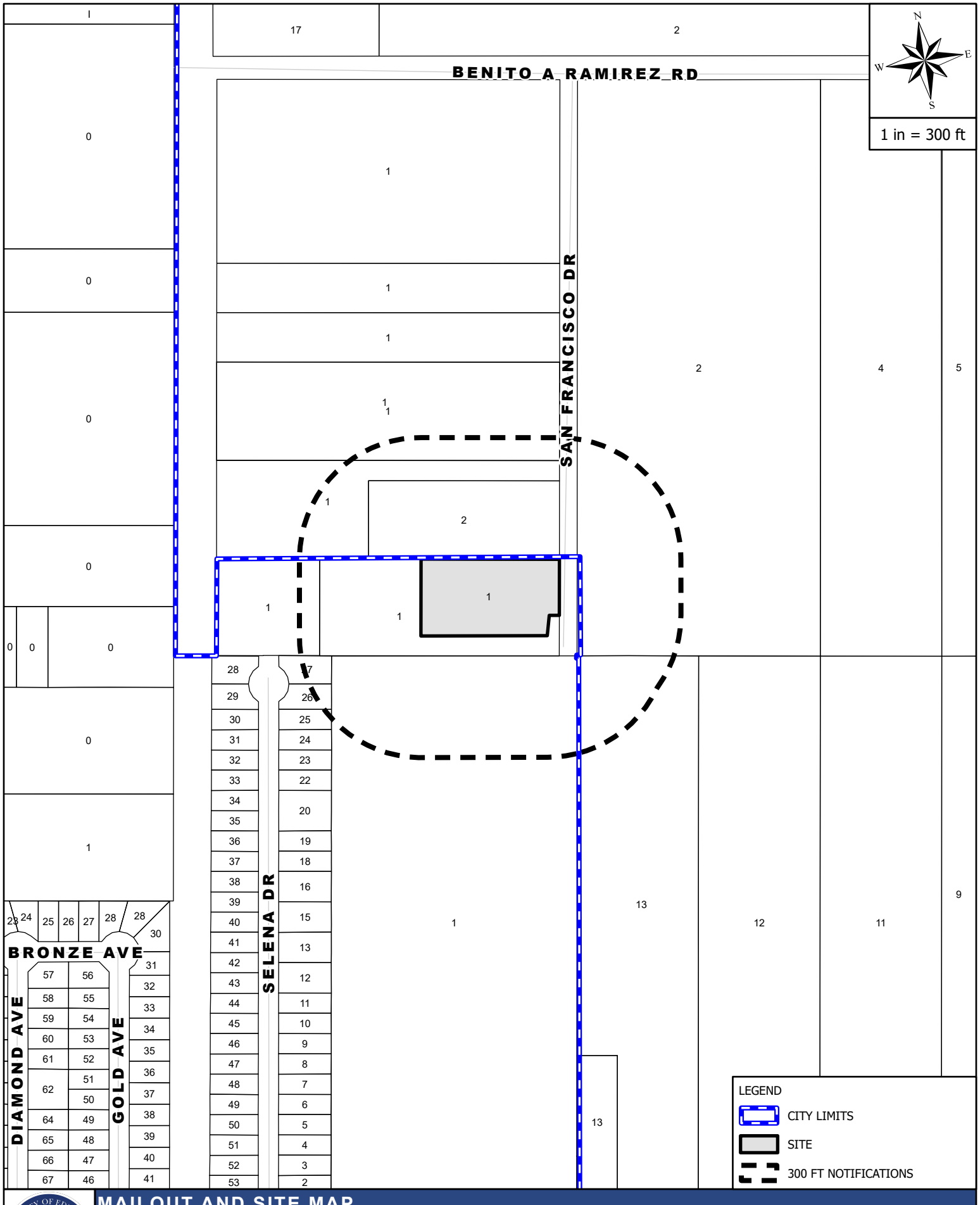
ZONING MAP

6705 SAN FRANCISCO DR



FUTURE LANDUSE MAP

6705 SAN FRANCISCO DR



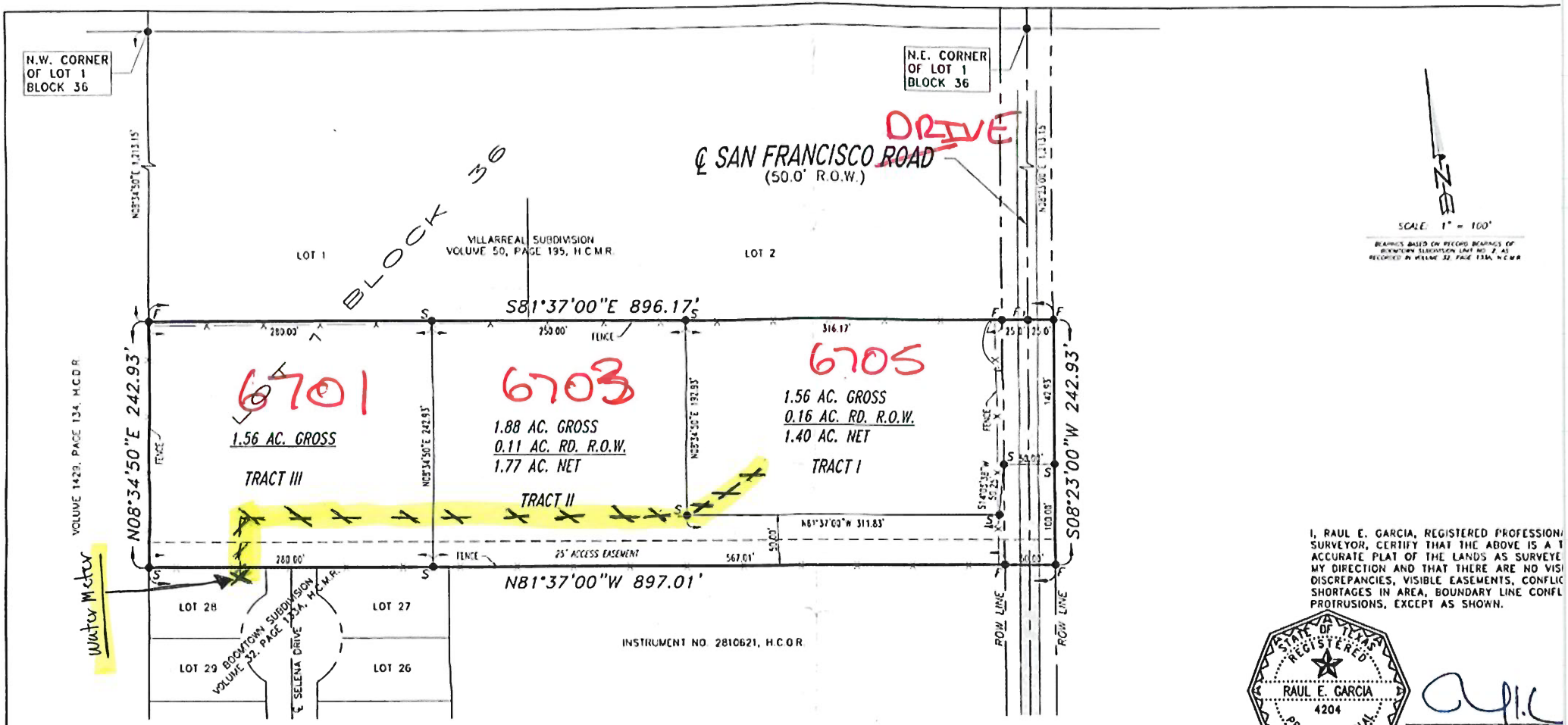
MAILOUT AND SITE MAP

6705 SAN FRANCISCO DR

Rezoning Request Site Photo

Ariel Abel Acuna
6705 San Francisco Drive





PLAT SHOWING

PARTITION OF A 5.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 36, SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #775315, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND:
- F - FOUND 1/2"ø IRON ROD
- F1 - FOUND COTTON PICKER SPINDLE
- S - SET 1/2"ø IRON ROD WITH A CAP LABELED "RPLS 4204"

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"

I, RAUL E. GARCIA, REGISTERED PROFESSIONA SURVEYOR, CERTIFY THAT THE ABOVE IS A T ACCURATE PLAT OF THE LANDS AS SURVEYE MY DIRECTION AND THAT THERE ARE NO VISI DISCREPANCIES, VISIBLE EASEMENTS, CONFLIC SHORTAGES IN AREA, BOUNDARY LINE CONFL PROTRUSIONS, EXCEPT AS SHOWN.

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

REGISTERED PROFESSIONAL SURVEYOR # 4204

This survey is being provided solely for the use of the curre and that no license has been created, expressed or implied, the survey except as is necessary in conjunction with the c transaction which shall take place within a six (6) months t

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS

SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

R.E. Garcia & Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015500)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE: BOUNDARY SURVE
DATE: MAY 27, 2021 REV:
JOB # 2021-100 BOOK T-151/
SCALE: 1" = 100'
DRAWN BY: E.S.

City of Edinburg
PLANNING & ZONING COMMISSION
June 11, 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 3.056 Acres of Land out of Lot 15, Section 275 Texas-Mexican Railway Company's Survey, located at 2698 Hedfelt Drive, as Requested by Melden & Hunt, Inc.

DESCRIPTION / SCOPE:
This property is located at the end of Hedfelt Drive, approximately 660 feet east of the intersection of S. McColl Road and Hedfelt Drive. 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 frontage of 204 feet and a lot depth of 660 feet for a total area of 3.056 acres. Currently the property is a vacant land. The applicant wants to utilize the property to develop 27 townhome lots attached.

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

Staff mailed a notice of the public hearing to 26 neighboring property owners on Friday, May 29, 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 June 17, 2026.

On June 3, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends denial 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 – 06/11/2026
CITY COUNCIL – 07/07/2026
DATE PREPARED – 06/01/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: 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.

APPLICANT: Crew Properties, LTD

AGENT: Melden & Hunt, Inc.

LEGAL: Being 3.056 Acres of Land out of Lot 15, Section 275 Texas-Mexican Railway Company's Survey.

LOCATION: Located at 2698 Hedfelt Drive

LOT/TRACT SIZE: 3.056 acres

CURRENT USE: Vacant land

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

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC.

EVALUATION

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

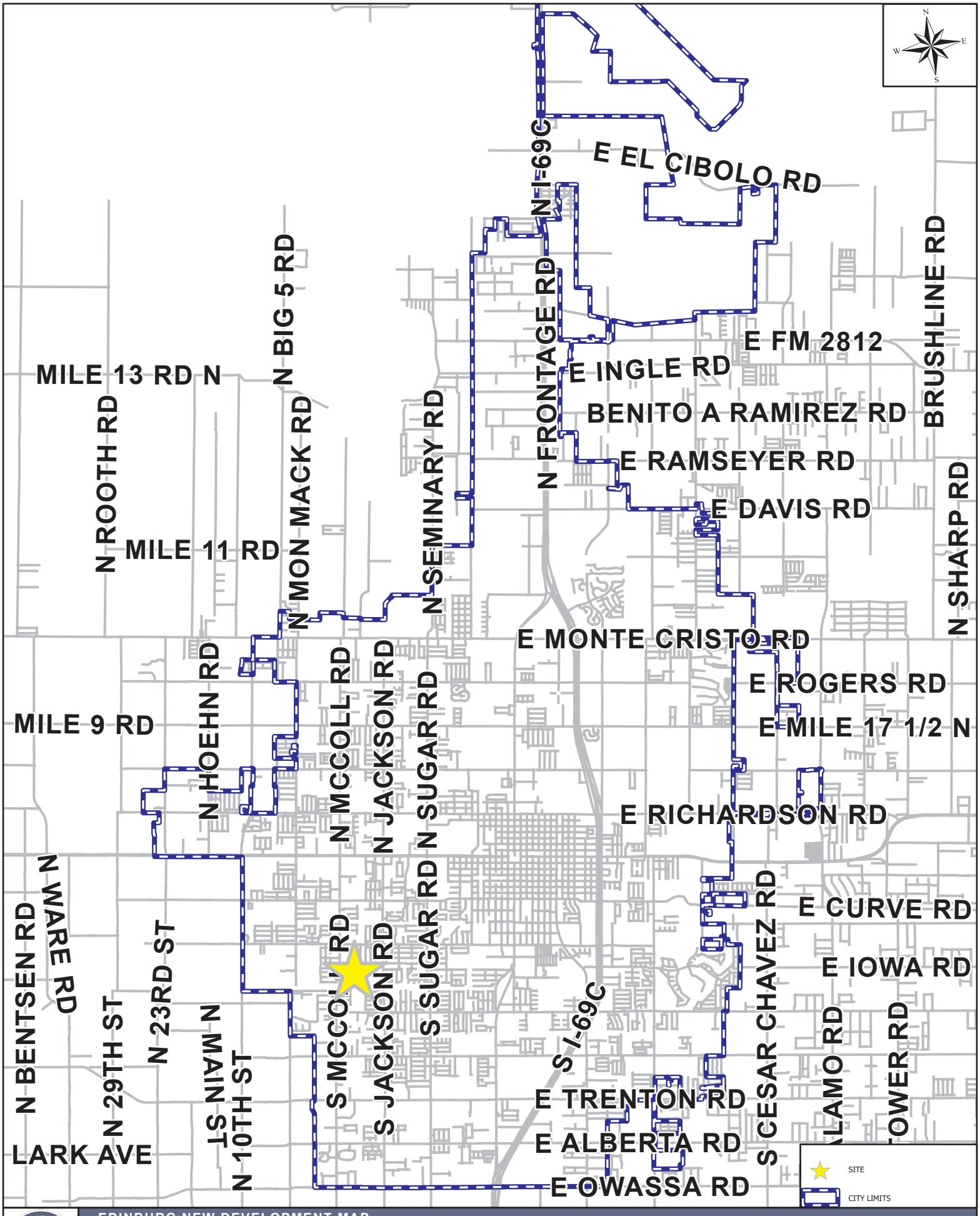
1. The property is currently a vacant land.

2. Surrounding land consists of commercial uses, vacant land and residential homes.

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

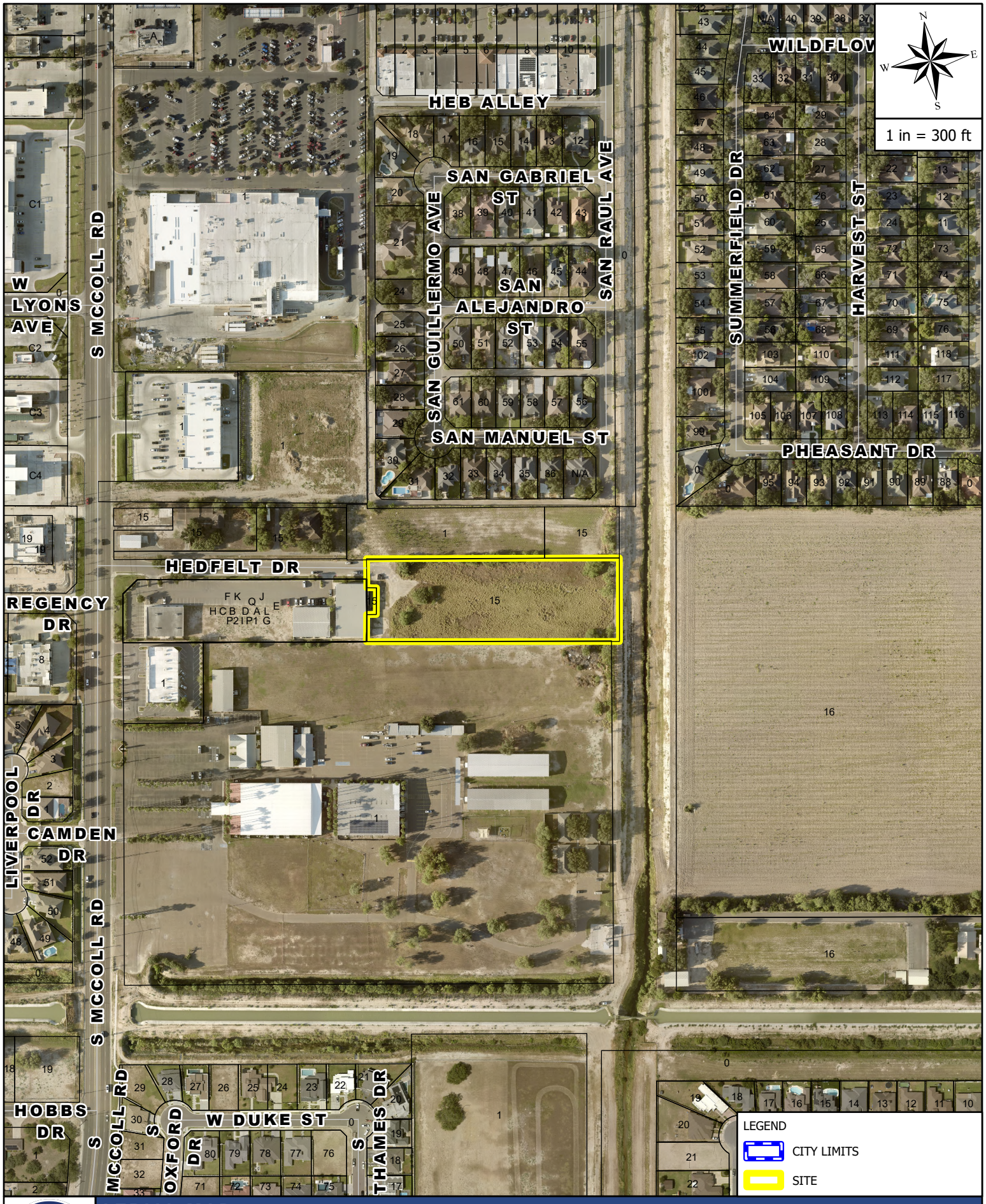
Staff recommends denial of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses. If approved, the applicant will need to comply with 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 26 neighboring property owners on Friday, May 29, 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 June 17, 2026.



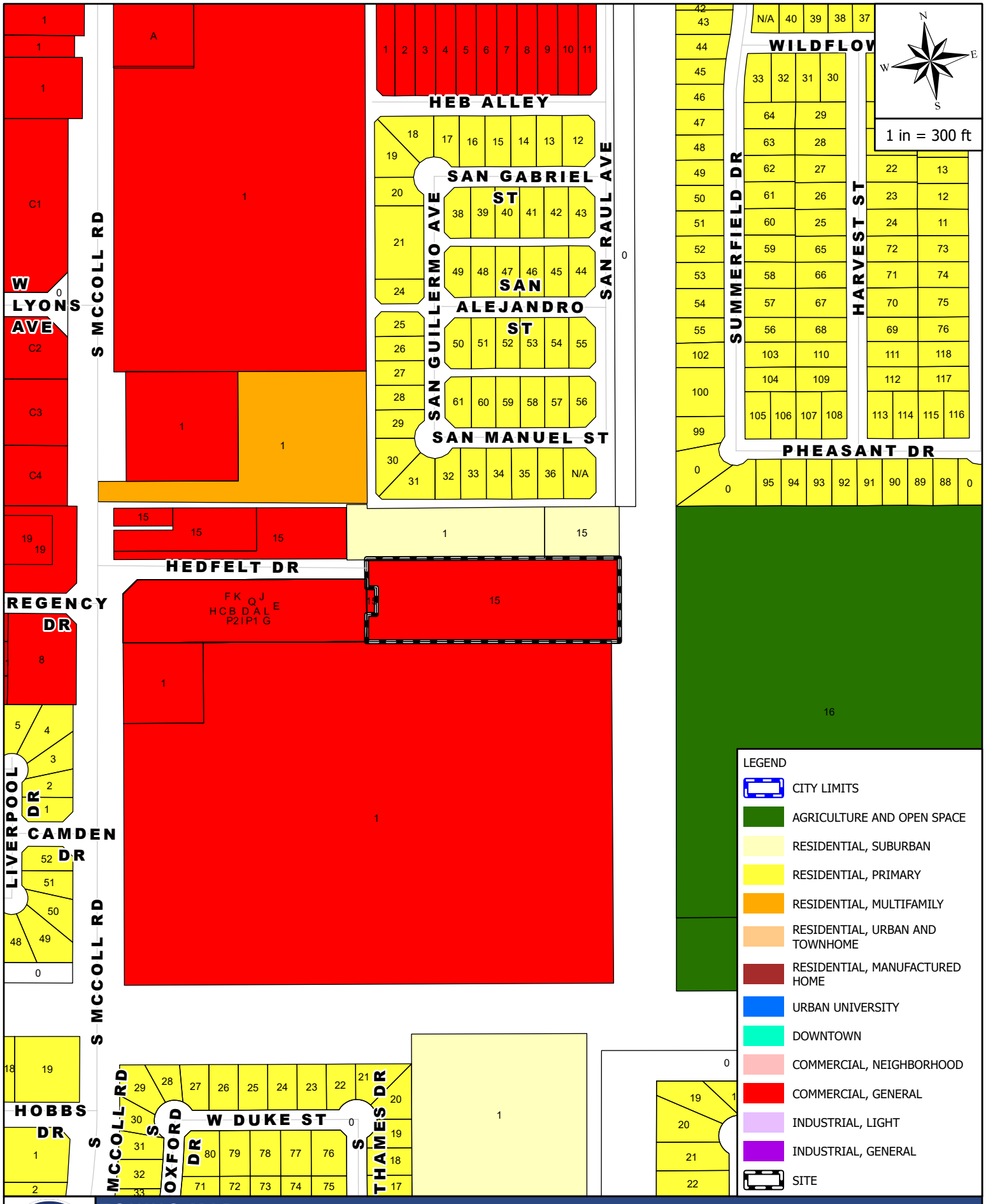
EDINBURG NEW DEVELOPMENT MAP

2698 HEDFELT DR



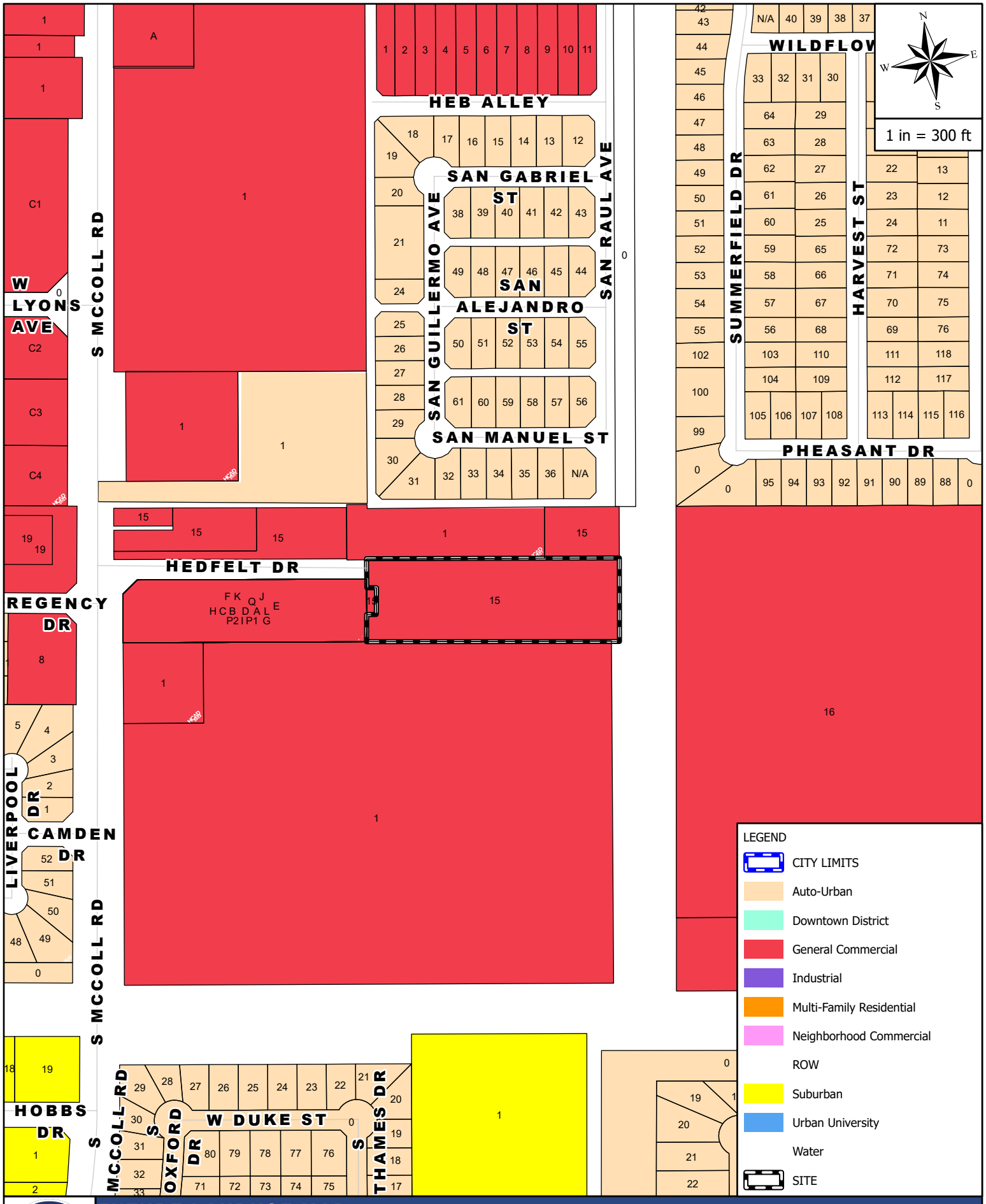
AERIAL MAP

2698 HEDFELT DR



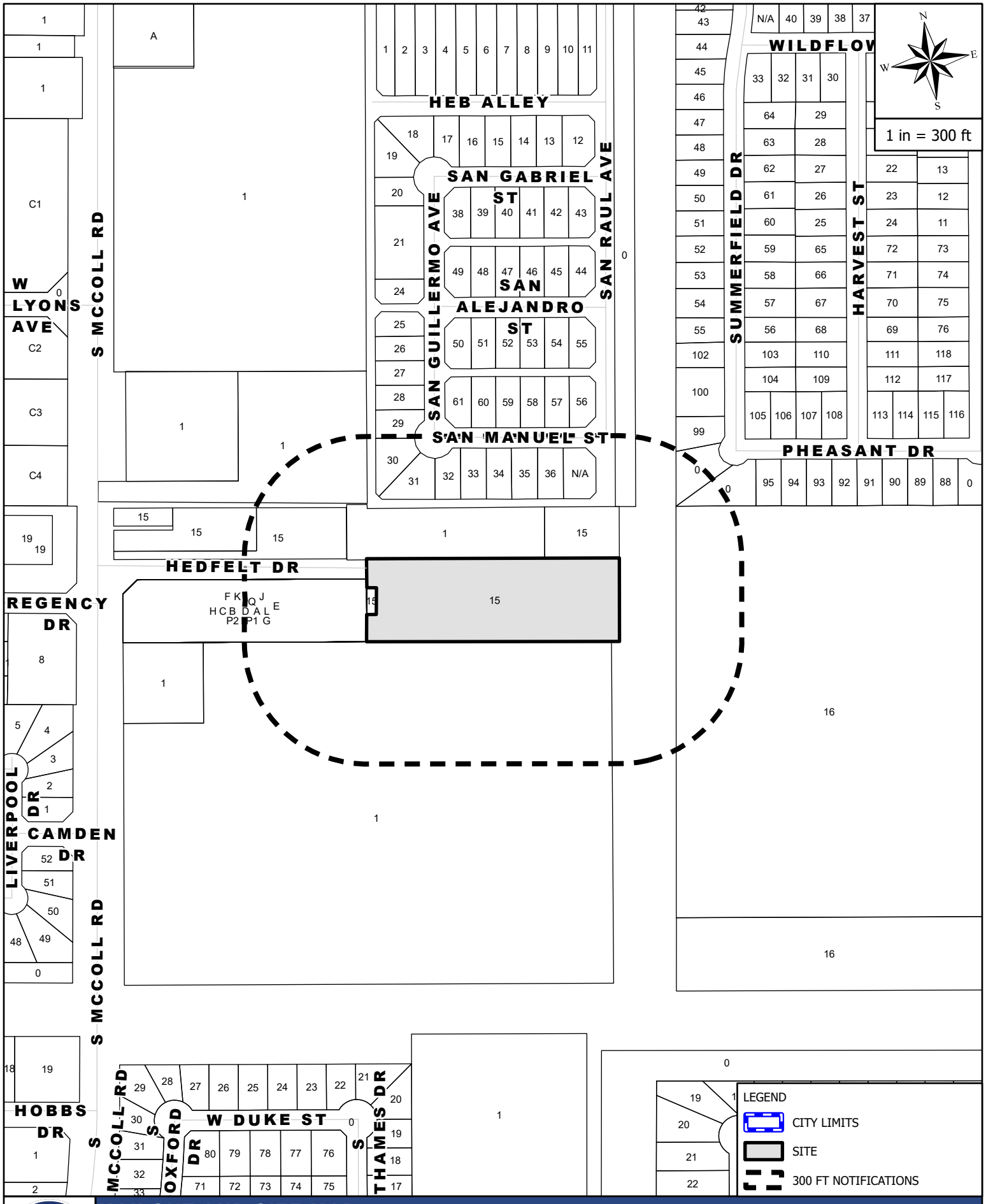
ZONING MAP

2698 HEDFELT DR



FUTURE LANDUSE MAP

2698 HEDFELT DR



MAILOUT AND SITE MAP

2698 HEDFELT DR

Rezoning Request Site Photo

Melden & Hunt, Inc.
2698 Hedfelt Drive



ARLEY J. ELSIK AND WIFE,
BEVERLY J. ELSIK
W.D. 1941/80 D.R.

(S 81° 11' 27" E)
S 81° 05' 11" E 660.00'

N.E. COR.
LOT 15
SEC. 275

P.O.B.
N.E. COR.
TRACT II

S 08° 54' 49" W
126.00'

BEARING BASIS AS PER TEXAS STATE
PLANE GRID COORDINATE SYSTEM NAD 83
TEXAS SOUTH 4205

SCALE:1"=50'

2.68'
0.12'
DETAIL N.T.S.

N:16629865.539
E:1084043.724

10' UTILITY EASEMENT
Doc. 1398060 H.C.O.R.

10' UTILITY EASEMENT
Doc. 1398059 H.C.O.R.

HEDFELT COMMERCIAL PLAZA
VOLUME 48, PAGE 125

(N 08° 48' 33" E)
N 08° 54' 49" E
63.80'

N 81° 05' 11" W
23.5'
(N 81° 11' 27" W)

RONALD KASSLER
M.D. 1979

(N 08° 48' 33" E)
N 08° 54' 49" E
65.5'

66.3'
MOBILE HOME

14.3'

(S 81° 11' 27" E)
S 81° 05' 11" E
23.5'

(N 08° 48' 33" E)
N 08° 54' 49" E
74.70'

10' UTILITY EASEMENT
Doc. 1474081 H.C.O.R

FLOOD ZONE
ZONE ``X" (SHADED)

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

COMMUNITY-PANEL NUMBER: 480338 0030 E
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR: DECEMBER 16, 2003

LOT 15

SECTION 275

3.056 Ac. GROSS

20.0'
60.0'
40.0'

20' SANITARY SEWER
Doc. 445588 H.C.O.R.
Doc. 445924 H.C.O.R.

60' EASEMENT TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1
VOLUME 1679, PAGE 371 H.C.D.R.
VOLUME 1679, PAGE 374 H.C.D.R.
VOLUME 262, PAGE 707 H.C.D.R.

S 08° 54' 49" W 204.00'
(S 08° 48' 33" W)

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

650.0'
N 81° 05' 11" W 660.00'
(N 81° 11' 27" W)

20.0'
60.0'

N:16629571.304
E:1084605.230

S.E. COR.
TRACT II

ABUNDANT GRACE #2 SUBDIVISION
VOLUME 46, PAGE 158 H.C.M.R.

NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED IN COORDINATION WITH STEWART TITLE COMPANY, COMMITMENT GF No. 777563

PROJECT LEGEND

- ● FND. No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- Ⓦ WATER METER
- ⊡ TYPE "A" INLET
- ——— // ———WOOD FENCE
- CONCRETE AREA

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
( ) - DEED CALLS

PLAT SHOWING
3.056 ACRES OUT OF
LOT 15, SECTION 275
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOL. 24, PGS. 168-171 H.C.M.R.
AN ADDITION TO THE CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 01/19/26 UNDER MY DIRECTION AND SUPERVISION.

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

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 03/03/2026

NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591

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

BOOK T-932, PG.2
BOOK T-931, PG.78
BOOK T-933, PG.62-63
DATE: 05-22-2012
JOB No.12005.15
FILE NAME:12005.15
DRAWN BY:R.J.D.J.

© COPYRIGHT 2012 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

LOT LAYOUT EXHIBIT

27 - 35' x 86' Lots
1 - Common Area

TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 24, PAGES 168-171, H.C.M.R.
AN ADDITION TO THE CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

3.056 ACRES OUT OF
LOT 15, SECTION 275

ARLEY J. ELSIK AND WIFE,
BEVERLY J. ELSIK
W.D. 1941/80 D.R.

HEDFELT COMMERCIAL PLAZA
VOLUME 48, PAGE 125

N 08° 54' 49" E 204.00'

4.68' SIDEWALK

N 08° 54' 49" E 74.70'

98.93 x 65.04

N 81° 05' 11" W 47.00'

S 81° 05' 11" E 47.00'

N 81° 05' 11" W 43.50'

RONALD KASSLER
W.D. 1972296

N 08° 54' 49" E 85.50'

50.00' R.O.W.

N 08° 54' 49" E 63.80'

50.00' R.O.W.

23.50'

29.50'

154.00'

10' UTILITY EASEMENT
Doc. 1474081 H.C.O.R

S 08° 54' 49" W 204.00'

36.91' R.O.W.

76.00'

14.14'

24.45'

76.00'

1	39.65'	29.65'	86.00'	15	34.45'	34.45'	76.00'	19	34.45'	34.45'	86.00'	23	34.45'
2	33.66'	33.66'	86.00'	16	34.45'	34.45'	86.00'	20	34.45'	34.45'	86.00'	24	34.45'
3	33.66'	33.66'	86.00'	17	34.45'	34.45'	86.00'	21	N 81° 34.45' W	34.45'	86.00'	25	34.45'
4	33.66'	33.66'	86.00'	18	34.45'	34.45'	86.00'	22	34.45'	34.45'	86.00'	26	34.45'
5	33.66'	33.66'	86.00'										
6	33.66'	33.66'	86.00'										
7	33.66'	33.66'	86.00'										
8	33.66'	33.66'	86.00'										
9	33.66'	33.66'	86.00'										
10	33.66'	33.66'	86.00'										
11	33.66'	33.66'	86.00'										
12	33.66'	33.66'	86.00'										
13	33.66'	33.66'	86.00'	27	34.45'	34.45'	86.00'	C.A.1	37.06'	27.06'	14.14'	76.00'	
14	41.34'	31.34'	76.00'										

32.00' R.O.W.

N:16629571.304
E:1084605.230

20' SANITARY SEWER
Doc. 445588 H.C.O.R.
Doc. 445924 H.C.O.R.

25.00' 25.00' 50.00' R.O.W.

20.0'

60' EASEMENT TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1
VOLUME 1679, PAGE 371 H.C.D.R.
VOLUME 1679, PAGE 374 H.C.D.R.
VOLUME 262, PAGE 707 H.C.D.R.

60.0'

S 08° 54' 49" W 204.00'
(S 08° 48' 33" W)

ABUNDANT GRACE #2 SUBDIVISION
VOLUME 46, PAGE 158 H.C.M.R.

C.A.1

Parcel Area Table

Parcel #	Sq. Ft.	Acres

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591

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

BOOK T-932, PG.2
BOOK T-931, PG.78
BOOK T-933, PG.62-63
UPDATED: 05-10-2017
DATE: 05-22-2012
JOB No.12005.15
FILE NAME:12005.15
DRAWN BY:R.J.D.J.

© COPYRIGHT 2017 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

Y:\Land Development\Residential\Edinburg\Lot 15 Sect 275 TX-MX Railway\xParcels.dwg, 3/26/2026 9:00:00 AM, DWG To PDF.pc3

City of Edinburg
PLANNING & ZONING COMMISSION
June 11, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:
Consider the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being 0.918 Acre Parcel out of lot Six (6), Block One (1), Santa Cruz Gardens, Unit No. Two (2), located at 1225 E. F.M. 2812, as Requested by O'Reilly Auto Enterprises, LLC.

DESCRIPTION / SCOPE:
This property is located at the north side of E. F.M. 2812, approximately 900 feet west of the intersection of N. Jasman Road and E. F.M. 2812. 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. The property was annexed into the City of Edinburg on February 3, 2026. This property has a total frontage of 200 feet along E. F.M. 2812 and a lot depth of 200 feet for a total area of 0.918 acres. Currently the property is a vacant land. The applicant wants to utilize the property to build an O'Reilly Auto Parts retail store.

Adjacent properties currently are Outside the City Limits of Edinburg, therefor no zoning is in place. Surrounding land uses consists of vacant land and agriculture land. The Future Land Use designation for this property is for Suburban Uses.

Staff mailed a notice of the public hearing to 1 neighboring property owners on Friday, May 29, 2026. One comment in favor and no comment against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on June 17, 2026.

On June 3, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Suburban 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 – 06/11/2026
CITY COUNCIL – 07/07/2026
DATE PREPARED – 06/01/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Blake J. Box

AGENT: O'Reilly Auto Enterprises, LLC.

LEGAL: Being 0.918 Acre Parcel out of lot Six (6), Block One (1), Santa Cruz Gardens, Unit No. Two (2).

LOCATION: Located at 1225 E. F.M. 2812

LOT/TRACT SIZE: 0.918 Acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING:
North – Outside City Limits of Edinburg
South – Outside City Limits of Edinburg
East – Outside City Limits of Edinburg
West – Outside City Limits of Edinburg

LAND USE PLAN: Suburban Uses

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

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

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
O'REILLY AUTO ENTERPRISES, LLC.

EVALUATION

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

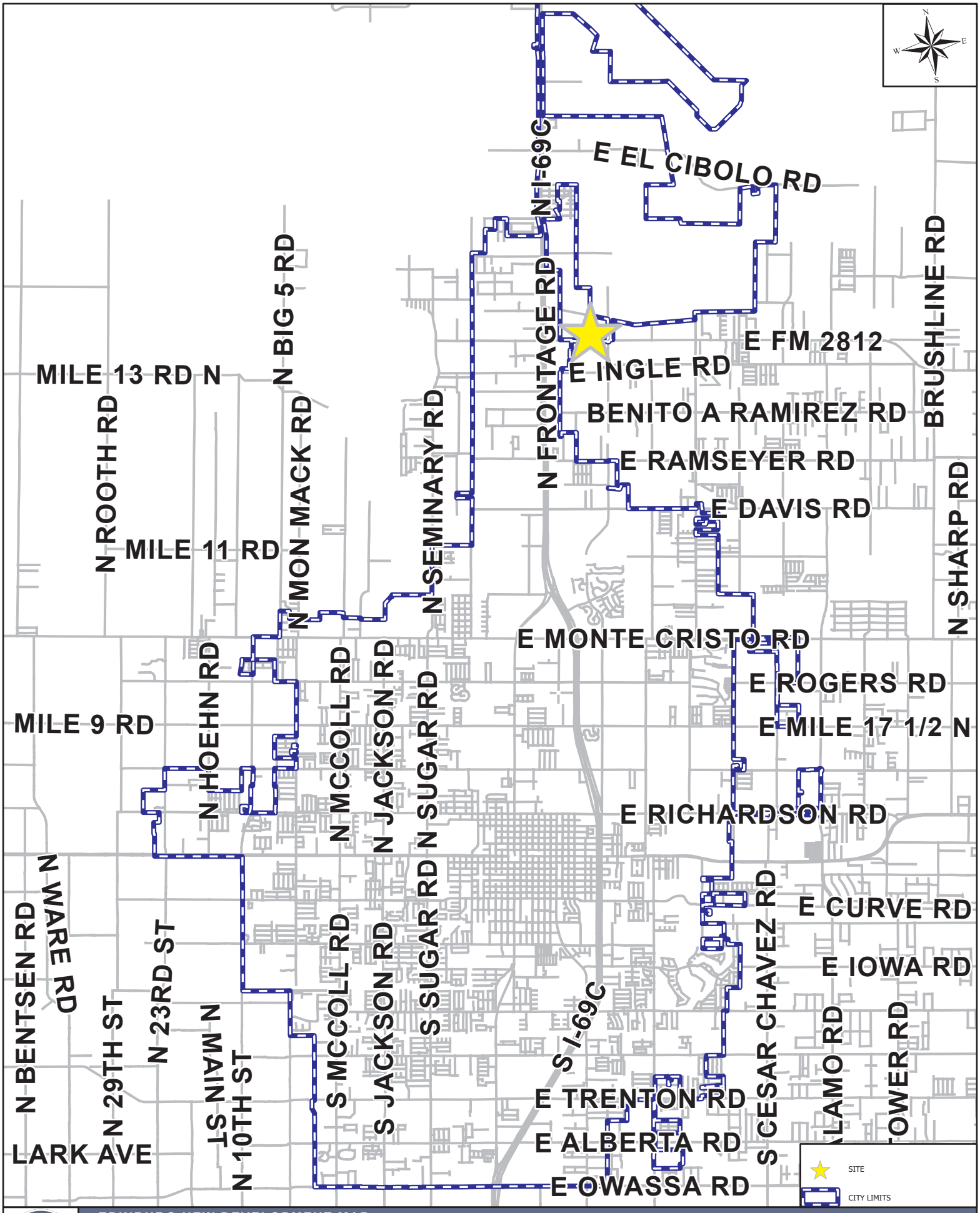
1. The property is currently a vacant land.

2. Surrounding land consists of vacant land and agriculture land.

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

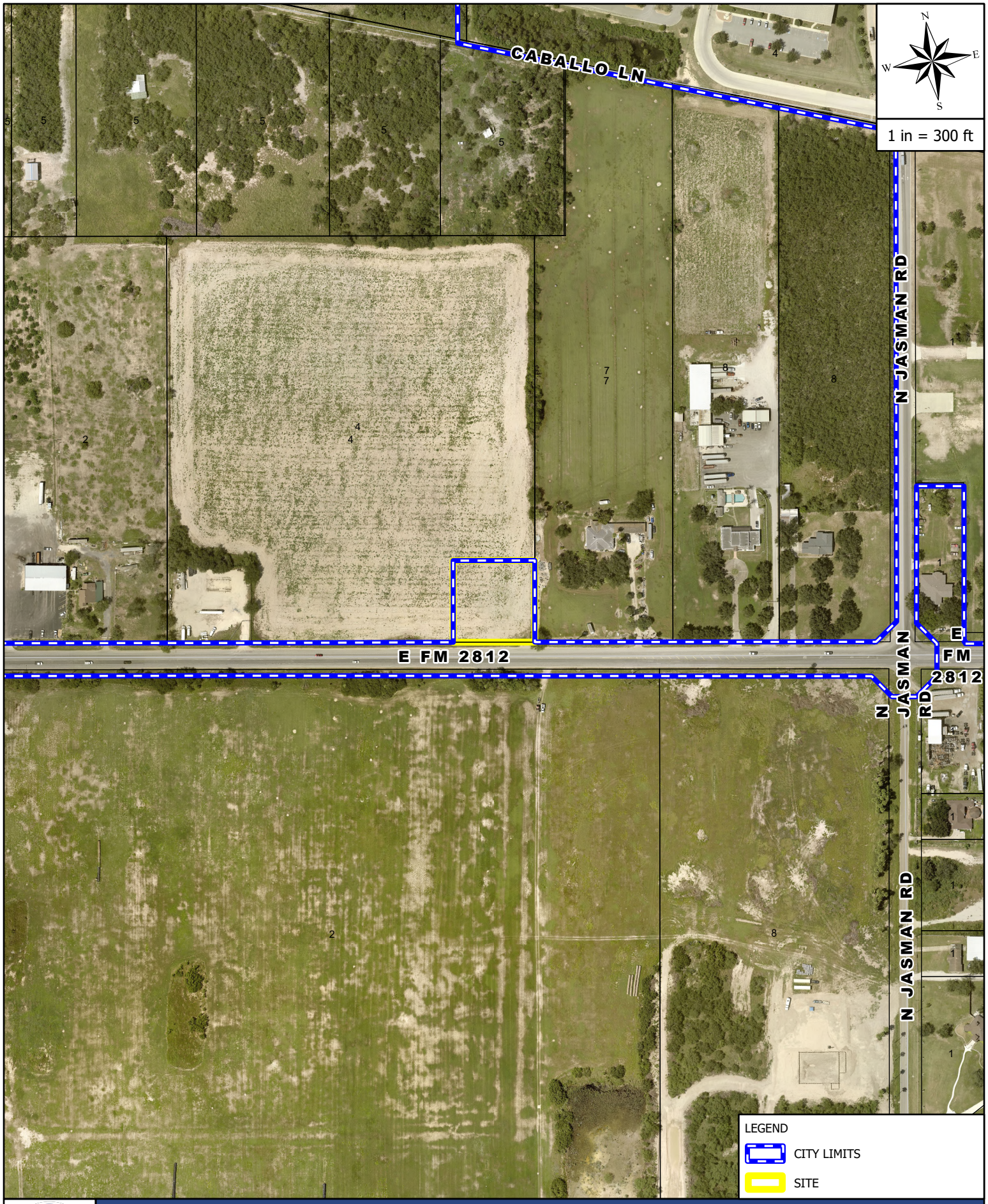
Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with 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 1 neighboring property owners on Friday, May 29, 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 June 17, 2026.



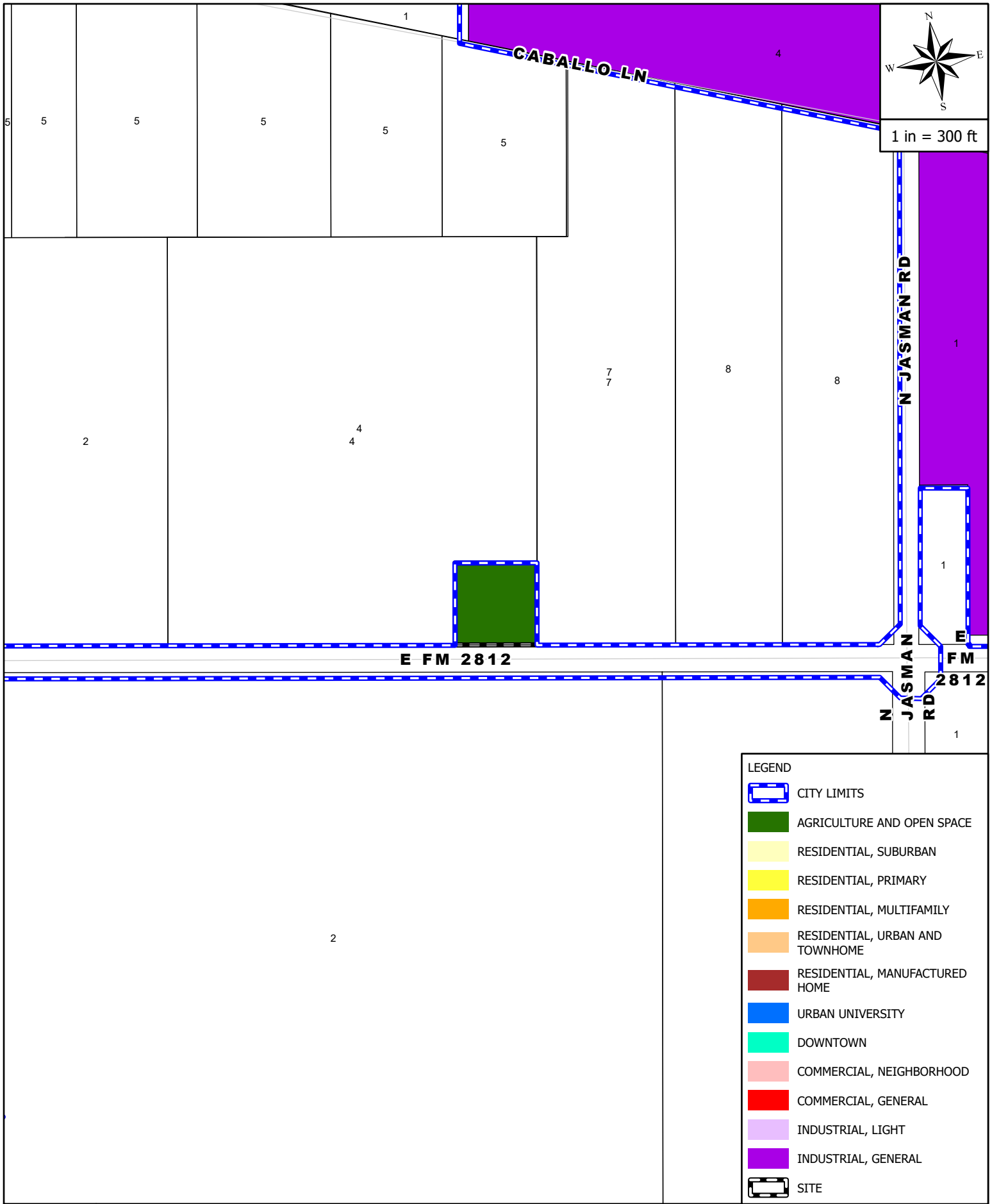
EDINBURG NEW DEVELOPMENT MAP

1225 E FM 2812



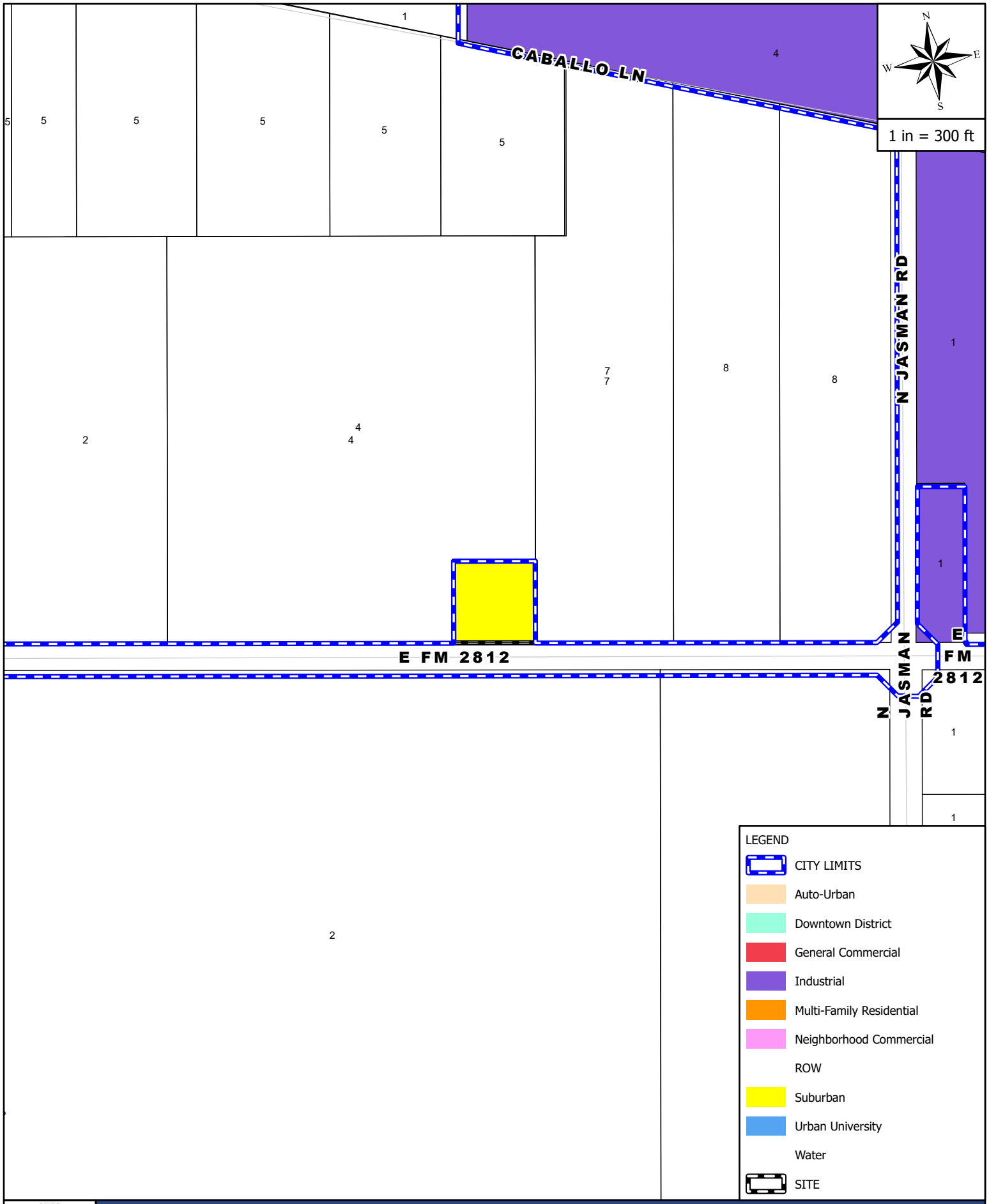
AERIAL MAP

1225 E FM 2812



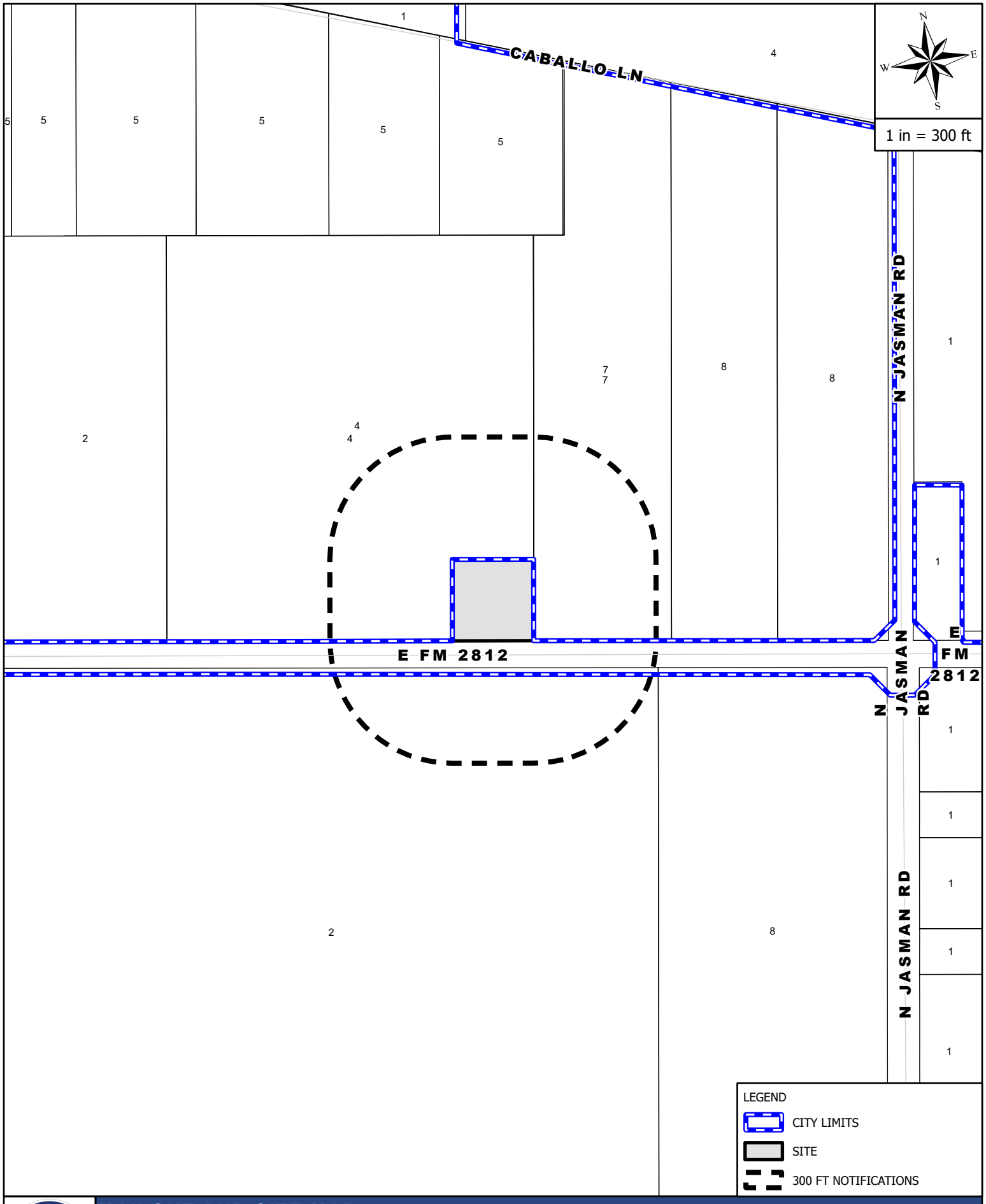
ZONING MAP

1225 E FM 2812



FUTURE LANDUSE MAP

1225 E FM 2812



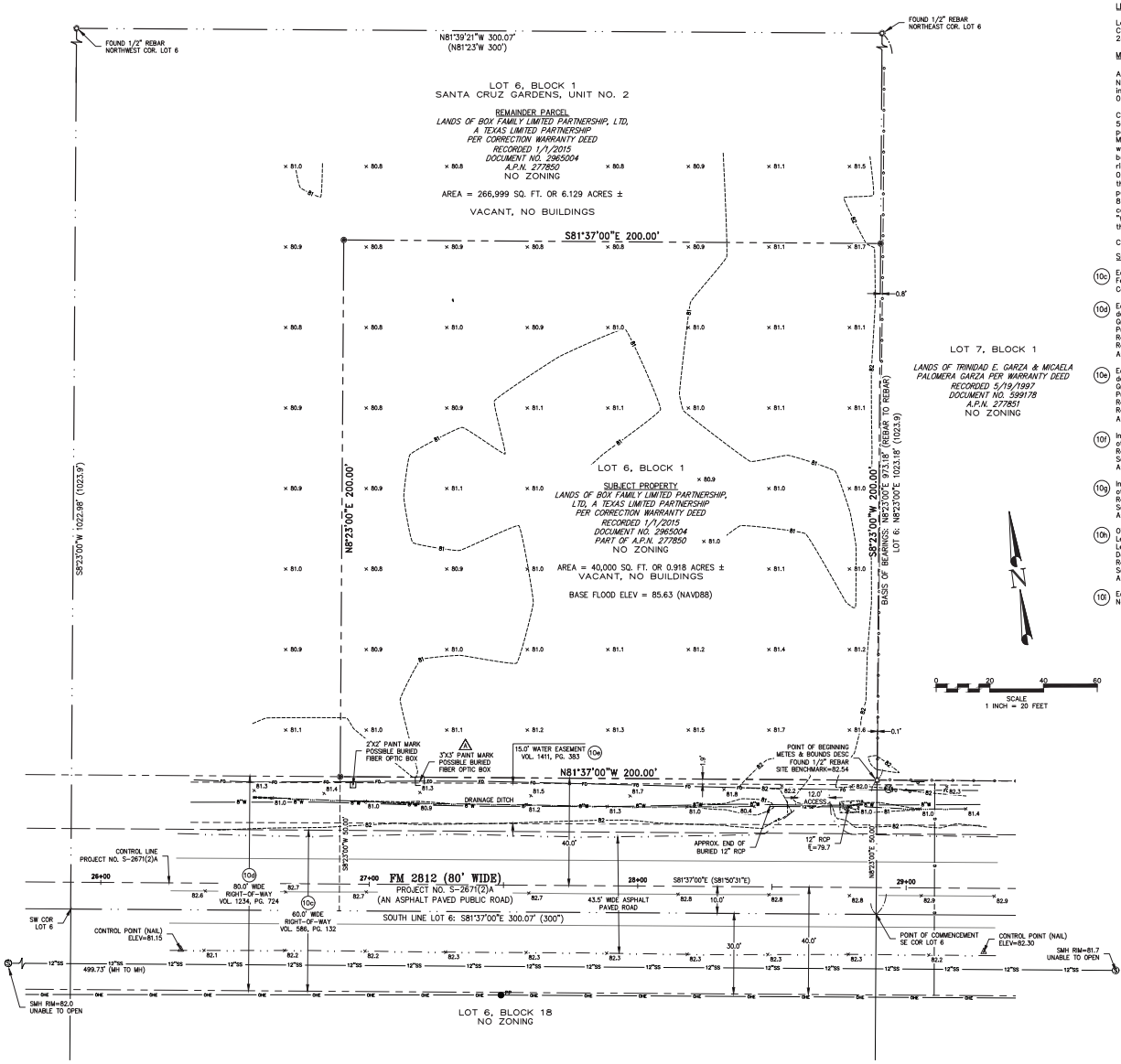
MAILOUT AND SITE MAP

1225 E FM 2812

Rezoning Request Site Photo

O'Reilly Auto Enterprises, LLC
1225 E. F.M. 2812





LEGAL DESCRIPTION (PER TITLE COMMITMENT)

Lot Six (6), Block One (1), SANTA CRUZ GARDENS, UNIT NO. TWO (2), Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28-29 of the Map Records of Hidalgo County, Texas.

MEASURED METES AND BOUNDS

A 0.918 acre parcel out of Lot Six (6), Block One (1), SANTA CRUZ GARDENS, UNIT NO. TWO (2), Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28-29 of the Map Records of Hidalgo County, Texas, said 0.918 acre tract being more particularly described as follows:

Commencing at the Southeasterly corner of said Lot 6, thence North 8°23'00" East 50.00 feet along the east line of said Lot 6 to a 1/2 inch rebar found marking a point on the east line of said Lot 6 and the Northerly right-of-way of Field to Market 2812 and being the POINT OF BEGINNING of said 0.918 acre parcel, from which a 1/2 inch rebar found at the Northeasterly corner of said Lot 6 lies, as a basis of bearings, North 8°23'00" East 973.18 feet; thence along said Northerly right-of-way North 81°37'00" West 200.00 feet to the Southwesterly corner of said 0.918 acre parcel and a 1/2 inch rebar set with cap stamped "Wehde LS 6133"; thence North 8°23'00" East 200.00 to the Northwesterly corner of said 0.918 acre parcel and a 1/2 inch rebar set with cap stamped "Wehde LS 6133"; thence South 81°37'00" East 200.00 feet to the east line of said Lot 6 and the Northeasterly corner of said 0.918 acre parcel and a 1/2 inch rebar set with cap stamped "Wehde LS 6133"; thence along said east line South 8°23'00" West 200.00 feet to the POINT OF BEGINNING.

Contains 40,000 sq. ft or 0.918 acres, more or less.

SCHEDULE B ITEMS:

10c Easements and conditions as set out in Dedication of Santa Cruz Gardens Unit No. 2, dated February 12, 1946, recorded May 28, 1946 in Volume 586, Page 132, Deed Records, Hidalgo County, Texas. Affects the subject property, a 60' public road easement is shown.

10d Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: the State of Texas
Purpose: right-of-way easement
Recording Date: June 18, 1969
Recording No: Volume 1234, Page 724, Deed Records, Hidalgo County, Texas
Affects the subject property, a 80' highway easement is shown.

10e Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: North Alamo Water Supply Corporation
Purpose: right-of-way easement
Recording Date: June 24, 1974
Recording No: Volume 1411, Page 383, Deed Records, Hidalgo County, Texas
Affects the subject property, a 15' wide water easement is shown.

10f Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
Recording No.: Volume 653, Page 286, Deed Records, Hidalgo County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
Affects the subject property, blanket in nature, not shown.

10g Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
Recording No.: Volume 1724, Page 49, Deed Records, Hidalgo County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
Affects the subject property, blanket in nature, not shown.

10h Oil, Gas and Mineral Lease, together with all rights incident thereto.
Lessor: Santa Cruz Farms Company
Lessee: Magnolia Petroleum Company
Dated: March 15, 1944
Recording No.: Volume 54, Page 93, Oil, Gas and Mineral Records, Hidalgo County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
Affects the subject property, blanket in nature, not shown.

10i Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15. No information provided, not shown or addressed.

LEGEND:

- REMAINDER PARCEL LINE
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EDGE OF ASPHALT
- CHAIN LINK FENCE LINE
- DITCH FLOWLINE
- CONCRETE SURFACE
- SANITARY SEWER MANHOLE
- FIBER OPTIC MANHOLE
- POWER POLE
- SIGN
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC/TELEPHONE LINE
- FIBER OPTIC LINES
- FOUND AS NOTED
- 1/2" REBAR W/CAP STAMPED "WEHDE PLS 6133" TO BE SET

WATER
NORTH ALMO WATER SUPPLY CORPORATION
420 S. BOOUTTE ROAD
EDINBURG, TEXAS 78542
(NO CONTACT PROVIDED)
(956) 383-1618

SEWER, WATER & STORM
CITY OF EDINBURG
415 W UNIVERSITY DR.
EDINBURG, TEXAS 78539
(NO CONTACT PROVIDED)
(956) 388-8212

HIGHWAYS
TEXAS DEPARTMENT OF TRANSPORTION
600 W. INTERSTATE 2
PHARR, TX 78577
(NO CONTACT PROVIDED)
(956) 702-6100

NATURAL GAS
NEXTAR LOGISTICS LP
LAURI KANE
(210) 563-6062

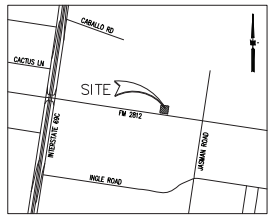
ELECTRIC
AMERICAN ELECTRIC POWER
(NO CONTACT PROVIDED)
(866) 237-5028

FIBER OPTIC
AT&T
(NO CONTACT PROVIDED)
(844) 855-1539

RECORD OWNER:
FEE SIMPLE INTEREST IN THE LAND DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY ALAMO TITLE INSURANCE, COMMITMENT NO. 4000412401925 EFFECTIVE NOVEMBER 21, 2024 IS OWNED BY: BOX FAMILY LIMITED PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP PER CORRECTION WARRANTY DEED RECORDED 1/1/2005 UNDER DOCUMENT NO. 2965004, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

TITLE COMMITMENT:
THE TITLE COMMITMENT WAS PROVIDED BY ALAMO TITLE INSURANCE COMMITMENT NO. 4000412401925 EFFECTIVE NOVEMBER 21, 2024

CURRENT ZONING DISTRICT:
THE SUBJECT PROPERTY IS LOCATED WITHIN AN UNINCORPORATED AREA OF THE COUNTY WHERE THE COUNTY DOES NOT MAINTAIN ZONING INFORMATION ACCORDING TO AN EMAIL FROM ANTHONY URESTI, HIDALGO COUNTY PLANNING DEPT. (956-318-2840). ACCORDING TO THE HIDALGO COUNTY GIS MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF EDINBURG'S EXTRATERRITORIAL JURISDICTION (ETJ).



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. BASIS OF BEARING: CONSIDERED AS BEING NORTH 8°23'00" EAST ALONG THE EASTERLY LINE OF LOT 6, BLOCK 1, SANTA CRUZ GARDENS, UNIT NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. VERTICAL DATUM: FOR THIS PROJECT IS NAVD88 BASED UPON THE NGS OPUS SHARED SOLUTION POINT IDENTIFICATION NO. BBJV65, A NAIL & WASHER SET IN THE CONCRETE BRIDGE ALONG BENITO A RAMIREZ ROAD APPROXIMATELY 0.15 MILE WEST OF JASMIN ROAD, AND HAVING AN ELEVATION OF 83.71 FEET.

3. SITE BENCHMARK: FOUND 1/2" REBAR SET IN CONCRETE AT THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN. ELEVATION= 82.54 FEET.

4. FEDERAL FLOODPLAIN MAPS: 48033403250, WITH REVISION DATE OF JUNE 6, 2000 AND LETTER OF MAP REVISION (LOMR) CASE NO. 01-06-1095P, DATED MAY 17, 2001 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY SHOWS THIS SITE AS BEING WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD – BASE FLOOD ELEVATIONS DETERMINED). BASE FLOOD ELEVATION = 85.63 FEET (NAVD88 CONVERTED) OR 86.00 FEET (NGVD29).

5. UTILITY LOCATIONS: UTILITY LOCATIONS SHOWN ARE PER OBSERVED EVIDENCE, INFORMATION PROVIDED BY THE PURVEYORS, PAINTED MARKINGS PROVIDED BY THE DIG LINE LOCATORS (TICKET #2550837632) AND ON-SITE PRIVATE UTILITY LOCATE SERVICE MARKINGS. UTILITY LOCATIONS WERE SURVEYED AND INCORPORATED INTO THE TOPOGRAPHIC MAP INFORMATION REPRESENTING THE BEST AVAILABLE INDIRECT LOCATION OF NOTED UTILITIES. NOTE THAT PRECISE LOCATIONS AND PRESENCE OF UTILITIES MUST BE THE RESPONSIBILITY OF ENTITIES IN CHARGE OF CONSTRUCTION ACTIVITIES ON SITE. DESIGN/ENGINEERING INFORMATION IS AVAILABLE AT THE DISCRETION OF THE INDIVIDUAL UTILITY PROVIDERS.

6. SANITARY SEWER: SANITARY SEWER LINES SHOWN ARE PER INFORMATION OBTAINED FROM THE CITY OF EDINBURG UTILITY DEPARTMENT AND OBSERVED EVIDENCE. EDINBURG MAPS INDICATE A 12" LINE. CONFIRMATION OF PIPE SIZES AND INVERT MEASUREMENTS WERE UNABLE TO BE OBTAINED FROM THE STRUCTURES IN THE VICINITY OF THE SUBJECT PROPERTY. THE MANHOLES ARE IN POOR CONDITION AND WERE UNABLE TO BE OPENED AT THE TIME OF THE SURVEY.

7. WATER: EXISTING UNDERGROUND WATER LINE INFORMATION SHOWN IS BASED ON INFORMATION OBTAINED FROM NORTH ALMO WATER SUPPLY COMPANY AND OBSERVED EVIDENCE. EXISTING UNDERGROUND WATER LINES SHOWN ARE 8" (MATERIAL UNKNOWN) PER NORTH ALMO WATER SUPPLY COMPANY.

8. STORM DRAIN: AN OPEN DITCH & ASSOCIATED 12" CONCRETE PIPE EXIST ON THE NORTH SIDE OF FM 2812.

9. GAS: EXISTING UNDERGROUND GAS LINE INFORMATION SHOWN IS PER OBSERVED EVIDENCE.

10. ELECTRIC: EXISTING OVERHEAD ELECTRIC LINE SHOWN IS PER OBSERVED EVIDENCE.

11. ROADWAY DATA: F.M. 2812 IS CONSIDERED TO BE A STATE HIGHWAY. THE AREA OF THE ROADWAY HAS BEEN ANNEXED INTO EDINBURG CITY. THE ROADWAY ADJOINING THE SOUTH SIDE OF THE SURVEYED SITE IS 2 LANE ASPHALTIC PAVING. PAVEMENT IS IN GOOD CONDITION. SPEED LIMIT FOR F.M. HIGHWAY 2812 IS 60 MPH. RIGHT OF WAY WIDTH IS 80 FEET. CENTERLINE STATIONING IS BASED ON RIGHT OF WAY DRAWINGS FOR PROJECT NO. S-2671(2)A, DATED MARCH 13, 1972 OBTAINED FROM TXDOT. HECTOR SILLER, AREA ENGINEER, TXDOT (PHARR DISTRICT) INDICATES THERE ARE PLANS IN WIDEN FM 2812 TO A WIDTH OF 120' IN THE AREA OF THE SUBJECT PROPERTY.

12. PARKING SPACES: THERE ARE NO MARKED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

13. POSSIBLE ENCUMBRANCES:
⚠ FIBER OPTIC UTILITY MARKINGS ALONG SOUTH PROPERTY LINE.

14. TOTAL LAND AREA: SUBJECT PROPERTY: 40,000 SQ. FT, OR 0.918 ACRES ±
REMAINDER PARCEL: 266,999 SQ. FT, OR 6.129 ACRES ±
TOTAL AREA: 306,999 SQ. FT. OR 7.047 ACRES ±

15. ADDRESS: 1001 EAST FM 2812, HIDALGO COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

TO: O'REILLY AUTO ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ALAMO TITLE COMPANY AND ALAMO TITLE INSURANCE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2025. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL THE INFORMATION HEREON IS TRUE AND ACCURATELY SHOWN.

DATE OF PLAT OR MAP:
January 30, 2025.

Surveyor's signature

STATE OF TEXAS
JAMES VINCENT WEHDE
6133
REGISTERED PROFESSIONAL LAND SURVEYOR

1/30/2025

DRAWN	BJE 01.2025 DATE	CHECKED	JVW 01.2025 DATE
DESIGNED	DATE	PROJECT ENGINEER	
APPROVED	JDP DATE	PROJECT MANAGER	

O'REILLY AUTO ENTERPRISES, LLC

HIDALGO COUNTY, TEXAS

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
PART OF A.P.N. 277850
LOCATED IN LOT 6, BLOCK 1
SANTA CRUZ GARDENS, UNIT NO. 2

NO.	REVISIONS	BY	DATE
1	UPDATE FM 2812 INFO	JWV	1.29.25
0	RELEASED FOR REVIEW	JWV	1.29.25

PROJECT NO. 4188-01
SHEET NO. SV1
FILE NAME: SV1 SCALE: 1"=20'

Path: P:\O-REILLY ALTA SURVEYS\O-REILLY EDINBURG TX 4188\SURVEY\DRAWINGS\EDINBURG ALTA.dwg | plot date: January 30, 2025 | plotted by: bryan

City of Edinburg

PLANNING & ZONING COMMISSION

June 11,2026

Special Use Permit: On-Premise Consumption of Alcoholic Beverages

AGENDA ITEM:

Consider the Special Use Permit For On-Premise Consumption of Alcoholic Beverages, Being Lot 2, Carmike Cinemas Subdivision, Located at 1204 E Canton Road, as Requested by Space Monkey Barrcade, LLC.

DESCRIPTION / SCOPE:

The applicant is requesting a Special Use Permit for the On-Premise Consumption of Alcoholic Beverages. The property is located on the south side of E. Canton Road, approximately 500 feet west of S. Veterans Blvd. The property has 167.50 ft. of frontage along E. Canton Road and 242 ft. of depth for a total of 1 acre The site is currently used for a Food Establishment and Arcade. Zoning at this location is Commercial, General (CG) District. Adjacent zoning is Commercial, General (CG) District to the east, south and west, and Commercial, Neighborhood (CN) District to the north.

The applicant is proposing to include alcohol sales for on-premises consumption to his existing Food Establishment. The proposed hours of operation are Monday through Sunday from 4:00 p.m. to 12:00 a.m. The applicant's interest in the sale of alcohol will generate over 51% of its revenue from alcoholic beverage sales; Special Use permitting is required. Staff received a Special Use Permit Application: On-premise Consumption of Alcohol Beverages on May 16, 2026. If approved, the applicant will proceed to obtain the necessary permits from the Texas Alcoholic Beverage Commission.

Staff mailed a notice of the public hearing to 17 neighboring property owners on Friday, May 29, 2026, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on June, 17, 2026.

STAFF RECOMMENDATION:

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

1. The applicant complies with all requirements and hours as set forth by the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.

5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

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

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/11/2026
CITY COUNCIL – 07/07/2026
DATE PREPARED – 06/02/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Space Monkey Barrcade, LLC.

AGENT: Not Applicable

LEGAL: Being Lot 2, Carmike Cinemas Subdivision

LOCATION: Located at 1204 E Canton Road,

LOT/TRACT SIZE: 1 acre

CURRENT USE: Food Establishment

PROPOSED USE: Food Establishment

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

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

SPECIAL USE PERMIT – ON-PREMISE CONSUMPTION OF ALCOHOL
SPACE MONKEY BARRCADE, LLC.

EVALUATION

The following is staff's evaluation of the request.

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

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

3. The hours proposed by the applicant are Monday through Sunday from 4:00 p.m. to 12:00 a.m. These hours conform to TABC regulations.

4. Consumption of alcohol should be limited to the eating area designated by the applicant. Pedestrians taking open containers off of the subject property could result in violation of Edinburg Code of Ordinances, Title XI, Chapter 110, Section 110.10.

Staff recommends approval of the special use permit based on the location and intent for this activity. If approved, the applicant will be required to comply with the additional following conditions:

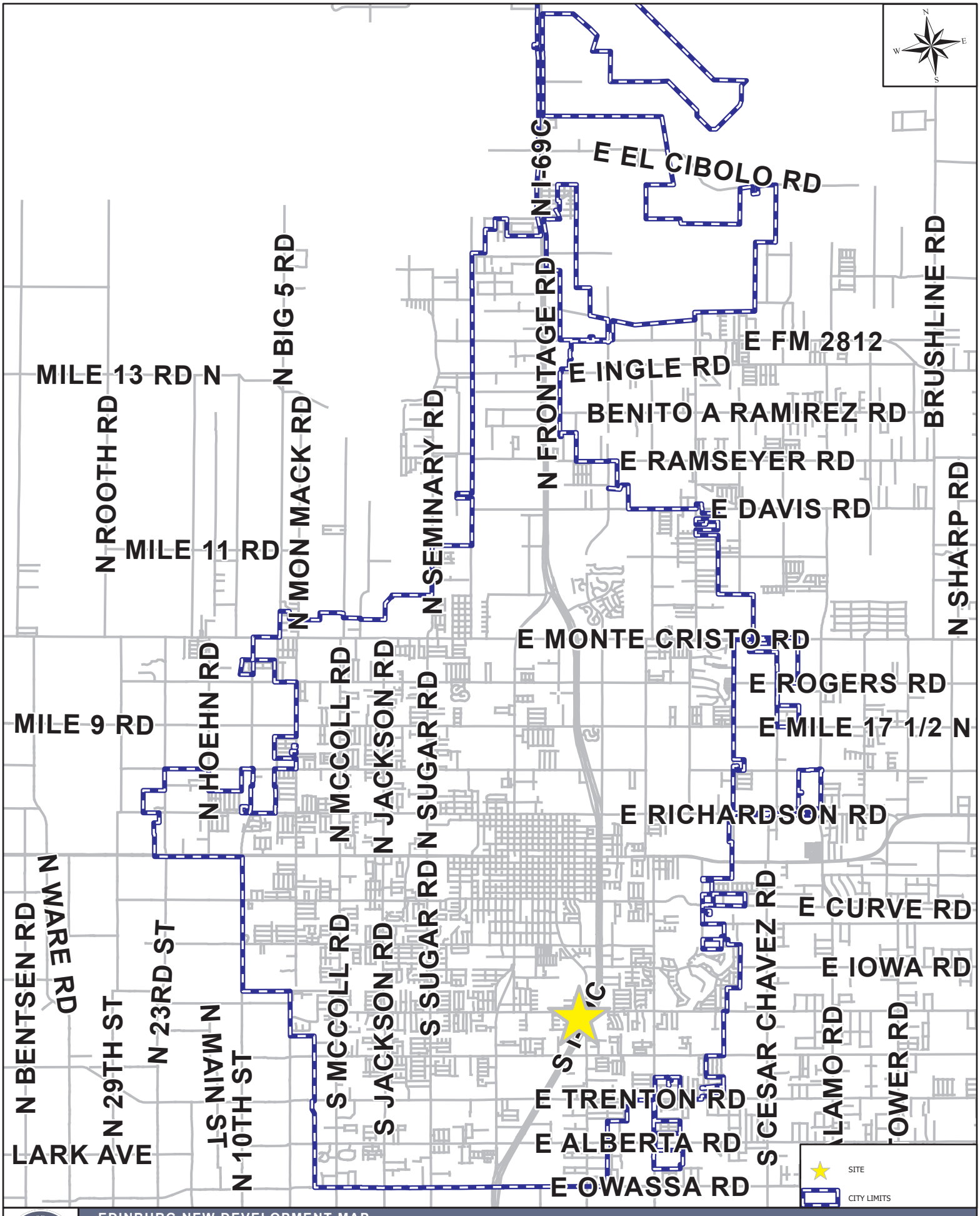
1. The applicant complies with the hours of operation for the On-Premise Consumption of alcoholic beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

6. The special use permit is granted for a one (1) year period. An application to renew the special use permit must be filed by **April 30, 2027**. The renewal request will be presented before the Planning and Zoning Commission for consideration. A status report will be presented to the Planning and Zoning Commission indicating compliance with all city codes, providing neighboring property or business owner's input and police reports from the operations of the existing food truck park.

The City may impose appropriate conditions and safeguards including a specific period of time. Each permit is reviewed on a case by case basis and neighborhood input is a vital component in

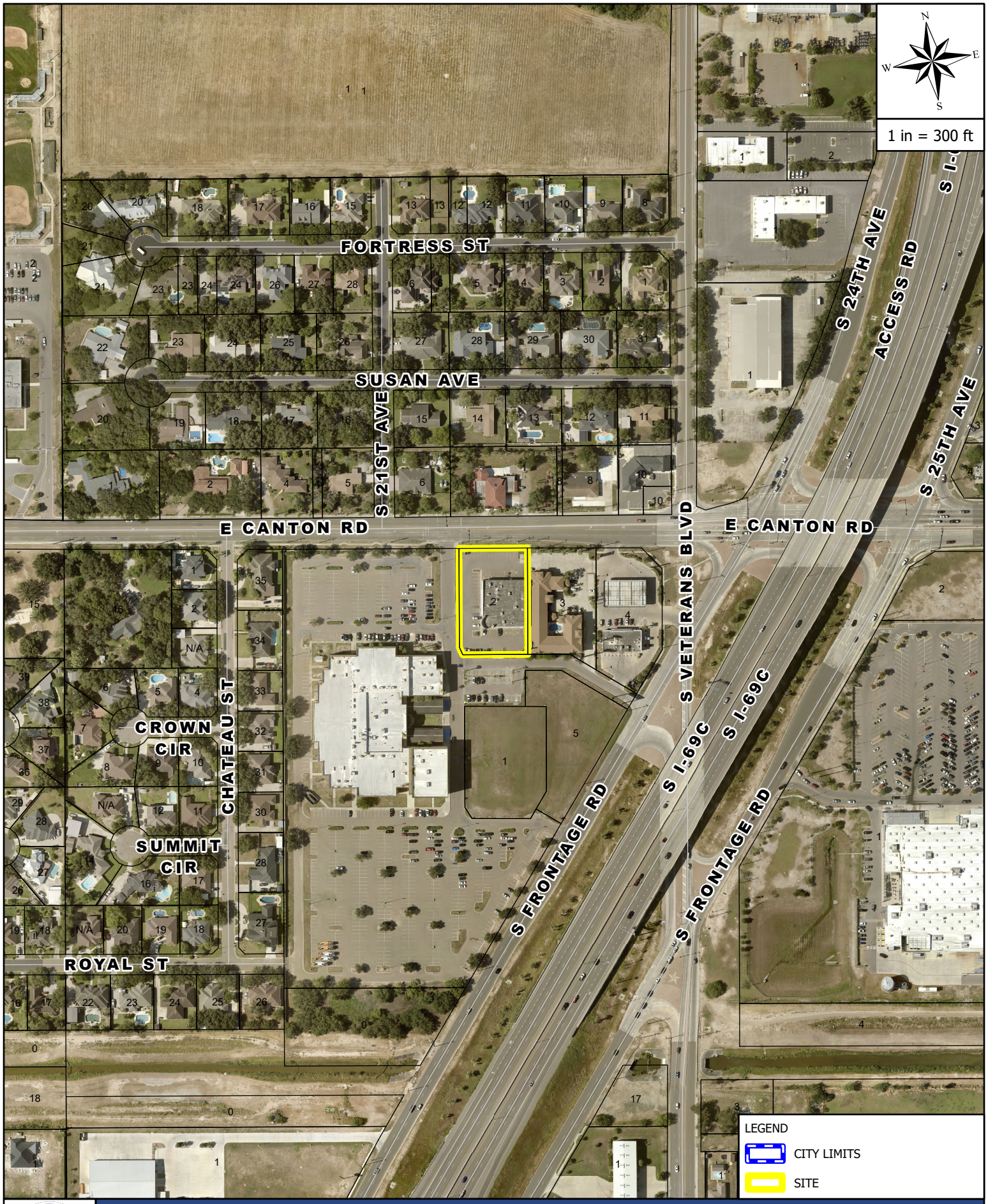
the final outcome of an application for the On-Premise Consumption of alcoholic beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

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



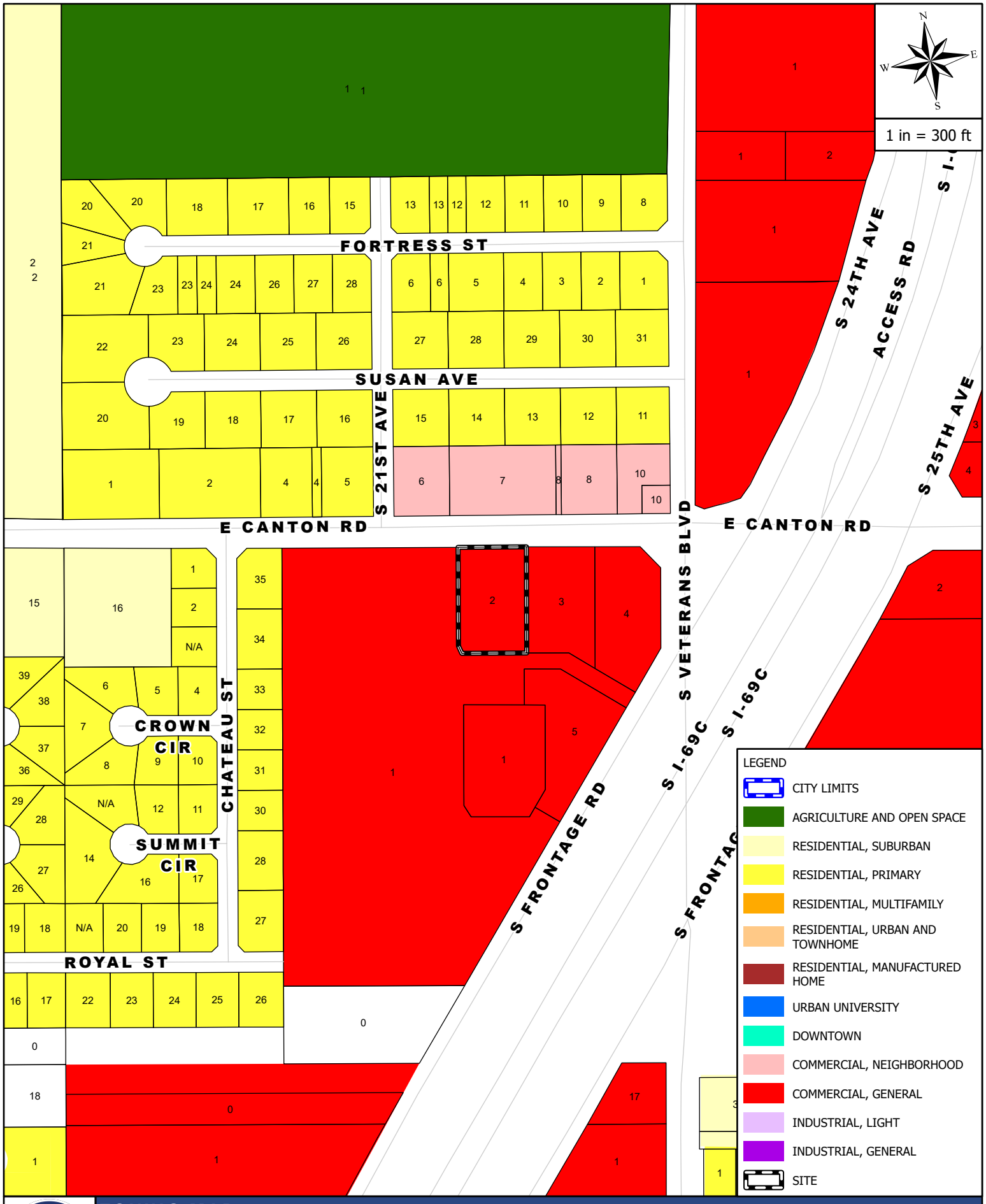
EDINBURG NEW DEVELOPMENT MAP

1204 E CANTON RD



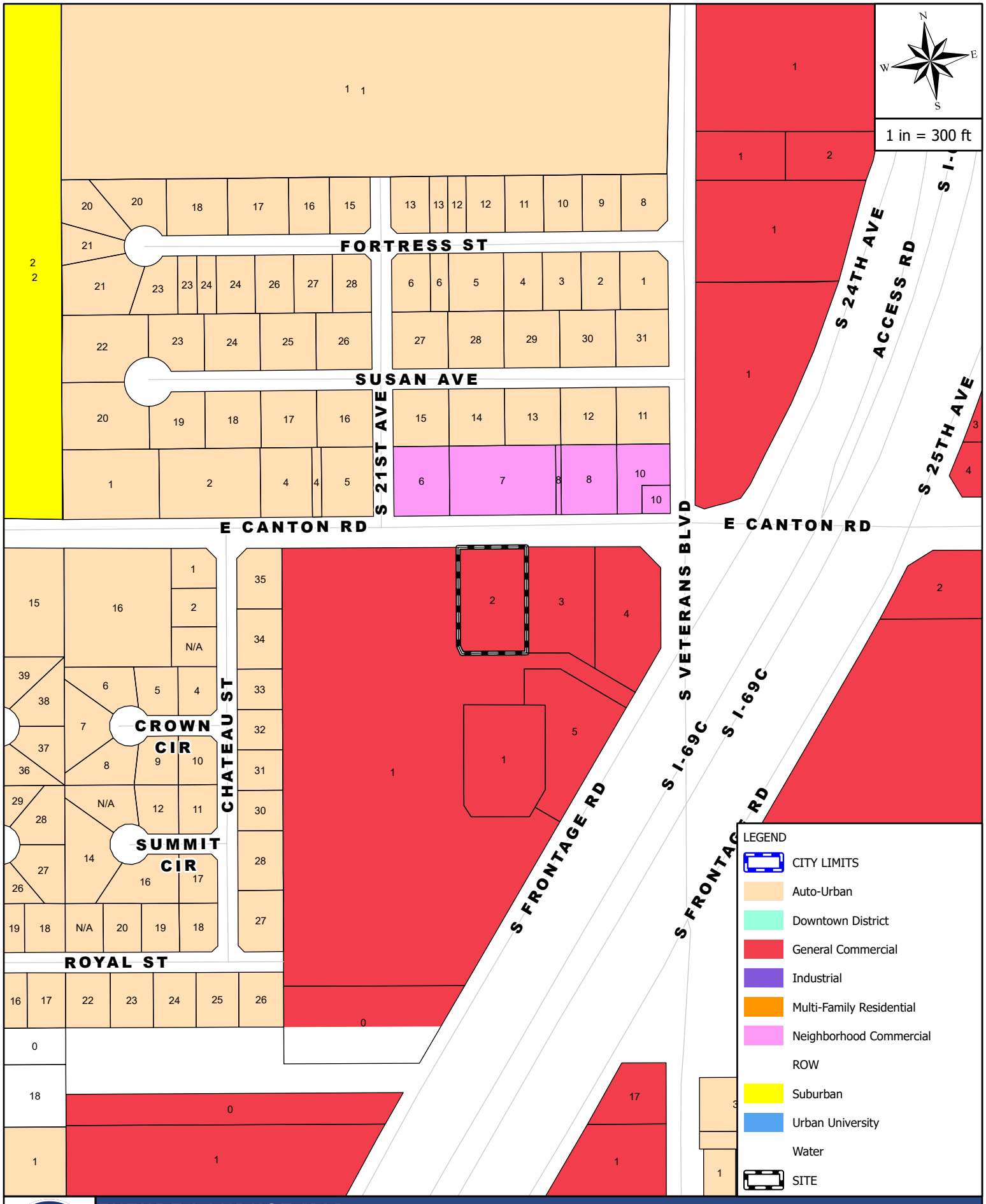
AERIAL MAP

1204 E CANTON RD



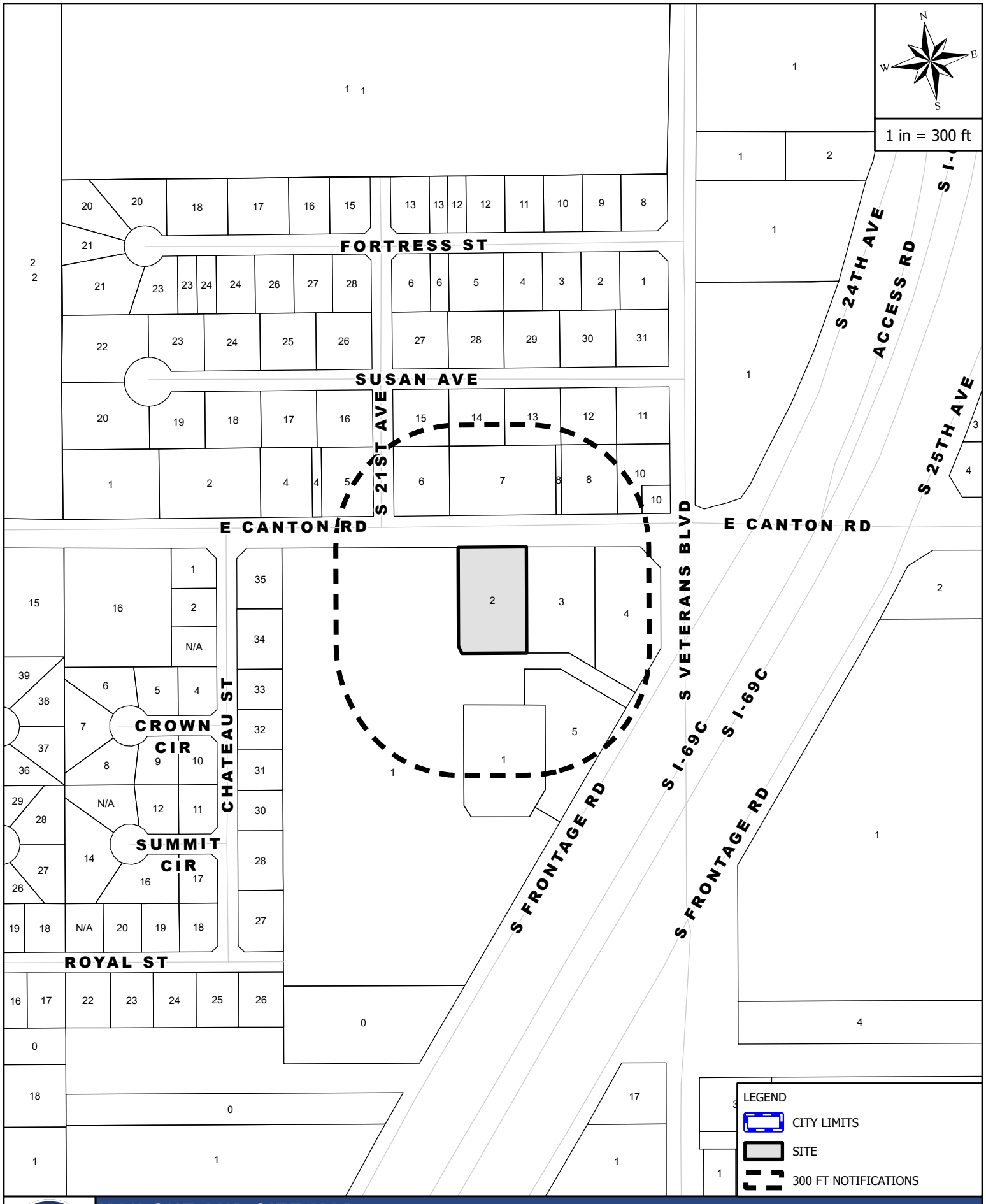
ZONING MAP

1204 E CANTON RD



FUTURE LANDUSE MAP

1204 E CANTON RD



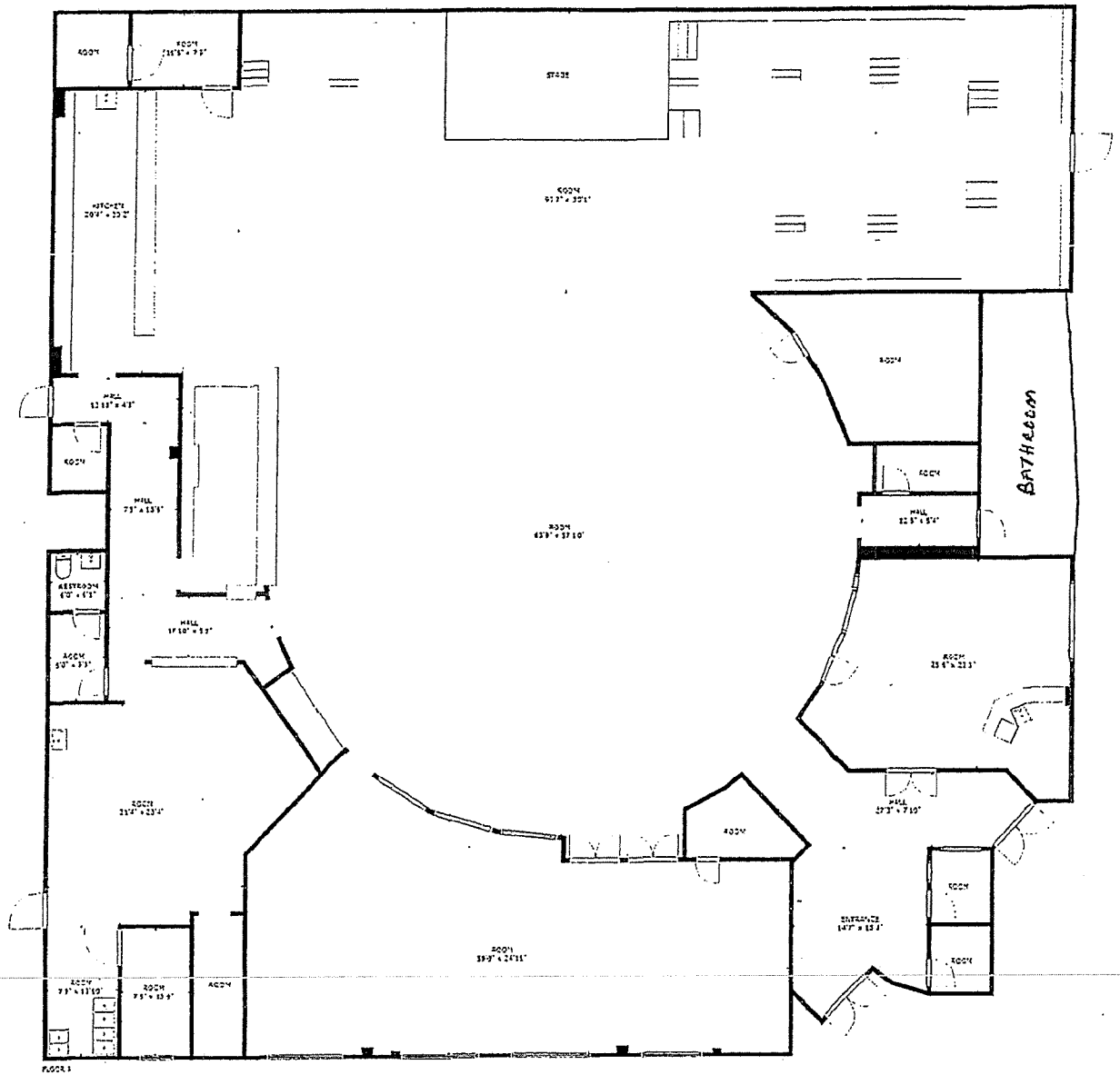
MAILOUT AND SITE MAP

1204 E CANTON RD

Special Use Permit Site Photo

Space Monkey Barrcade, LLC.
1204 E Canton Road

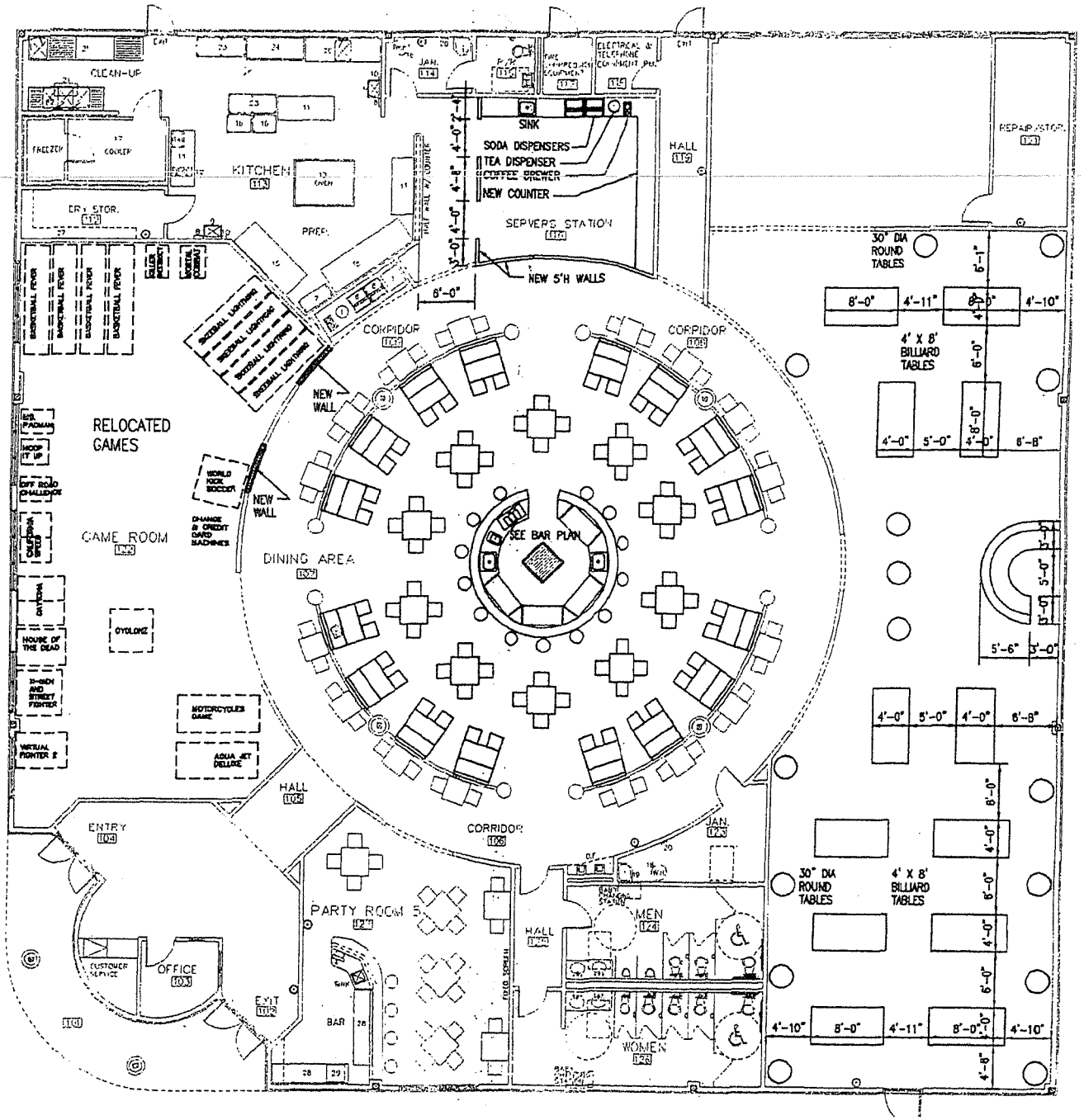




GROSS INTERNAL AREA
FLOOR 1 : [redacted]
TOTAL: [redacted]
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

12,700 sq.ft.

POWERED BY matterport


CLEAN-UP
KITCHEN
PREP.
SINK
SODA DISPENSERS
TEA DISPENSER
COFFEE BREWER
NEW COUNTER
SERVERS STATION
HALL
NEW 5'H WALLS
6'-0"
CORRIDOR
CORRIDOR
NEW WALL
NEW WALL
RELOCATED GAMES
GAME ROOM
DINING AREA
SEE BAR PLAN
HALL
ENTRY
CORRIDOR
PARTY ROOM
OFFICE
CUSTOMER SERVICE
EXIT
BAR
HALL
MEN
WOMEN
30" DIA ROUND TABLES
4' X 8' BILLIARD TABLES
30" DIA ROUND TABLES
4' X 8' BILLIARD TABLES

City of Edinburg

PLANNING & ZONING COMMISSION
Regular Meeting: 06/11/2026

— SUBDIVISION VARIANCE —

LUMEN PARK SUBDIVISION

1. **Agenda Item:** Consider Variance Requests to the City's Unified Development Code, 1.) Article 5, Section 5.202 B. Streets, 3. External Connectivity and 2.) Article 3 Table 3.102-4, Duplex and Multiplex Lot and Building Standards, Lot Width for the Proposed Lumen Park Subdivision, being a 8.80 acres tract of land out of the south 12.87 acres of Lot 5, Block 1, John Closner Et. Al. Subdivision, Recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas, located at 2301 E. Wisconsin Road, as Requested by Rio Delta Engineering

2. **Description/Scope:** The property is located on the north side of E. Wisconsin Rd and approximately 287 feet west of S. Raul Longoria Rd, and is within the City of Edinburg, City Limits. This project is currently going through subdivision process with the Planning and Zoning Department. Rio Delta Engineering, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

   1.) Variance Request: Article 5, Section 5.202, B. Streets, 3. External Connectivity
   The requested variance is to Article 5, Section 5.202, B. Streets, 3. External Connectivity. City of Edinburg Unified Development Code states accesses shall meet the City's right-of-way standards, shall be accessible to general traffic circulation, delivery of City services and emergency responders. All residential development shall provide a minimum of two access points if development consists of 60 or more dwelling units. The proposed development has 92 units. The developer states that the proposed design provides adequate access, circulation while minimizing impacts to the surrounding properties and infrastructure.

   2.) Variance Request: Article 3, Table 3.102-4, Duplex and Multiplex Lot and Building Standards, Lot Width
   This requested variance is to Article 3, Section 3.102, Table 3.102-4 as it applies to Duplex and Multiplex Lots, and Building Standards, Lot Width. City of Edinburg Unified Development Code requires a lot width of 80 feet for Residential Multifamily District. The developer is proposing a lot width of 70 feet due to the site-specific design constraints and to allow for the efficient development of the property and not reduce amount of lots.

   Staff's Recommendation: Staff recommends approval of the variance requests and asks that the applicant comply all other requirements that it calls for.

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Sec. 5.202, Street Network and Design

A. Street Design Objectives. New streets shall be designed to achieve the following objectives:

1. *Integration*. Integrate into the existing street pattern so as to address the area's future circulation needs, as well as city-wide traffic;
2. *Safety*. Provide a safe and convenient layout and design;
3. *Character*. Match the community character of the respective district(s); and
4. *Natural features*. Respect natural resources, topography, and drainage.

B. Streets.

1. *General*. Streets shall be designed and arranged to promote the following policy objectives:
   a. All street and circulation patterns shall provide for the safe, efficient, and convenient movement of vehicular and pedestrian traffic.
   b. Vehicular travel lanes, sidewalks and trails, and parking should be separated.
   c. Within the context of overall community development, the internal circulation system should promote and encourage the increased use of pedestrian and bicycle movement among residential, local shopping, schools, and other areas.
   d. Road connections shall seek to avoid external automobile trips through the employment of stub streets, connecting open space, bicycle-pedestrian ways, and other similar design techniques.
2. *Cut-through traffic*. The design of the street system near intersections of collectors or arterials should discourage cut-through traffic in residential areas through one or more of the following features:
   a. Gateway elements that provide identity to an area or neighborhood, that is, that signify that the driver is entering into a well-defined place.
   b. One or more traffic calming features that are visible from the intersection.
   c. An offset grid street pattern that disguises the street's usefulness as a cut-through route.
3. *External Connectivity*. Access shall meet the City's right-of-way standards, shall be accessible to general traffic circulation, delivery of City services, and emergency responders.
   a. All residential development shall provide a minimum number of access points as follows:
      i. Less than 60 dwelling units: 1 access point
      ii. 60 to 120 dwelling units: 2 access points
      iii. More than 120 dwelling units: 2 access points, plus 1 access point per 60 units in excess of 120. If more than two access points are required, then the City Engineer may determine if fewer or additional access points are necessary and may refer the plat to the Planning and Zoning Commission for final decision.
   b. The number of required access points may be reduced for multifamily development if it is demonstrated to the City Engineer that the access that is provided:
      i. Is adequate to ensure adequate delivery of City services and emergency response; and
      ii. Provides for safe and efficient traffic circulation.
   c. The City Engineer may require an increased number of access points if, due to unusual characteristics of a site or adjacent streets, such additional access is necessary to ensure safe and adequate sanitation, public school transportation, and emergency response. Alleys shall be provided to serve areas of development where the lot areas are less than 10,000 square feet.

Table 3.102-4 Duplex and Multiplex Lot and Building Standards								
	Minimum[1]							Maximum[2]
Site Area	Additional Lot Area per Bldg. (sf.)	Lot Width (ft.)	Street Yard (ft.)	Street Side Yard (ft.)	Side Yard[3] (ft.)	Rear Yard (ft.)	Parking Setback from Curb (ft.)	Height (ft.)
8,000	2,000	80[3]	10 / 18[4]	10	0 / 6[5]	10 / 18[4]	10	35

TABLE NOTES:

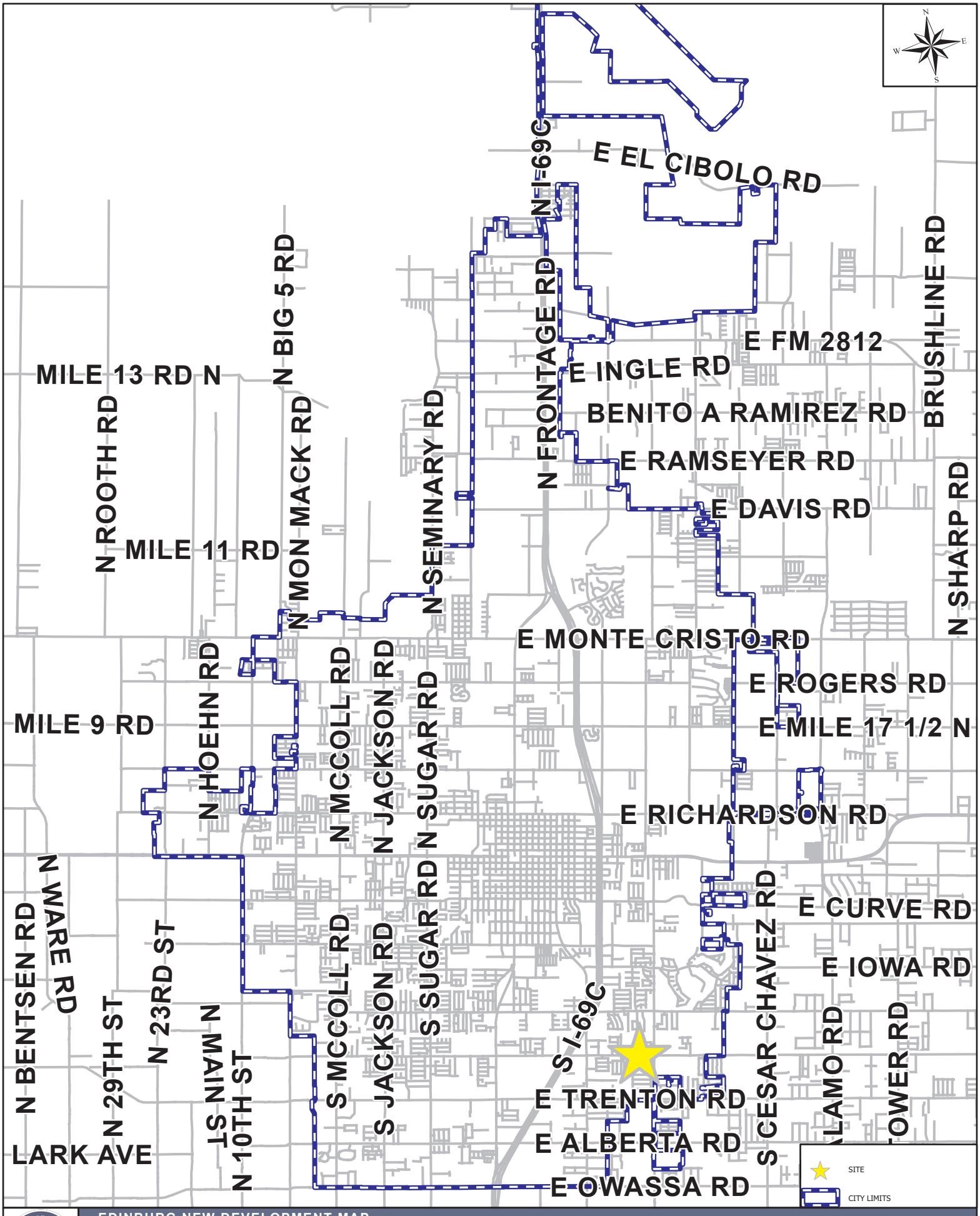
[1]If a larger bufferyard is required, the setback shall be the width of the bufferyard; see section 4.204.

[2]Multiplex lots may not exceed maximum density standards; see Table 3.102-5.

[3]Along arterials, frontages in excess of the minimum lot width may be required. See Sec. 5.208, *Access Management*.

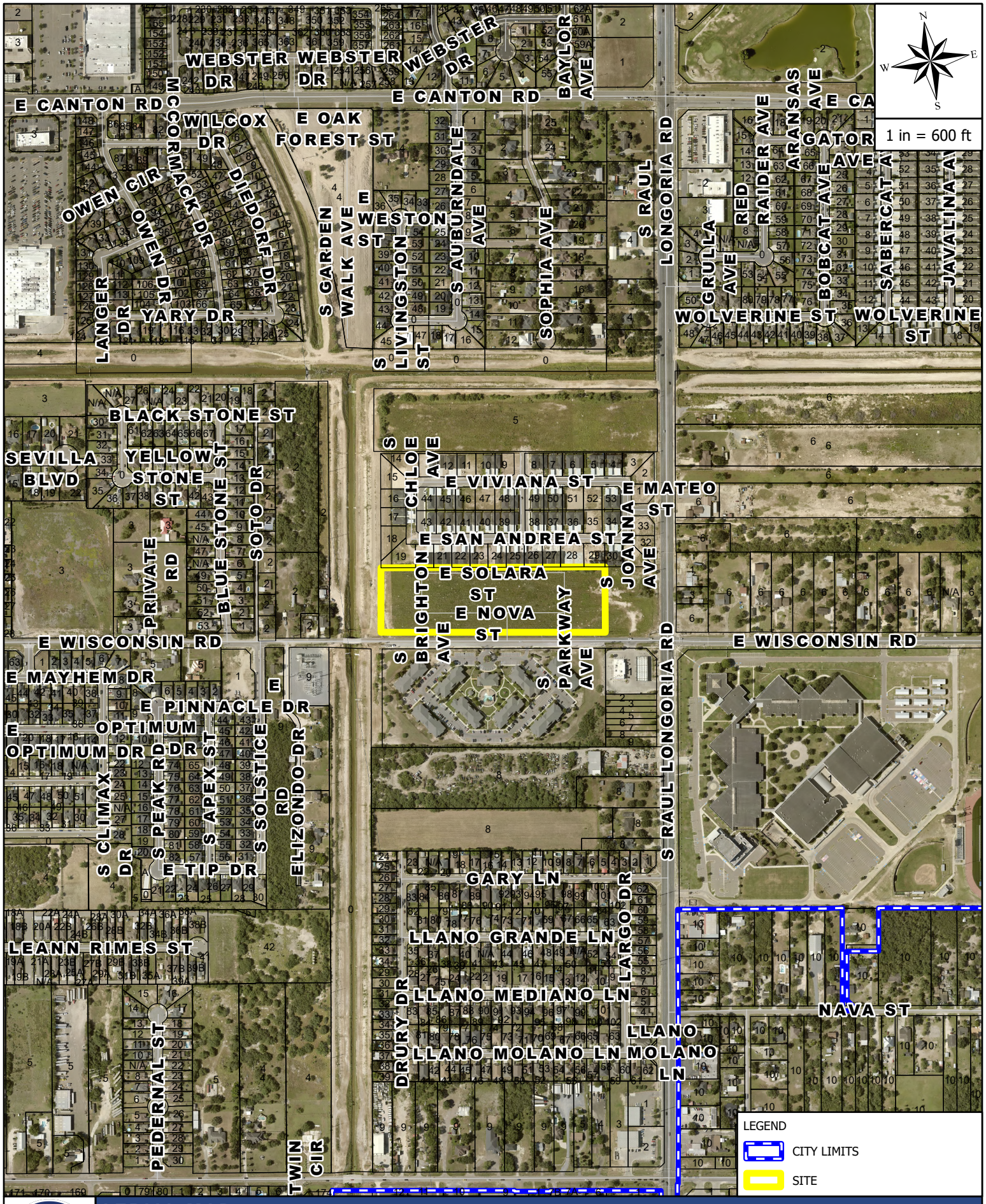
[4]The first number is the building setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

[5]A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.



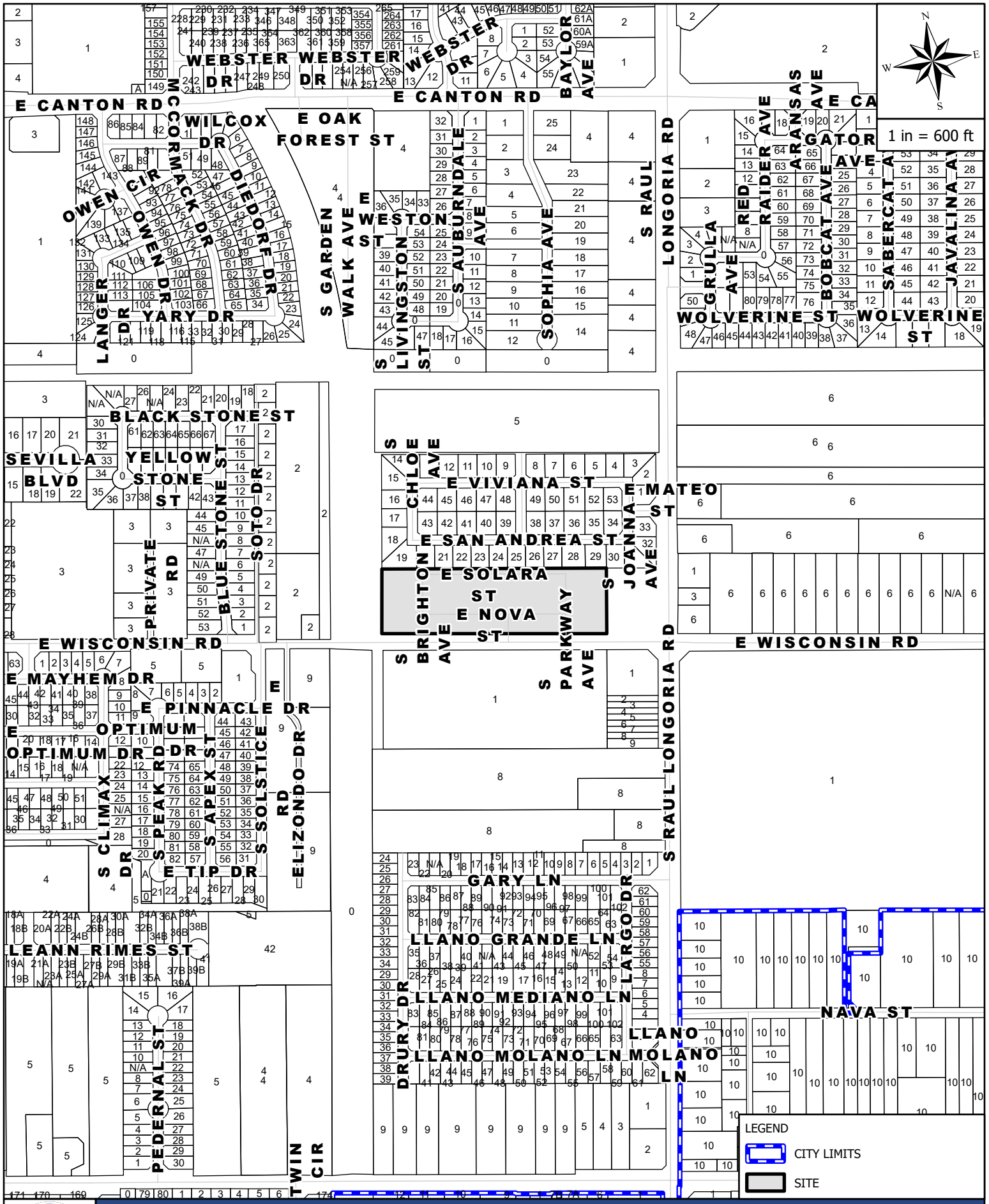
EDINBURG NEW DEVELOPMENT MAP

2301 E WISCONSIN RD



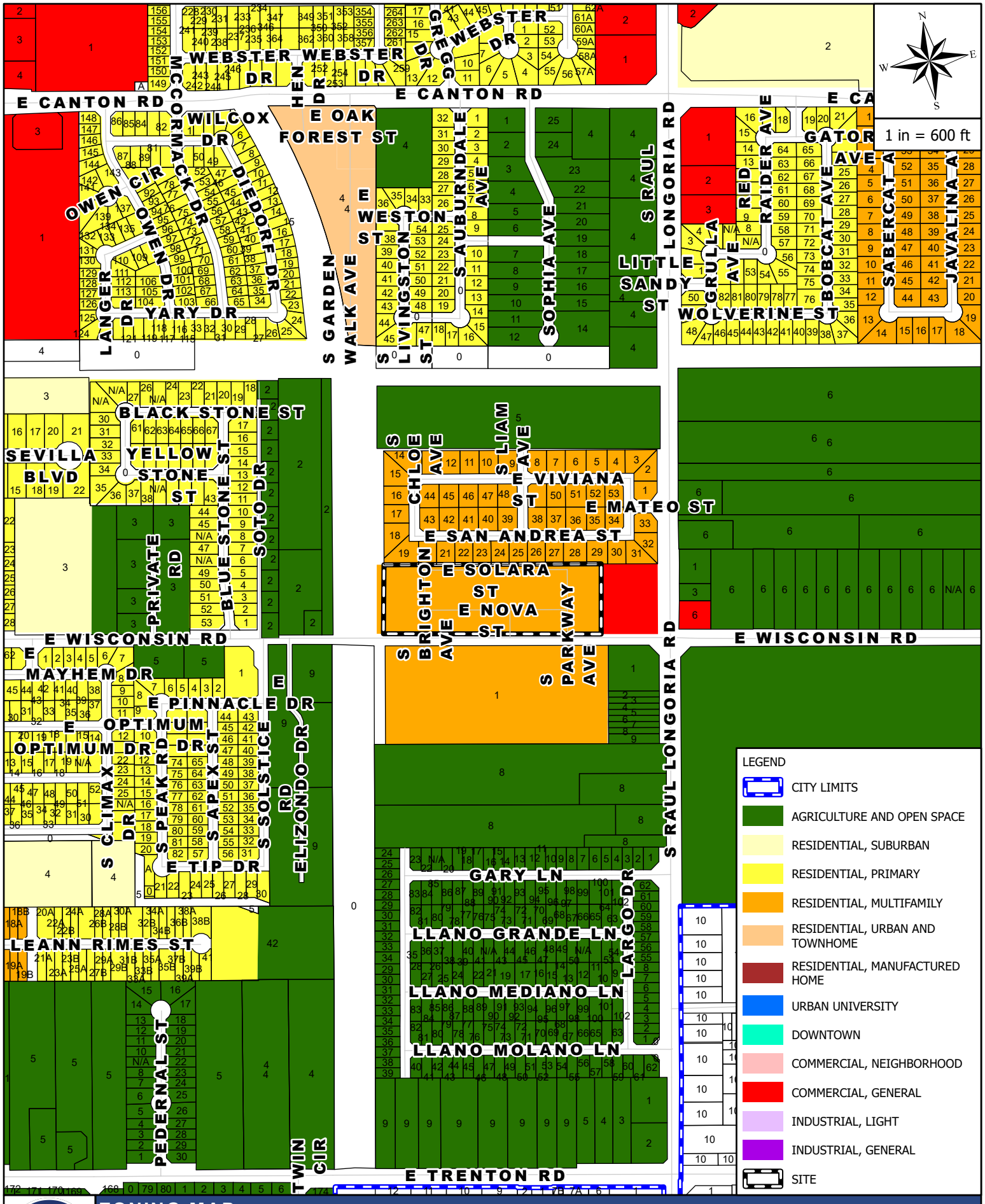
AERIAL MAP

2301 E WISCONSIN RD



MAILOUT AND SITE MAP

2301 E WISCONSIN RD



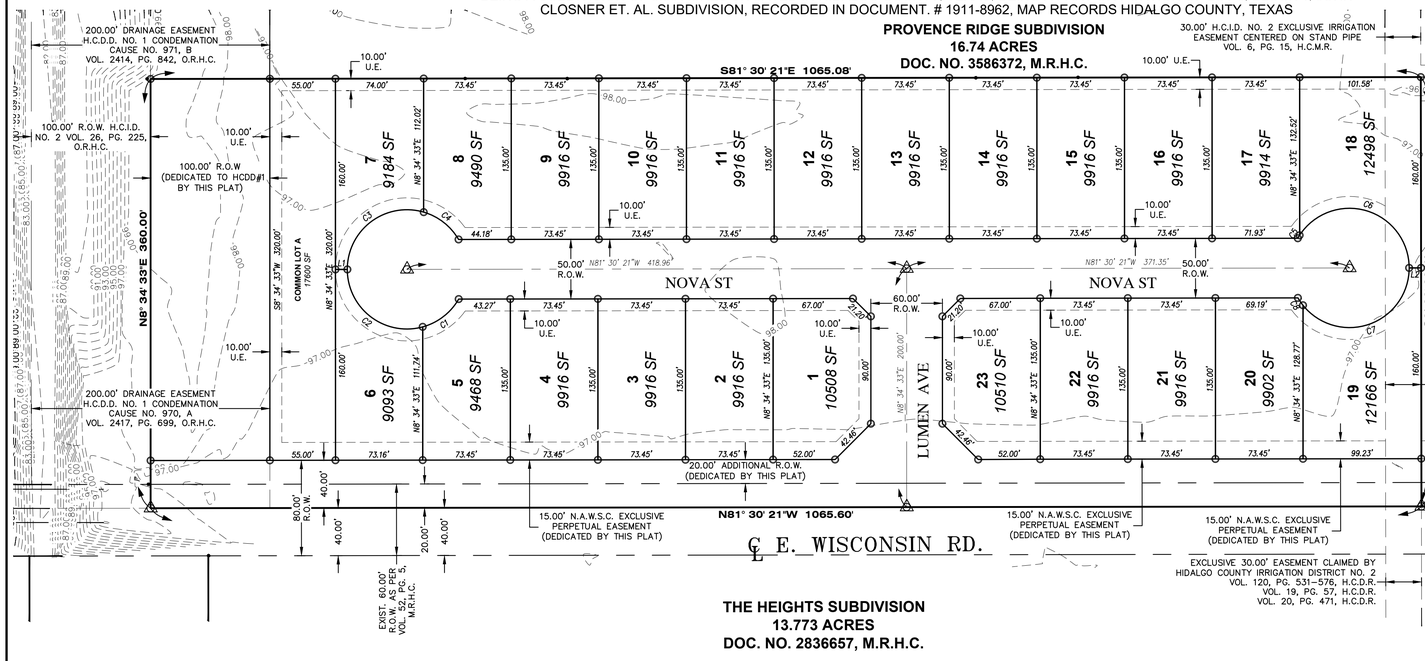
THE CITY OF EDINBURG TEXAS

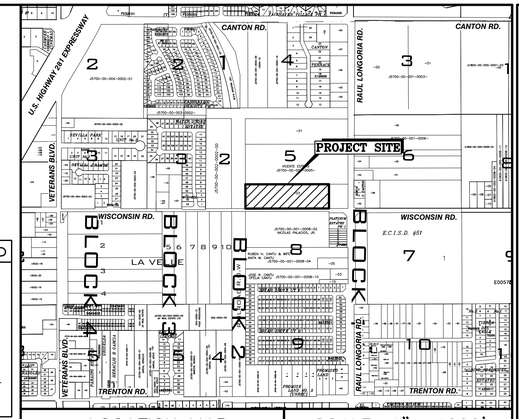
ZONING MAP

DATE OF PREPARATION: MAY 06, 2026

LUMEN PARK SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF 8.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 5, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION, RECORDED IN DOCUMENT. # 1911-8962, MAP RECORDS HIDALGO COUNTY, TEXAS





LOCATION MAP | SCALE: 1"= 1000'

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE

EXIST. 15.00' N.A.W.S.C. EXCLUSIVE EASEMENT (DOC#3505876, O.R.H.C.)

BM #1
N:16622106.4900'
E:1101376.0470'
ELEV=95.08'

30.00' H.C.I.D. NO.2 EXCLUSIVE IRRIGATION EASEMENT VOL. 120, PG. 531-576, H.C.D.R. VOL. 19, PG. 57, H.C.D.R. VOL. 20, PG. 471, H.C.D.R.

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (BY DOC. NO. _____, O.R.H.C.)

P.O.B.
COTTON PICKER SPINDLE SET
S.E. CRN OF OUR TRACT
N: 16621937.4635'
E:1100987.9664'

N81° 30' 21"W 388.62'

EXIST. 96.55' R.O.W.
50.00'
46.53'

P.O.C.
S.E. CRN OF LOT 5, BLOCK 1
JOHN CLOSNER SUBDIVISION
RECORDED IN
DOC.#1911-8962
N:16621871.2304'
E:1101373.9849'

G.S. RAUL LONGORIA RD.

59.18'
50.82'

EXIST. 110.00' R.O.W. AS PER VOL. 52, PG. 105, M.R.H.C.

PLATINUM ESTATES PHASE I SUBDIVISION
3.726 ACRES
VOL. 52, PG. 105-109, M.R.H.C.
DOC. NO. 1728088, M.R.H.C.

THE HEIGHTS SUBDIVISION
13.773 ACRES
DOC. NO. 2836657, M.R.H.C.

LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ◉ – FOUND 5/8 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- ▨ – FOUND 60-D NAIL
- △ – SET COTTON PICKER SPINDLE
- ⌐□ – POWER POLE
- –◑– GUY WIRE
- □ – FOUND FENCE POST
- –⊣– TRAFFIC SIGN
- (W) – WATER METER
- ⋈ – WATER VALVE
- ⊗ – IRRIGATION STAND PIPE
- (XXXX) – DEED RECORD CALL
- XXXX – NATURAL GROUND
- △ – CALCULATED POINT
- [– –] – ELECTRICAL & UTILITY EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.11	50.00	44.82	S60° 54' 18"W	38.12
C2	91.79	50.00	105.18	N44° 05' 42"W	79.43
C3	92.80	50.00	106.34	N61° 39' 55"E	80.04
C4	38.10	50.00	43.66	S43° 20' 05"E	37.18
C5	2.91	50.00	3.34	N40° 09' 46"E	2.91
C6	127.99	50.00	146.66	N64° 50' 14"W	95.80
C7	123.35	50.00	141.35	S79° 10' 01"W	94.36
C8	7.55	50.00	8.65	N25° 49' 59"W	7.55

Parcel Line Table

Line #	Length	Direction
L1	10.00	S81° 30' 20.60"E
L2	10.00	N81° 30' 20.60"W

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE **"B"** (SHADED), AREAS BETWEEN LIMITS OF THE OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
COMMUNITY PANEL NO. **480334 0425 C**, REVISED **NOVEMBER 16, 1982**.
2. SETBACKS: RESIDENTIAL, DUPLEX AND MULTIPLEX DEVELOPMENT
GARAGE: 18.00 FEET
FRONT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 & 0.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
4. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
5. BENCHMARKS (B.M.):
INLET BEING APPROXIMATELY 480 FEET EAST OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF INLET. ELEV: =95.08 (N.V.D. 88) NORTHING:16622106.49 EASTING:1101376.0470 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
6. DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **47.676** CUBIC-FEET OR **1.099** ACRE-FEET OF STORM WATER RUNOFF.
PROPOSED DETENTION: 51,823 CUBIC-FEET
7. COMMON LOT A SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LUMEN PARK SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE HOA.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
11. ALL RIGHT-OF-WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
13. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A HCID2 R.O.W./EASEMENT OR FACILITY.
15. 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.
17. DRAINAGE INFRASTRUCTURE IS PRIVATE AND TO BE MAINTAINED BY H.O.A.
18. AS PER UDC SEC. 5.212 (RESIDENTIAL($600/LOT/DWELLING UNIT)–50% DUE PRIOR TO RECORDING – PARKLAND FEES:70 LOTS/DWELLING UNITS X $300 = $21,000 – THE REMAINING 50% DUE AT BUILDING PERMIT STAGE.
19. A BUILDING PERMIT WILL BE OBTAINED FOR CONSTRUCTION OF THE DETENTION FENCE.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **LUMEN PARK SUBDIVISION (PRIVATE)** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

_____
MICHAEL CANTU (OWNER)
MAVERICK VALLEY BUILDERS LLC
P.O. BOX 204
LA BLANCA, TEXAS 78558

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026.

_____
MAVERICK VALLEY BUILDERS LLC *DATE*

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20__.

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

_____
PRESIDENT

ATTEST: _____
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **LUMEN PARK SUBDIVISION (PRIVATE)** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2026

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **LUMEN PARK SUBDIVISION (PRIVATE)** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS

THE _____ DAY OF _____, 2026.

_____
MAYOR, CITY OF EDINBURG DATE

_____
SECRETARY, CITY OF EDINBURG DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2026.

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____,2026.

STATE OF TEXAS
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

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

METES AND BOUNDS DESCRIPTION

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

COMMENCING, (N: 16621871.2304' , E: 1101373.9849) AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF SAID LOT 5,

THENCE, N 81°30' 21" W ALONG THE SOUTH LINE OF THE SAID LOT 5, SAME BEING ALONG THE CENTERLINE OF E. WISCONSIN ROAD, A DISTANCE OF 388.62 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING; (N: 16621871.2304' , E: 1101373.9849')

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

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

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

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

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	MAVERICK VALLEY BUILDERS LLC	P.O. BOX 204	LA BLANCA, TX 78558	(956) 207-0149	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

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

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

BY: _____ DEPUTY

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

ISSUED FOR:
PRELIMINARY

PLAT SHEET
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=60'
DATE: MAY 6, 2026
PROJECT: SUB 25 019
REVISIONS:
PAGE NO: 1-0F-1

Y:\RDE SUBDIVISIONS 2025\SUB 25.019 – MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 2 PLAT SHEET.dwg RIODELTA 5/6/2026 6:55 PM

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: MONTEMAYOR ESTATES SUBDIVISION

Date Prepared: June 3, 2026
Planning and Zoning Meeting: June 11, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of Montemayor Estates Subdivision, being a 4.00 acre tract of land out of lot 11, Section 237, Texas- Mexican Railway Company's Survey, Hidalgo Texas, located at 3220 W. Chapin St., as Requested by Quintanilla, Headley & Associates, Inc.
Location:	The property is located on the south side of W. Chapin Road and approximately 976 feet west of N. McColl Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Surburban (RS) District.
Setbacks:	UDC Setbacks for Residential, Suburban (RS) District will abide by UDC, Article 3, Table 3.102-1
Analysis:	The Preliminary Plat development consists of 6 Single Family Residential lots averaging approximately from 26,400.00 to 28,048.40 square feet.
Utilities:	Water Distribution System will be provided by Sharyland Water Supply corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0374)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3220 W CHAPIN ST
EDINBURG, TX 78541

PARCEL: T2100-00-237-0011-07

APPLICATION DATE: 04/09/2026
EXPIRATION DATE: 10/06/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: A 4.00 acre tract of land out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Quintanilla, Headley & Associates, Inc.	Quintanilla, Headley & Associates, Inc.	124 E Stubbs st Edinburg, TX 78539
Developer		Torres David and Elesvia M Lvg Tr	3901 W Schunior ST Edinburg, TX 78541-9410
Owner		Torres David and Elesvia M Lvg Tr	3901 W Schunior ST Edinburg, TX 78541-9410

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	05/04/2026	05/20/2026		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)	Isael Posadas	05/20/2026	05/22/2026	Complete
Fire (Fire)	Anthony Riojas	05/20/2026	05/21/2026	Complete

Comments GENERAL COMMENTS:

1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum)
2. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating)
3. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details)
4. FIRE HYDRANTS: Need to provide fire hydrant(s) at 300'/600' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks)
5. FIRE HYDRANTS - RESIDENTIAL: Need to provide fire hydrant(s); shall begin installation nearest the subdivisions main entrance and shall be spaced out every 600'; shall be installed in-between lot lines. Shall meet IFC 2018/UDC 2022/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 600ft based on designated zoning district, 30-inch setbacks)
6. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline).
7. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
8. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.

Planning & Zoning (Planning & Zoning)	Claudia Mariscal	05/20/2026		In Review

Comments Redlines & Comments on bluebeam

Planning & Zoning (Planning & Zoning)	Leonel Duran	05/20/2026	05/18/2026	Complete

Comments 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 Land Clearing Permit will need to be issued prior to any site preparation and tree removal. Part of this process would be to submit a tree survey to determine if any protected trees are on the site requiring mitigation.

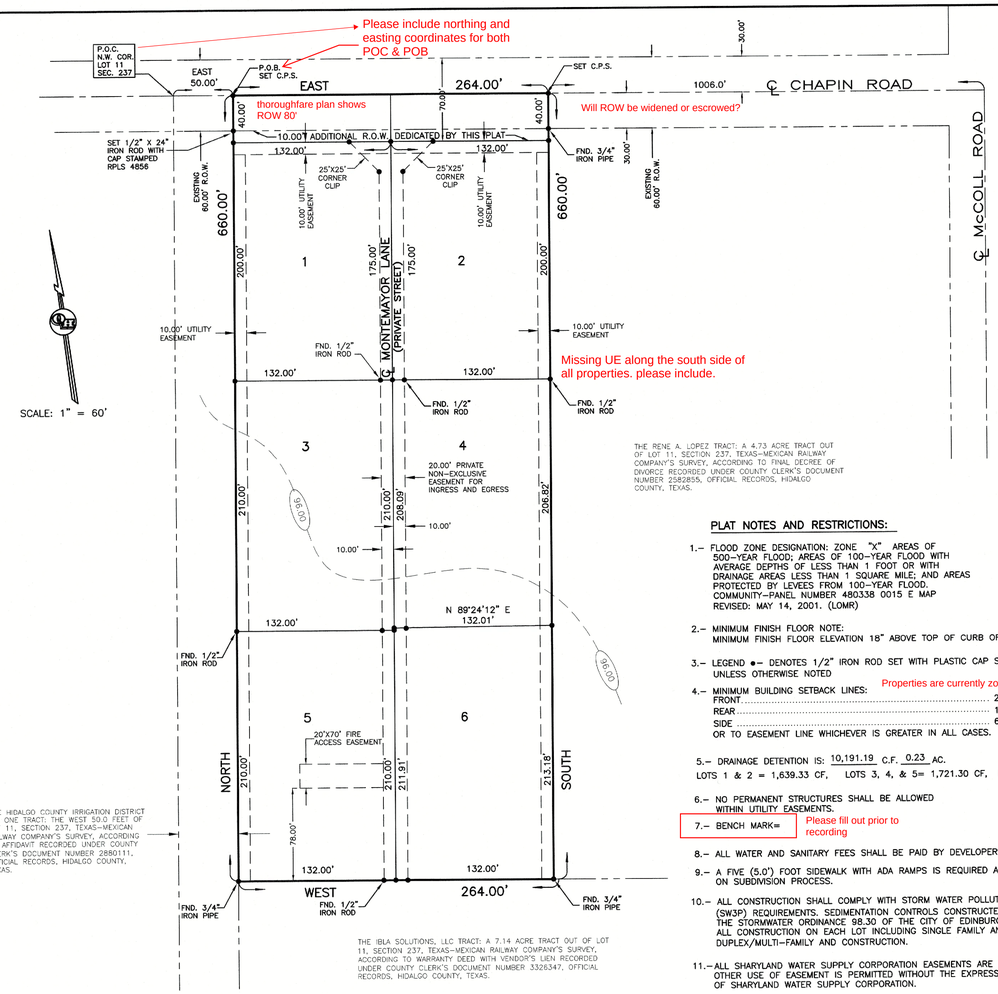
On-Lot Landscaping requirements will need to be met during site plan/ building permit review.

Public Works (Public Works)	David De La Fuente	05/20/2026	05/19/2026	Complete

Comments Erosion Control Plan, Small Construction Site Notice

SUBMITTAL SUMMARY REPORT (PLAT-2026-0374)

Solid Waste (Solid Waste)	Laura Olivarez	05/20/2026	05/05/2026	Complete
Comments	Submittal Requirements and Site Development Guidelines sent(ET)			
Utilities (Utilities)	Jose Guajardo	05/20/2026	05/11/2026	Complete
Comments	-SWSC CCN Area -Install 8" SS line at Montemayor Ln.			
Utilities (Utilities)	Priscilla Bernal	05/20/2026	05/13/2026	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - SWSC 2. Sewer Fees - septic tank 3. Water Rights - N/A 4. Transfer Fees - N/A Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning			



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

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

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

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

PLAT NOTES AND RESTRICTIONS:

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

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

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

4.– MINIMUM BUILDING SETBACK LINES: Properties are currently zoned Residential, Suburban
FRONT ..... 20.00' Street: 30ft
REAR ..... 10.00' Street side: 15ft
SIDE ..... 6.00' Side: 15 ft
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES. Rear: 30ft

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

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

7.– BENCH MARK= Please fill out prior to recording

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

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

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

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

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

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

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

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

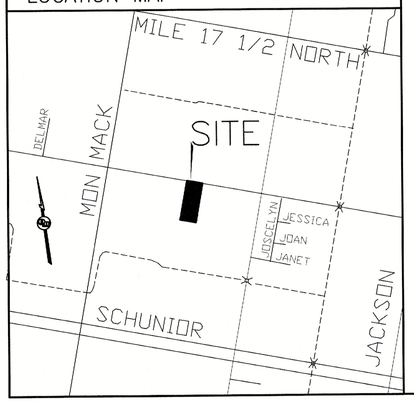
Plat Note Requirement: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.

Provide Sharyland Waterline Access Agreement

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

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

LOCATION MAP SCALE 1" = 1000'



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

MONTEMAYOR ESTATES

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

METES AND BOUNDS

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

8–19–25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

P.E.

ALFONSO QUINTANILLA
P.E. No. 95534

4-6-26
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

PRESIDENT — ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

LOT 1 — GUSTAVO MONTEMAYOR, 730 OREGANO ST, EDINBURG, TX 78541 — DATE
LOT 2 — CRISTELIA RAMIREZ, 3112 W CHAPIN ST, EDINBURG, TX 78541 — DATE
LOT 3 — YOLANDA MONTEMAYOR, 1309 MONTEMAYOR LN, EDINBURG, TX 78541 — DATE
LOT 4 — GRACIELA M. GONZALEZ, 1312 MONTEMAYOR LN, EDINBURG, TX 78541 — DATE
LOT 5 — CRISTELIA M. RAMIREZ, 3112 W CHAPIN RD, EDINBURG, TX 78541 — DATE
LOT 5 — GUSTAVO MONTEMAYOR, 730 OREGANO ST, EDINBURG, TX 78541 — DATE
LOT 5 — GRACIELA GONZALEZ, 1312 MONTEMAYOR LANE, EDINBURG, TX 78541 — DATE
LOT 5 — YOLANDA MONTEMAYOR DIAZ, 1309 MONTEMAYOR LANE, EDINBURG, TX 78541 — DATE
LOT 5 — ELESVIA MONTEMAYOR TORRES, 3901 W. SHCUNIOR, EDINBURG, TX 78541 — DATE
LOT 6 — DAVID TORRES, CO–TRUSTEES OF THE DAVID AND ELESVIA M. TORRES LIVING TRUST, 3901 W. SCHUNIORS ST, EDINBURG, TX 78541 — DATE
LOT 6 — ELESVIA M. TORRES, CO–TRUSTEES OF THE DAVID AND ELESVIA M. TORRES LIVING TRUST, 3901 W. SCHUNIORS ST, EDINBURG, TX 78541 — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared GUSTAVO MONTEMAYOR, CRISTELIA RAMIREZ, YOLANDA MONTEMAYOR, GRACIELA M. GONZALEZ, ELESVIA MONTEMAYOR TORRES AND DAVID TORRES known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

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

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

DANIELA QUINTANILLA– NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

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

CHAIRPERSON–PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE — DATE — CITY SECRETARY — DATE

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION — DATE

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

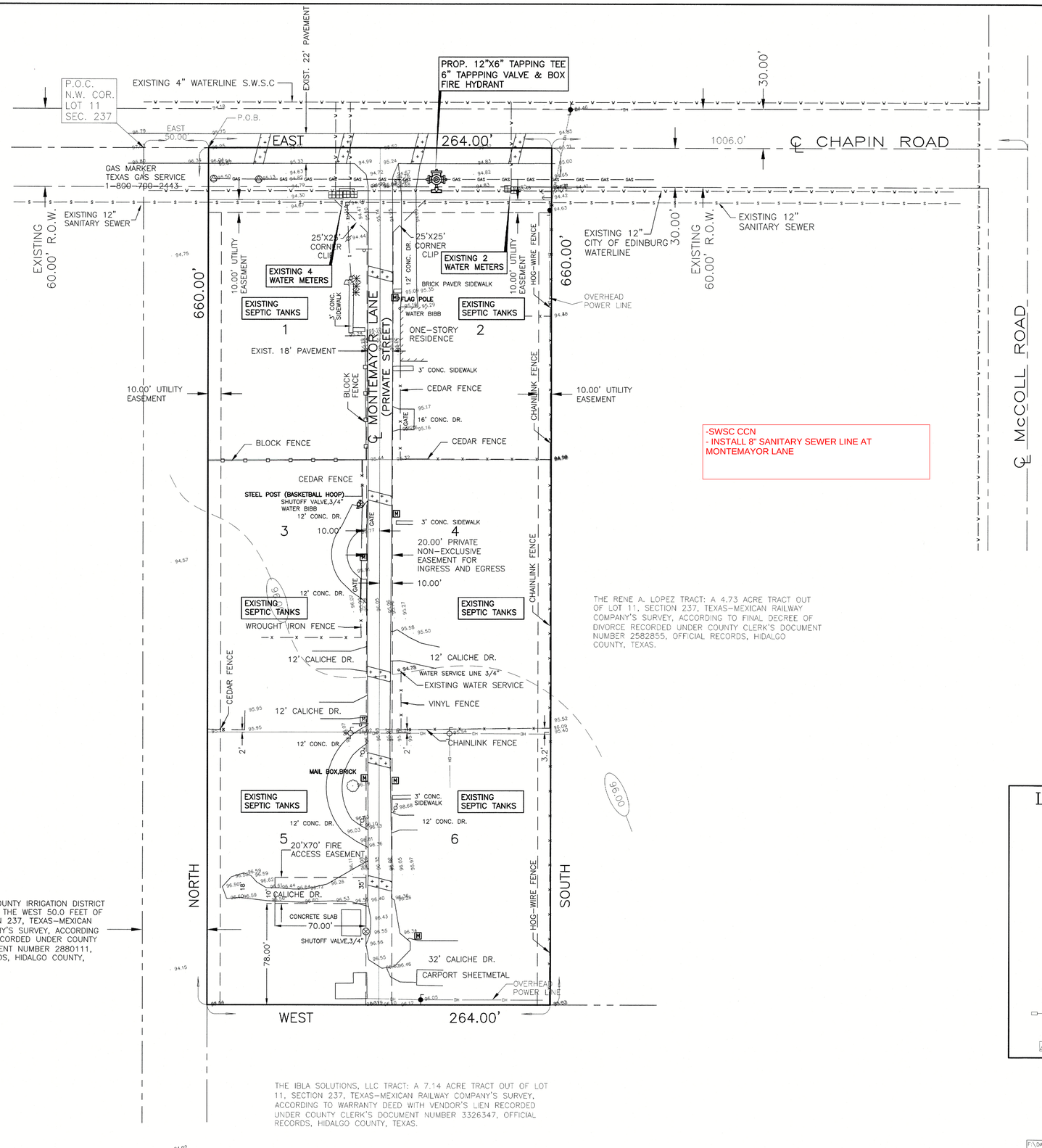
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

DATE OF PREPERATION: JULY 14, 2021

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



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

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

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

-SWSC CCN
- INSTALL 8" SANITARY SEWER LINE AT MONTEMAYOR LANE

LEGEND

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

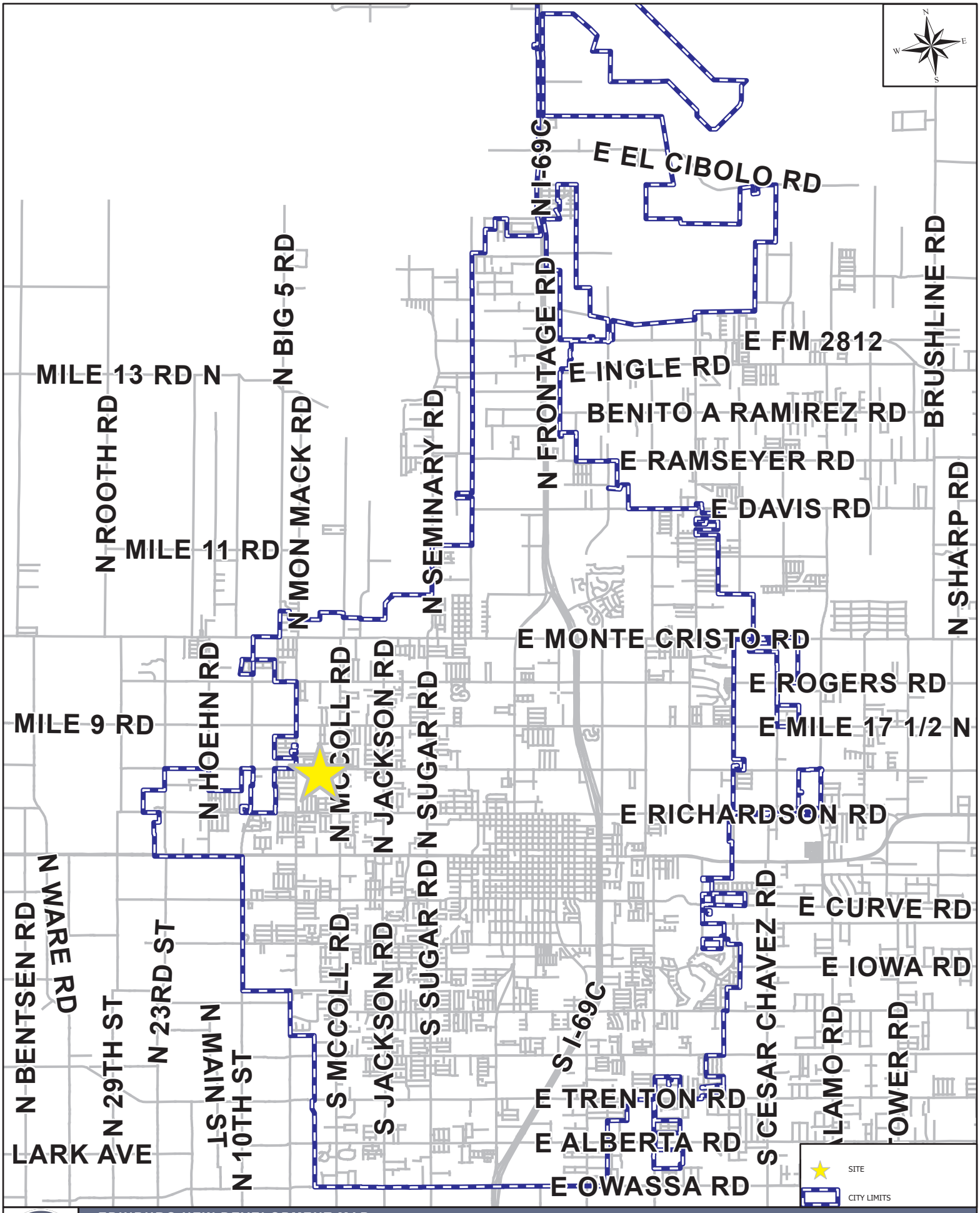
F:\DATA\SUBD.\			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUGUST 19, 2025	JLUIS CVZS		M.G.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
MARCH 27, 2026	J.G.		

JOB NO.
DATE 8-19-2025
REVISION
SCALE 1"=40'
DRAWN BY JLUIS. CVZS.
SHEET

MONTEMAYOR ESTATES
UTILITY LAYOUT

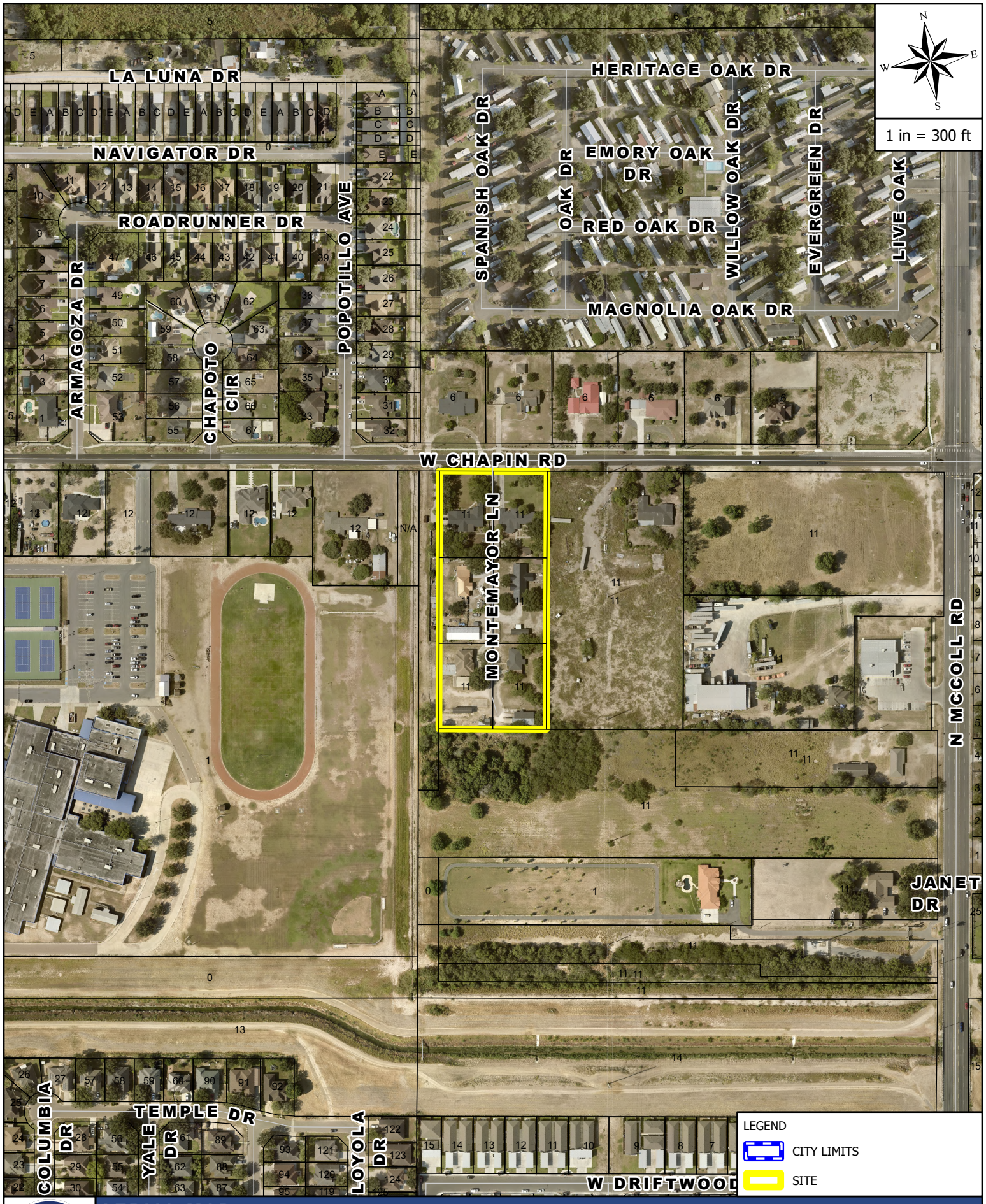
STATE OF TEXAS
ALFONSO QUINTANILLA
95534
REGISTERED
PROFESSIONAL
ENGINEER
4-20-26

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



EDINBURG NEW DEVELOPMENT MAP

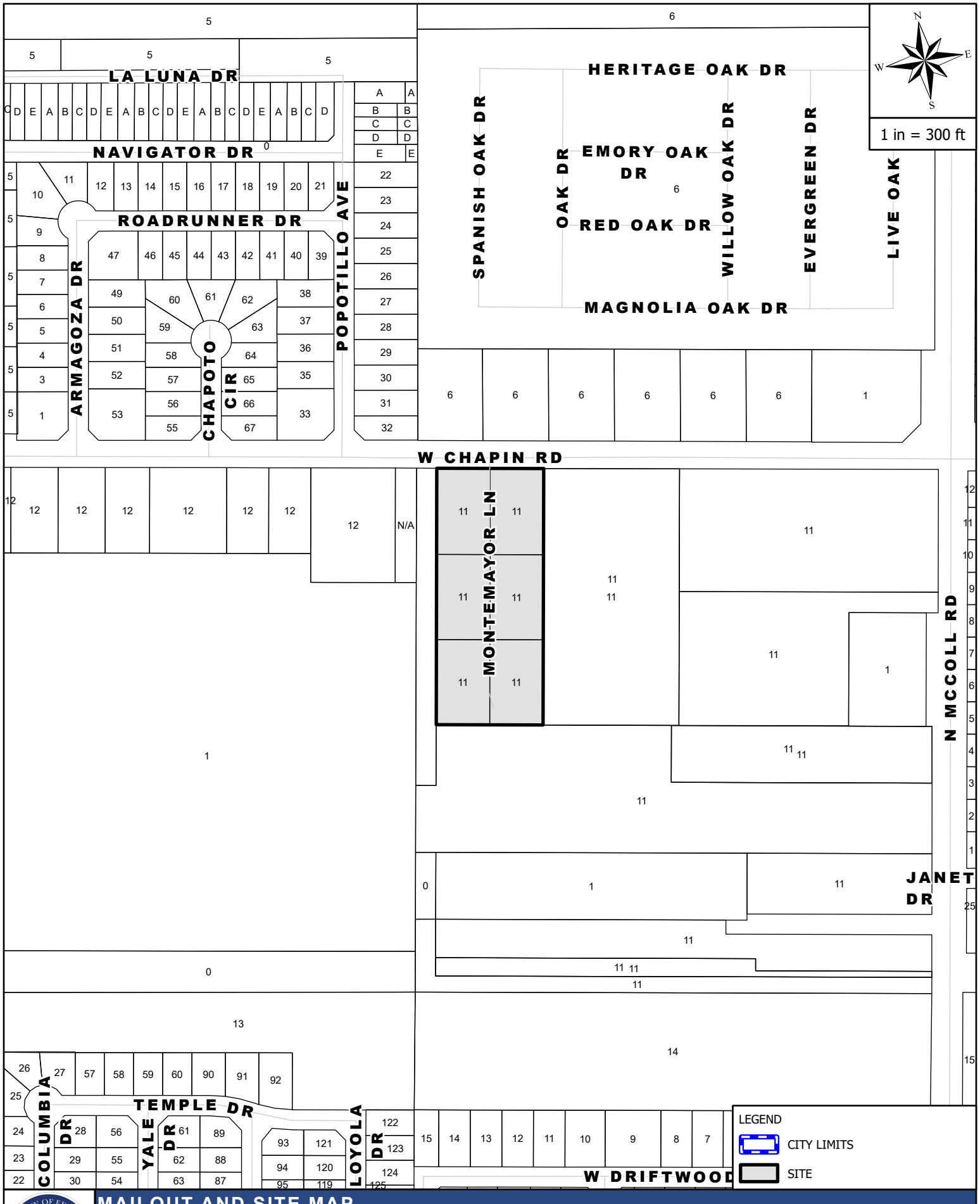
3220 W CHAPIN RD



THE CITY OF EDINBURG TEXAS

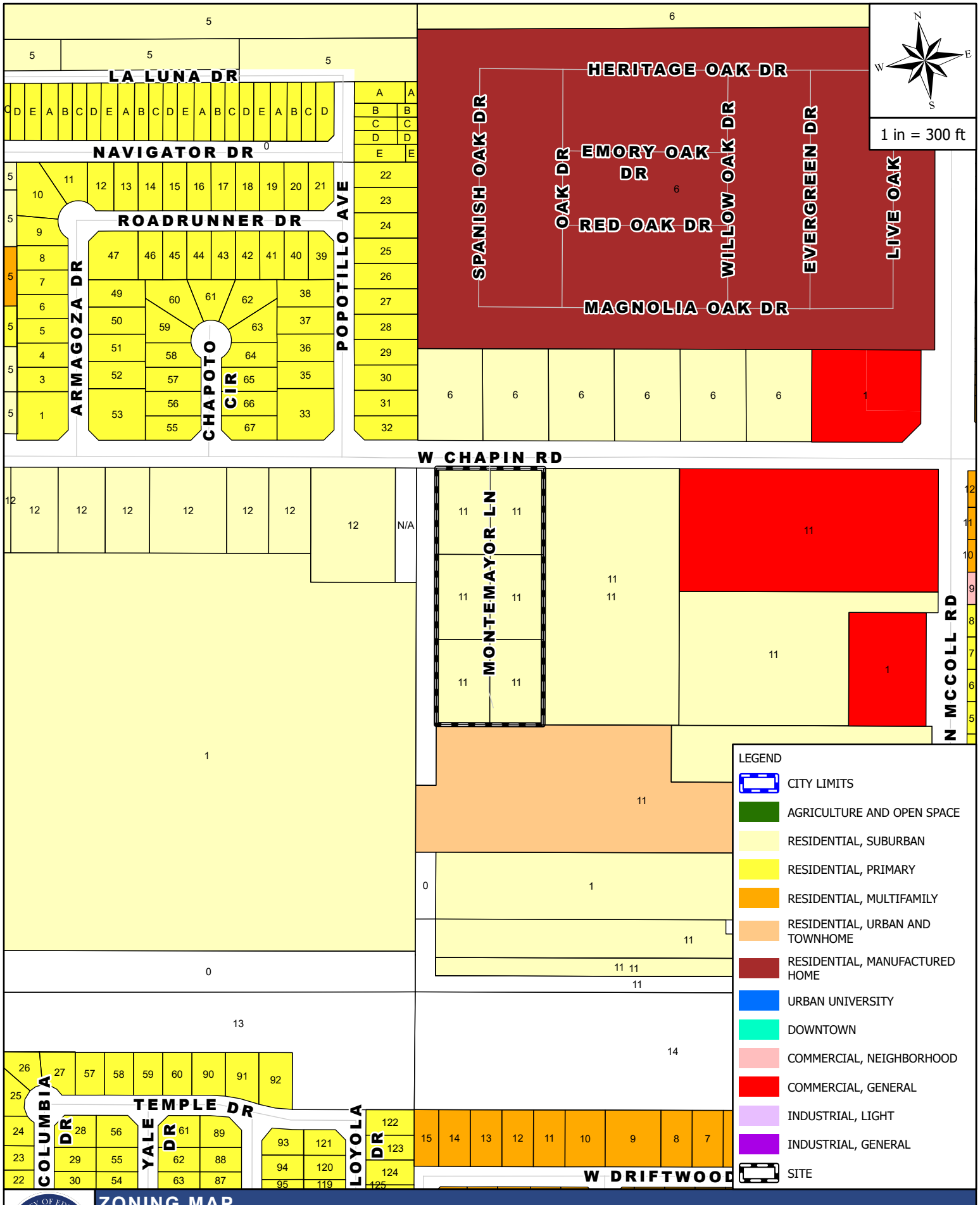
AERIAL MAP

3220 W CHAPIN RD



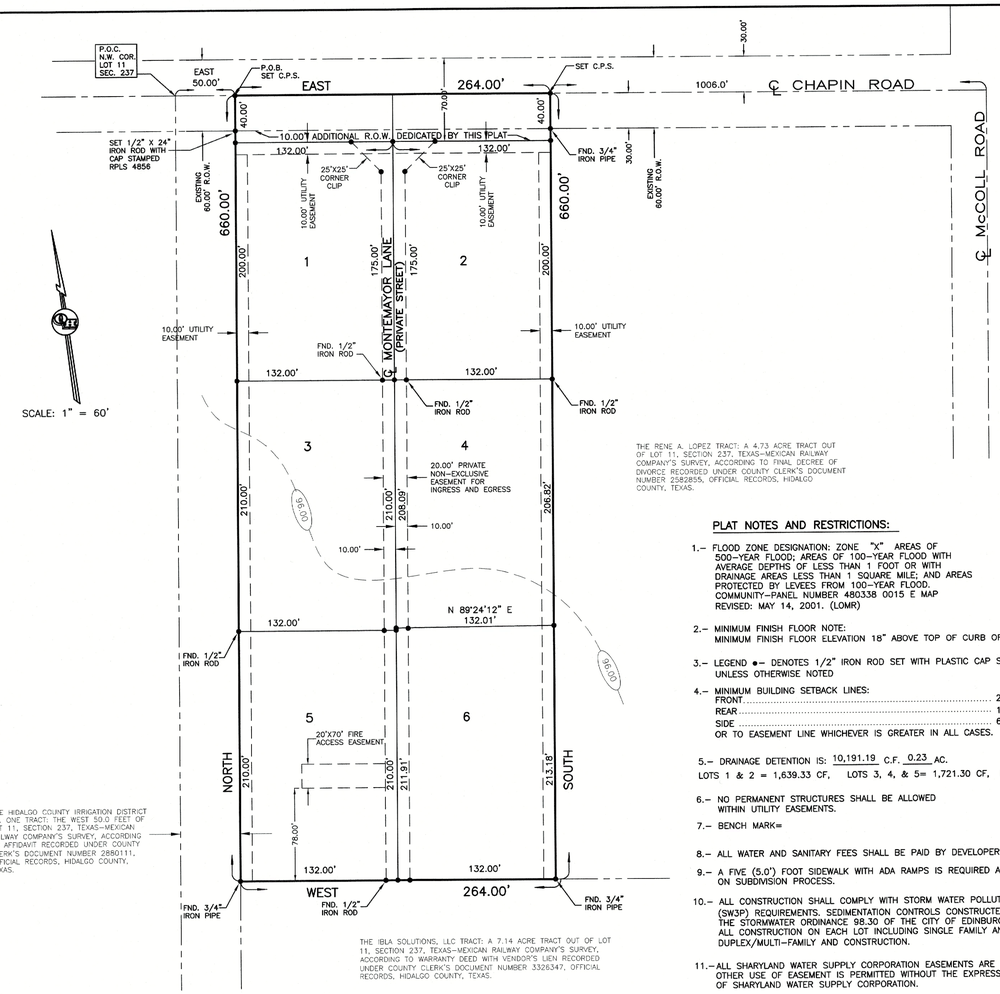
MAILOUT AND SITE MAP

3220 W CHAPIN RD



ZONING MAP

3220 W CHAPIN RD



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

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

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

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

PLAT NOTES AND RESTRICTIONS:

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

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

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

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

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

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

7.– BENCH MARK=

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

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

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

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

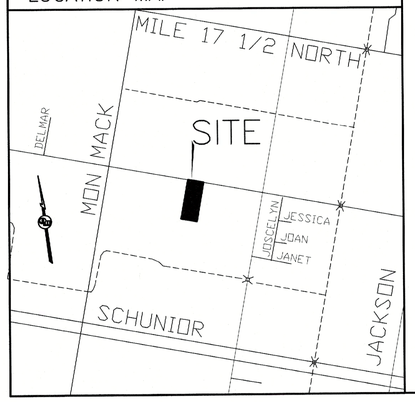
12.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

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

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

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

LOCATION MAP SCALE 1" = 1000'



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

MONTEMAYOR ESTATES

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

METES AND BOUNDS

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

8-19-25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

ALFONSO QUINTANILLA
P.E. No. 95534

4-6-26
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

PRESIDENT

ATTEST: _____
SECRETARY

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared GUSTAVO MONTEMAYOR, CRISTELIA RAMIREZ, YOLANDA MONTEMAYOR, GRACIELA M. GONZALEZ, ELESVIA MONTEMAYOR TORRES AND DAVID TORRES known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

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

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

DANIELA QUINTANILLA– NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

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

CHAIRPERSON–PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE — DATE — CITY SECRETARY — DATE

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

HIDALGO COUNTY CLERK'S OFFICE

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

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

BY: _____ DEPUTY

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

DATE OF PREPERATION: JULY 14, 2021

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

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: LUMEN PARK SUBDIVISION

Date Prepared: June 3, 2026
Planning and Zoning Meeting: June 11, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of Lumen Park Subdivision, Being a 8.80 acres tract of land out of the South 12.87 acres of Lot 5, Block 1, John Closner Et. Al. Subdivision recorded in volume 0, Page 4, Map records of Hidalgo County, Located at 2301 E. Wisconsin Road, as Requested by Rio Delta Engineering.
Location:	The property is located on the north side of East Wisconsin Road, approximately 297 ft west of S. Raul Longoria Rd. and is within the City of Edinburg, City Limits.
Zoning:	Property is currently zoned Residential, Multifamily (RM) District.
Setbacks:	As per the Unified Development Code Front: 10 ft, Side Yard: 6 ft, Street: 10 ft, and Rear: 10 ft. or easement whichever is greater
Analysis:	The Preliminary Plat consists of 23 Multi-Family Residential lots that range from approximately 9,093 square feet to 12,498 square feet.
Utilities:	Water Distribution System and Sanitary Sewer Collection System will be provided by North Alamo Water Supply Corporation. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2025-0325)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 2301 E WISCONSIN RD
EDINBURG, TX 78542

PARCEL: J5700-00-001-0005-02

APPLICATION DATE: 05/08/2025
EXPIRATION DATE: 11/04/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: 83 single family residential lots LUMEN PARK== Construction review as of 11/7/25

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	IVAN GARCIA	RIO DELTA ENGINEERING	921 S 10th Ave Edinburg, TX 78539

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Erosion Control	Erosion Control Required (Subdivisions, Commercial, Multi-Family)	David De La Fuente	05/21/2025		No
TCEQ NOI & Permit	TCEQ NOI & Permit TXR150000 submitted to Stormwater Manager Contact: David De La Fuente email: ddelafuente@cityofedinburg.com	David De La Fuente	05/21/2025		No
TCEQ Large Constrution Permit	TCEQ Large Construction Permit Required (if over 5 acres).	David De La Fuente	05/21/2025		No
SW3P	Stormwater Pollution Prevention Plan (C) Engineering	David De La Fuente	05/21/2025		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	05/12/2025	05/22/2025	05/27/2025	Approved
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	07/30/2025	08/01/2025	11/07/2025	Approved
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	11/07/2025	12/03/2025	01/23/2026	Approved
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	01/23/2026	02/13/2026	05/07/2026	Approved
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	05/07/2026	05/20/2026		Approved

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Isael Posadas	05/22/2025	05/23/2025	Complete
Engineering (Engineering)	David De La Fuente	05/22/2025	05/21/2025	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan, Post Construction Plan			
Fire (Fire)	Anthony Riojas	05/22/2025	05/22/2025	Complete
Comments	REQUIRES RE-SUBMIT: 1. CUL-DE-SAC: Need to provide r = 96ft cul-de-sac radius for fire department access road(s) and shall meet IFC 2018 reequipments (please provide turn style turn around feature)			
Planning & Zoning (Planning & Zoning)	Anaisa Licerio	05/22/2025	05/27/2025	Complete
Solid Waste (Solid Waste)	Laura Olivarez	05/22/2025	05/13/2025	Complete
Comments	plat message sent and guidelines			
Utilities (Utilities)	Priscilla Bernal	05/22/2025	05/13/2025	Approved
Comments	Water and Sewer belongs to North Alamo Water			

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	David De La Fuente	08/01/2025	07/30/2025	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan			
Engineering (Engineering)	Isael Posadas	08/01/2025	08/08/2025	Complete
Fire (Fire)	Anthony Riojas	08/01/2025	08/01/2025	Approved with Conditions
Comments				

Isael Posadas Jr	DOESN'T MATCH DRAINAGE REPORT	12/16/2025 5:46 pm	LUMEN PARK SUB. CONSTRUCTION 2 SET-signed 11-7-25.pdf
Isael Posadas Jr	ZONE B	12/16/2025 5:46 pm	LUMEN PARK SUB. CONSTRUCTION 2 SET-signed 11-7-25.pdf

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	02/13/2026	02/26/2026	Complete
Comments	SEE COMMENTS PROVIDED ON COMMENTS SENT TO ENGINEER.			
Fire (Fire)	Anthony Riojas	02/13/2026	02/20/2026	Complete
Comments	PENDING INFFORMATION: 1. PROPERTY DIMENSIONS: Side setbacks 4 Feet minimum is 6 feet. Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details) GENERAL COMMENTS: 1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum) 2. PRIVATE SECURITY GATES: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. 20ft gate width, 14ft high overhead clearance, 70ft minimum setbacks, emergency gate operation, and time delays/sensors for truck passage) 3. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating) 4. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards. 5. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details) 6. FIRE HYDRANTS: Need to provide fire hydrant(s) at 300' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks) 7. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline). 8. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s). 9. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.			
Planning & Zoning (Planning & Zoning)	Clarence Cruz Jr.	02/13/2026	02/26/2026	Complete
Comments	Comments and redlines on bluebeam session 552-009-172 -			
Public Works (Public Works)	David De La Fuente	02/13/2026	02/16/2026	Complete
Comments	SW3P, NOI, Large Construction Site Notice			
Solid Waste (Solid Waste)	Laura Olivarez	02/13/2026	01/26/2026	Complete
Comments	Message and Guideline sent(ET)			
Utilities (Utilities)	Priscilla Bernal	02/13/2026	01/28/2026	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - NAWSC 2. Sewer Fees - NAWSC 3. Water Rights - N/A 4. Transfer Fees - N/A Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning			

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Isael Posadas	05/20/2026	05/19/2026	Complete
Comments	PLEASE SEE ATTACHED COMMENTS.			
Fire (Fire)	Anthony Riojas	05/20/2026	05/19/2026	Complete
Comments				

GENERAL COMMENTS:

1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum)
2. PRIVATE SECURITY GATES: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. 20ft gate width, 14ft high overhead clearance, 70ft minimum setbacks, emergency gate operation, and time delays/sensors for truck passage)
3. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details)
4. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating)
5. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards.
6. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details)
7. CUL-DE-SAC: Need to provide r = 96ft cul-de-sac radius for fire department access road(s) and shall meet IFC 2018 reequipments
8. FIRE HYDRANTS: Need to provide fire hydrant(s) at 300'/600' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks)
9. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline).
10. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
11. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.

Planning & Zoning (Planning & Zoning)	Clarence Cruz Jr.	05/20/2026	05/22/2026	Complete

Comments

Lumen Park Planning and Zoning comments:

please update to POB coordinates. (POC coordinates displayed)

Residential Multifamily, 23 lots each with a four plex - 4 DUs x 23 lots = 92 dwelling units, so $300 x 92 = $27,600 in which 50% is due prior to recording

As per UDC Article 5, Sec. 5.102 Applicability, G. Homeowners Association - Will require documents prior to final plat approval

cul-de-sac radius? NOT Displayed on plat - min 55'

Table 3.102-4
Duplex and Multiplex Lot and Building Standards
Lot Width (ft.) 80'

Sec. 5.202 Street Network and Design, G. Private Roads, 1. Private Subdivisions,
60 to 120 dwelling units: requires 2 access points

Sec. 4.206, Maintenance
5. Right-of-way Maintenance - It is the duty of the adjacent landowner to keep streets and alleys, whether private or public free of debris, weeds higher than 24 inches, filth, carrion and impure or unwholesome matter

update and display names of streets on each design layout

Planning & Zoning (Planning & Zoning)	Leonel Duran	05/20/2026	05/12/2026	Complete

Comments

Landscaped Surface Ratio (LSR), On-lot landscaping, and Street trees will need to meet the requirements set in sections 3.202 and 4.200 of the City of Edinburg's Unified Development Code (UDC) by the time of site plan/ building permit review.

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.

Public Works (Public Works)	David De La Fuente	05/20/2026	05/19/2026	Complete

Comments

SW3P, NOI, Large Constructin Site Notice

Solid Waste (Solid Waste)	Laura Olivarez	05/20/2026	05/07/2026	Complete

Comments

Submittal Requirements and, Site Development Guidelines sent. (ET)

Utilities (Utilities)	Priscilla Bernal	05/20/2026	05/13/2026	Approved

Comments

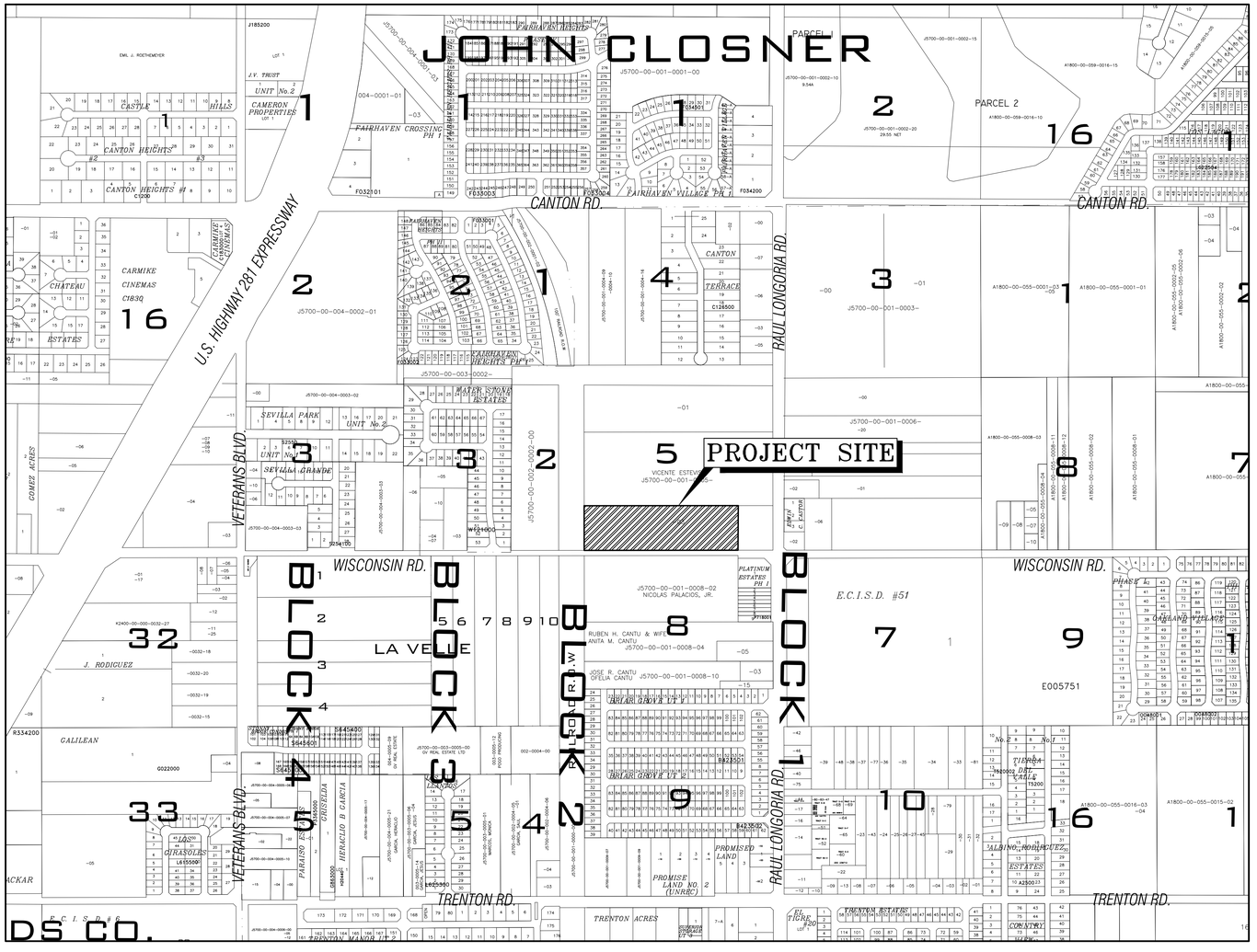
The preliminary utility fees are as follows:
1. Water Tap Fees - NAWSC
2. Sewer Fees - NAWSC
3. Water Rights - N/A
4. Transfer Fees - N/A

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

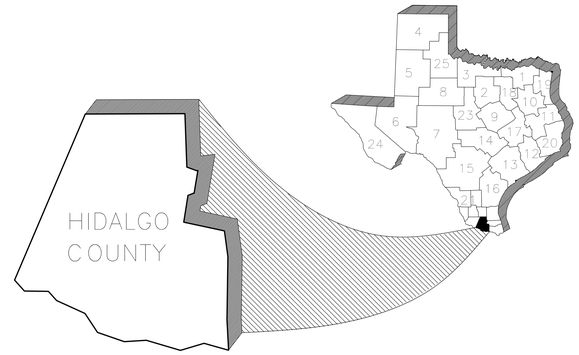
Utilities (Utilities)	Jose Guajardo	05/20/2026	05/11/2026	Complete
Comments	-NAWSC water and sewer CCN - no more comments			

LUMEN PARK SUBDIVISION

CITY OF EDINBURG
HIDALGO COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



PROVIDE TRIP GENERATION WORKSHEET

INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	SANITARY SEWER LAYOUT
SHT 5-7	SANITARY SEWER PLAN & PROFILE
SHT 8	WATER LAYOUT
SHT 9	PAVING & DRAINAGE LAYOUT
SHT 10-11	STORM SEWER PLAN & PROFILE
SHT 12	SIGNAGE LAYOUT
SHT 13	LIGHTING LAYOUT
SHT 14	RECOMMENDED EROSION CONTROL PLAN
SHT 15	POST - EROSION CONTROL PLAN
SHT 16-20	TYPICAL DETAILS

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

COVER SHEET
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT:

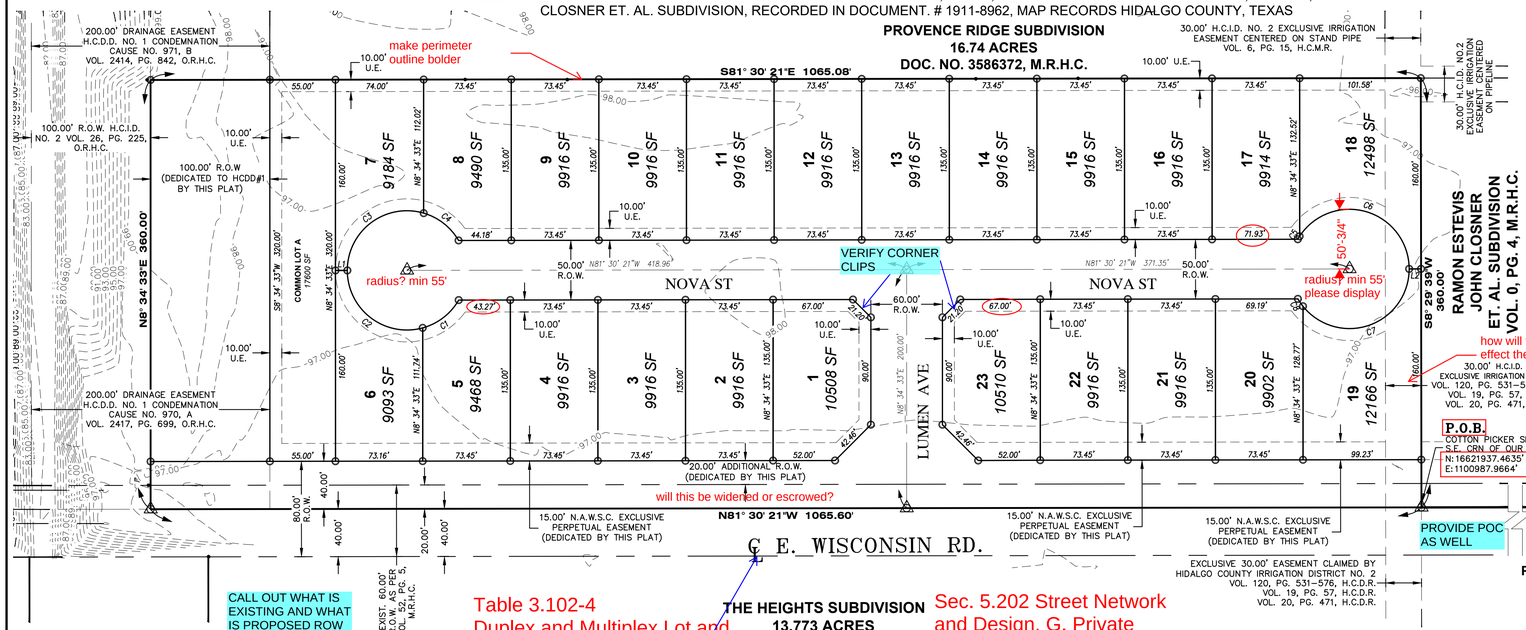
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: N.T.S.
DATE: MAY 6, 2026
PROJECT: SUB 25 019
REVISIONS:
PAGE NO: SHT 1

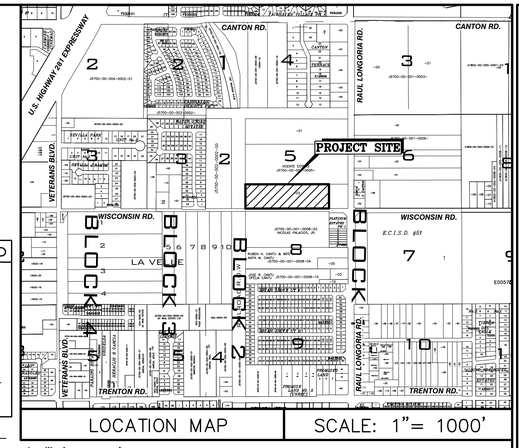
X:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 1 COVER SHEET.dwg OSCAR 5/6/2026 6:11 PM

DATE OF PREPARATION: MAY 06, 2026

LUMEN PARK SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF 8.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 5, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION, RECORDED IN DOCUMENT. # 1911-8962, MAP RECORDS HIDALGO COUNTY, TEXAS





LOCATION MAP | SCALE: 1"= 1000'

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
C	CENTER LINE
L	LOT LINE

LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ◉ – FOUND 5/8 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- ⊠ – FOUND 60-D NAIL
- △ – SET COTTON PICKER SPINDLE
- ○ – POWER POLE
- –◑– GUY WIRE
- □ – FOUND FENCE POST
- –○– TRAFFIC SIGN
- (W) – WATER METER
- ⋈ – WATER VALVE
- ⊗ – IRRIGATION STAND PIPE
- (XXXX) – DEED RECORD CALL
- XXXX – NATURAL GROUND
- △ – CALCULATED POINT
- [ ] – ELECTRICAL & UTILITY EASEMENT

CALL OUT WHAT IS EXISTING AND WHAT IS PROPOSED ROW

Table 3.102-4 Duplex and Multiplex Lot and Building Standards Lot Width 80' Variance request?

VERIFY LOCATION OF CL, THOROUGHFARE PLAN CALLS FOR 80' ROW ALONG E WISONSIN RD

THE HEIGHTS SUBDIVISION 13.773 ACRES DOC. NO. 2836657, M.R.H.C.

Sec. 5.202 Street Network and Design, G. Private Roads, 1. Private Subdivisions, 60 to 120 dwelling units: requires 2 access points Variance request? 92 dwelling units for this development

Parcel Line Table

Line #	Length	Direction
L1	10.00	S81° 30' 20.60"E
L2	10.00	N81° 30' 20.60"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.11	50.00	44.82	S60° 54' 18"W	38.12
C2	91.79	50.00	105.18	N44° 05' 42"W	79.43
C3	92.80	50.00	106.34	N61° 39' 55"E	80.04
C4	38.10	50.00	43.66	S43° 20' 05"E	37.18
C5	2.91	50.00	3.34	N40° 09' 46"E	2.91
C6	127.99	50.00	146.66	N64° 50' 14"W	95.80
C7	123.35	50.00	141.35	S79° 10' 01"W	94.36
C8	7.55	50.00	8.65	N25° 49' 59"W	7.55

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "B" (SHADED), AREAS BETWEEN LIMITS OF THE OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
COMMUNITY PANEL NO. **480334 0425 C**, REVISED **NOVEMBER 16, 1982**.

2. SETBACKS: RESIDENTIAL, DUPLEX AND MULTIPLEX DEVELOPMENT rezoning approved
GARAGE: 18.00 FEET
FRONT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 ~~& 0.00~~ FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.

OR BFE, WHICHEVER IS GREATER

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

5. BENCHMARKS (B.M.):
INLET BEING APPROXIMATELY 480 FEET EAST OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF INLET. ELEV.=95.08 (N.A.V.D. 88) NORTHING:16622106.49 EASTING:1101376.0470 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)

6. DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **47.876** CUBIC-FEET OR **1.099** ACRE-FEET OF STORM WATER RUNOFF.
PROPOSED DETENTION: 51,823 CUBIC-FEET

7. COMMON LOT A SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LUMEN PARK SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE HOA.

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

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

10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.

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

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

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

14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A HCID2 R.O.W./EASEMENT OR FACILITY.

15. 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.

17. DRAINAGE INFRASTRUCTURE IS PRIVATE AND TO BE MAINTAINED BY H.O.A.

18. AS PER UDC SEC. 5.212 ~~(RESIDENTIAL($600/LOT/DWELLING UNIT)~~–50% DUE PRIOR TO RECORDING – PARKLAND FEES ~~70 LOTS~~/DWELLING UNITS X ~~$300 = $21,000~~ – THE REMAINING 50% DUE AT BUILDING PERMIT STAGE.

19. A BUILDING PERMIT WILL BE OBTAINED FOR CONSTRUCTION OF THE DETENTION FENCE. and any perimeter fences

pending rezoning to Residential Multifamily, 23 lots, each with a four plex - 4 x 23 = 92 dwelling units, so $300 x 92 = $27,600 in which 50% is due prior to recording

WHY? THIS NEEDS TO BE BUILT DUIRNG SUBDIVISION PHASE

As per UDC Article 5, Sec. 5.102 Applicability, G. Homeowners Association - Will require documents prior to final plat approval

Sec. 4.206, Maintenance (plat note)
5. Right-of-way Maintenance - It is the duty of the adjacent landowner to keep streets and alleys, whether private or public free of debris, weeds higher than 24 inches, filth, carrion and impure or unwholesome matter

OWNER'S ACKNOWLEDGMENT

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, AND DESIGNATED AS LUMEN PARK SUBDIVISION (PRIVATE) TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND DO HEREBY BIND MYSELF AND MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE PURPOSES THEREIN EXPRESSED AND THAT ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DEVELOPMENT OF THE SUBDIVISION ACCORDING TO THE LAWS OF THE CITY OF EDINBURG.

MICHAEL CANTU (OWNER)
MAVERICK VALLEY BUILDERS LLC
P.O. BOX 204
LA BLANCA, TEXAS 78558

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026.

_____
MAVERICK VALLEY BUILDERS LLC *DATE*

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20__.

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

_____
PRESIDENT

?
ATTEST: _____
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LUMEN PARK SUBDIVISION (PRIVATE) CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2026

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LUMEN PARK SUBDIVISION (PRIVATE) WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS

THE _____ DAY OF _____, 2026.

_____
MAYOR, CITY OF EDINBURG DATE

_____
SECRETARY, CITY OF EDINBURG DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2026.

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____,2026.

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

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

METES AND BOUNDS DESCRIPTION

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

COMMENCING, (N: 16621871.2304' , E: 1101373.9849) AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF SAID LOT 5,

THENCE, N 81°30' 21" W ALONG THE SOUTH LINE OF THE SAID LOT 5, SAME BEING ALONG THE CENTERLINE OF E. WISCONSIN ROAD, A DISTANCE OF 388.62 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING; (N: 16621871.2304' , E: 1101373.9849') please update to POB coordinates.

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

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

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

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

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	MAVERICK VALLEY BUILDERS LLC	P.O. BOX 204	LA BLANCA, TX 78558	(956) 207-0149	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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

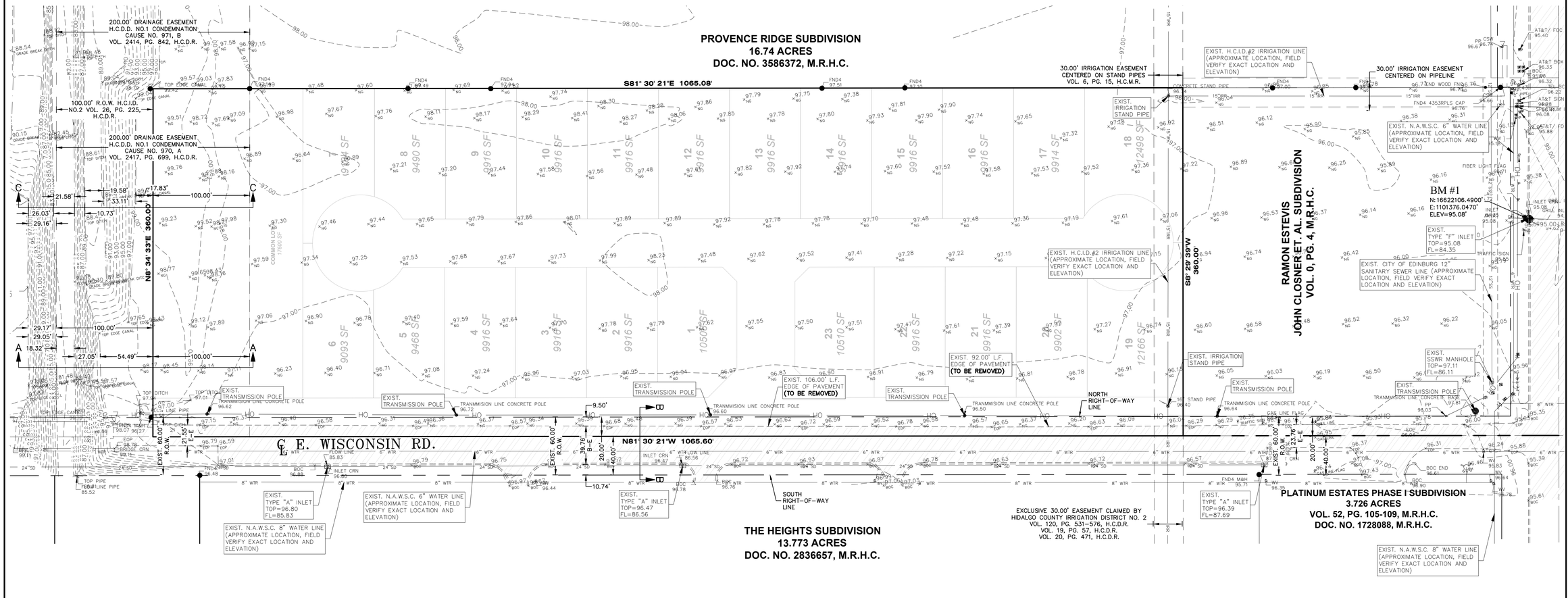
ISSUED FOR: **PRELIMINARY**

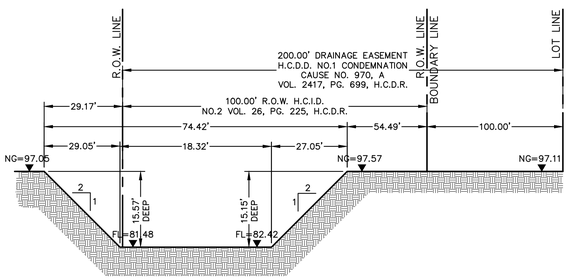
PLAT SHEET
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=60'
DATE: MAY 6, 2026
PROJECT: SUB 25 019
REVISIONS:
PAGE NO: 1-OF-1

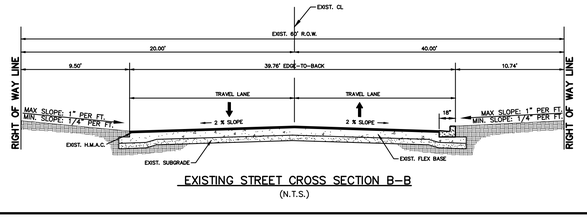
Y:\RDE SUBDIVISIONS 2025\SUB 25.019 – MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 2 PLAT SHEET.dwg RIODELTA 5/6/2026 6:55 PM



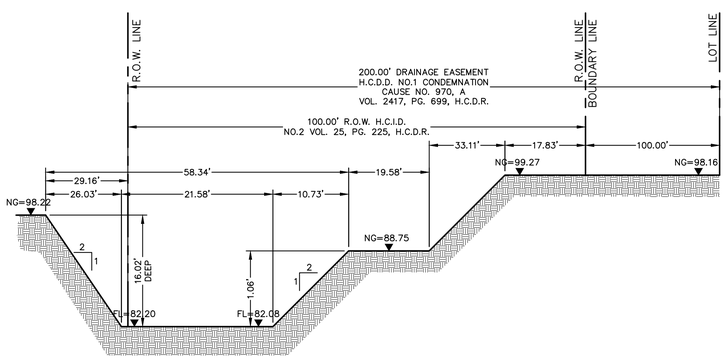


DETENTION AREA CROSS-SECTION "A-A"
NOT TO SCALE

EXIST?



EXISTING STREET CROSS SECTION B-B
(N.T.S.)



DETENTION AREA CROSS-SECTION "C-C"
NOT TO SCALE

PROP?

SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

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

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

LEGEND

EXIST. GRATE INLET	EXIST. FLUSH VALVE	EXIST. FENCE LINE	CALCULATED POINT
EXIST. CURB INLET	EXIST. IRRIGATION VALVE	EXIST. OVERHEAD ELECTRIC LINE	COTTON PICKER SPINDLE SET
EXIST. TELEPHONE PEDESTAL	EXIST. FIREHYRANT	EXIST. UNDERGROUND CABLE	ELECTRICAL BOX
EXIST. GRATE INLET	EXIST. MAIL BOX	EXIST. UNDERGROUND GAS LINE	
EXIST. LAMP POLE	EXIST. BRICK MAIL BOX	1/2" IRON ROD SET	
EXIST. TRAFFIC POLE	EXIST. WATER METER	1/2" IRON ROD FOUND	
EXIST. GUY WIRE	EXIST. STREET SIGN	FENCE CORNER FOUND	
EXIST. POWER POLE	EXIST. SANITARY SEWER MANHOLE	1/2-INCH IRON PIPE FOUND	
EXIST. WATER VALVE	EXIST. STORM SEWER MANHOLE	RIGHT-OF-WAY POST FOUND	

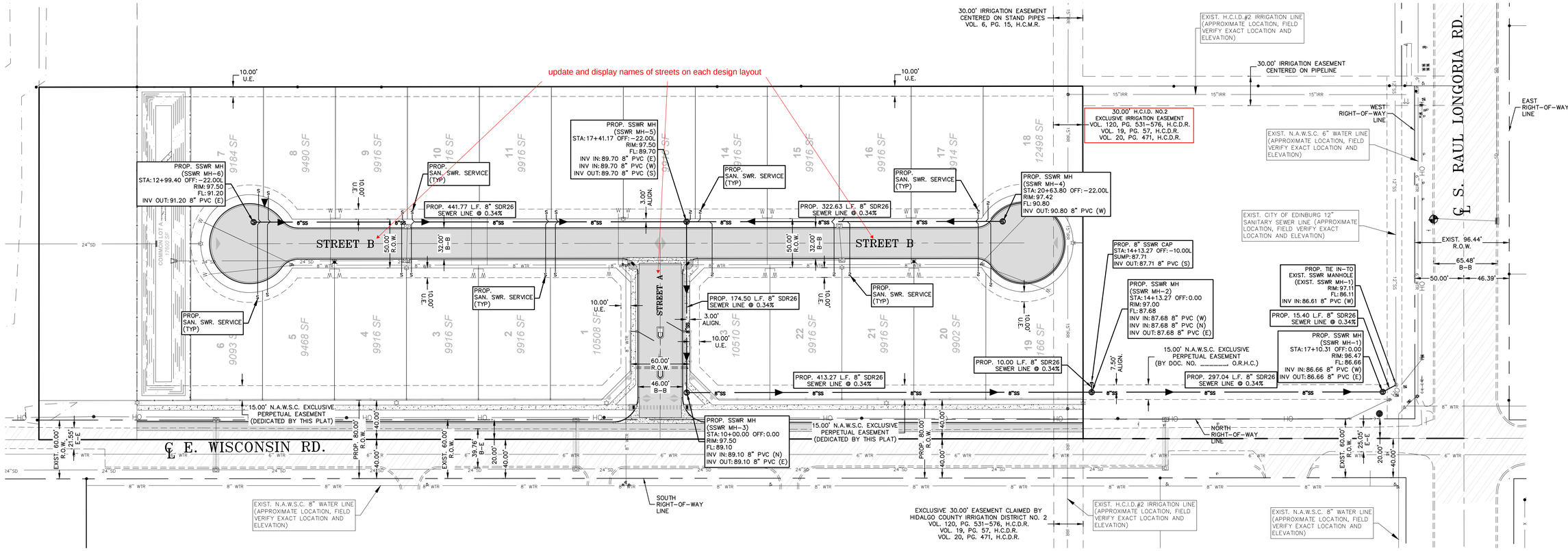
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
PRELIMINARY

PROJECT:
EXISTING TOPOGRAPHICAL LAYOUT
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1" = 50'
DATE: MAY 6, 2026
PROJECT: SUB 25 019
REVISIONS:
PAGE NO: SHT 3

X:\SUB SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 3 EXISTING TOPO LAYOUT.dwg OSCAR 5/6/2026 5:48 PM



WATER AND SEWER BELONGS TO NAWSC

SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVERS SHALL BE AT LEAST 32' IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

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

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

LEGEND

EXIST. GRATE INLET	EXIST. FLUSH VALVE	EXIST. FENCE LINE	CALCULATED POINT
EXIST. CURB INLET	EXIST. IRRIGATION VALVE	EXIST. OVERHEAD ELECTRIC LINE	COTTON PICKER SPINDLE SET
EXIST. TELEPHONE PEDESTAL	EXIST. FIREHYRANT	EXIST. UNDERGROUND CABLE	ELECTRICAL BOX
EXIST. GRATE INLET	EXIST. MAIL BOX	EXIST. UNDERGROUND GAS LINE	
EXIST. LAMP POLE	EXIST. BRICK MAIL BOX	1/2" IRON ROD SET	
EXIST. TRAFFIC POLE	EXIST. WATER METER	1/2" IRON ROD FOUND	
EXIST. GUY WIRE	EXIST. STREET SIGN	FENCE CORNER FOUND	
EXIST. POWER POLE	EXIST. SANITARY SEWER MANHOLE	1/2-INCH IRON PIPE FOUND	
EXIST. WATER VALVE	EXIST. STORM SEWER MANHOLE	RIGHT-OF-WAY POST FOUND	

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

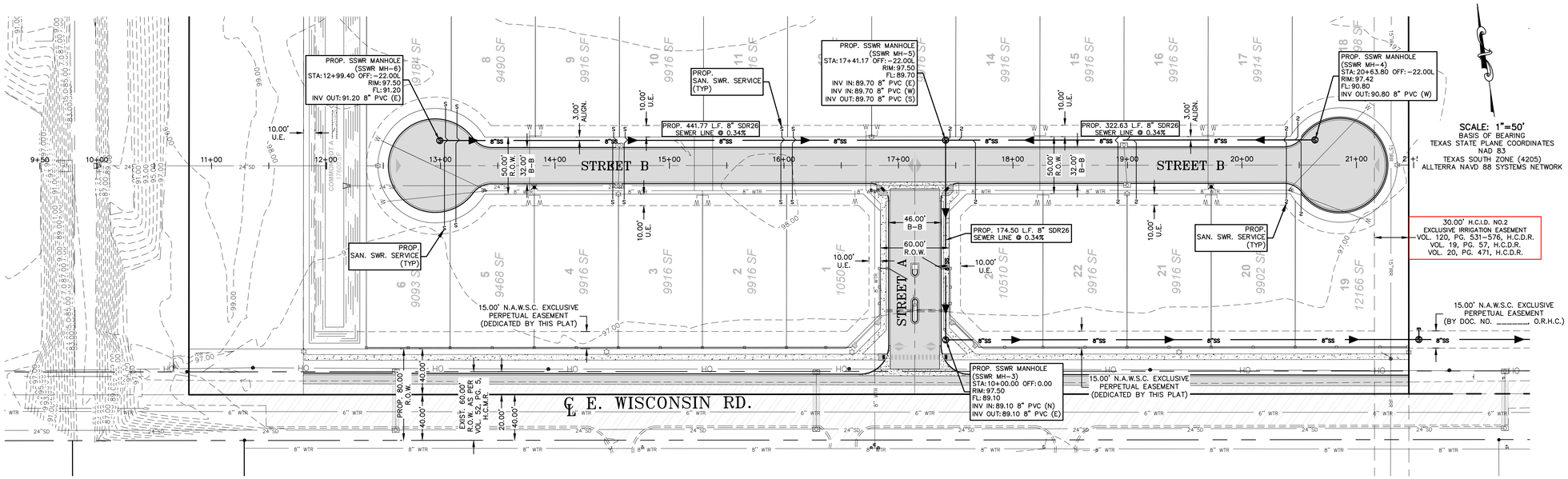
ISSUED FOR: **PRELIMINARY**

SANITARY SEWER LAYOUT
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT:

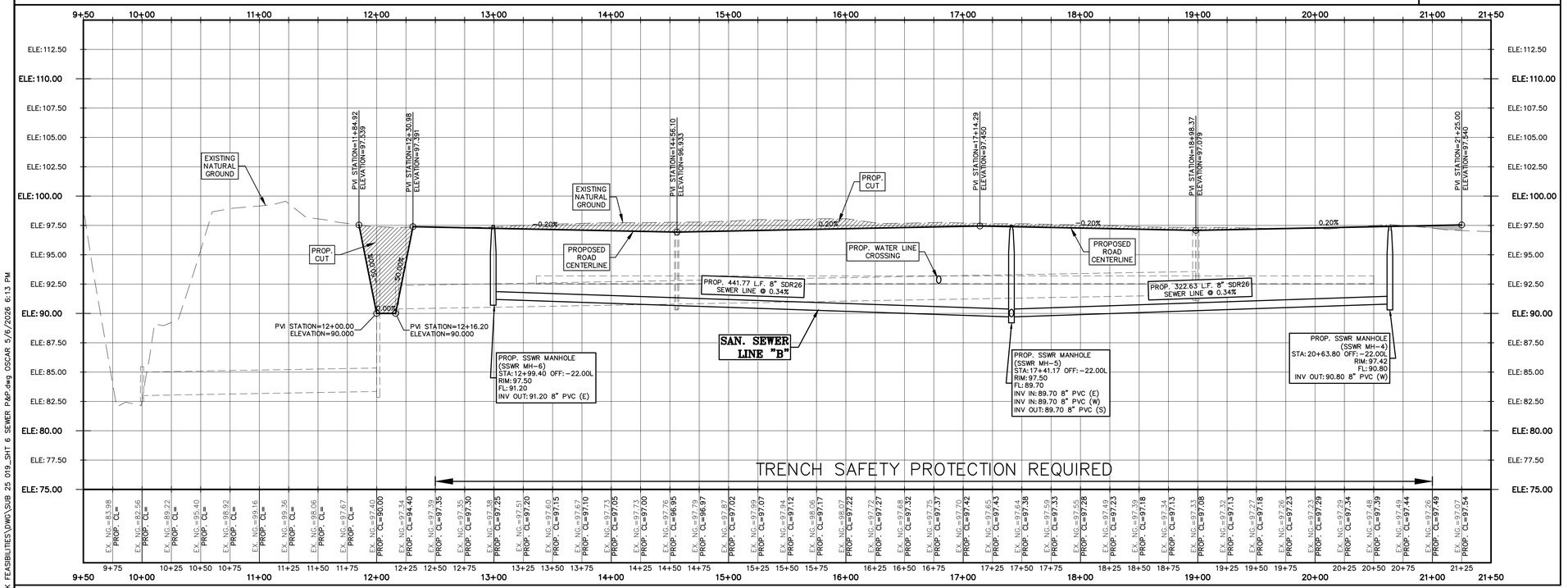
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1" = 50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO:	SHT 4

Y:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 4 SANITARY SEWER LAYOUT.dwg OSCAR 5/6/2026 6:12 PM



SANITARY SEWER PLAN STREET B

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

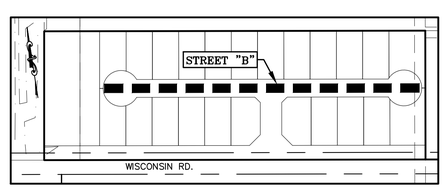


SANITARY SEWER PROFILE STREET B

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVERS SHALL BE AT LEAST 32' IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.



KEY PLAN
N.T.S

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

GENERAL NOTES:

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

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

8.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

9) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.

10) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

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

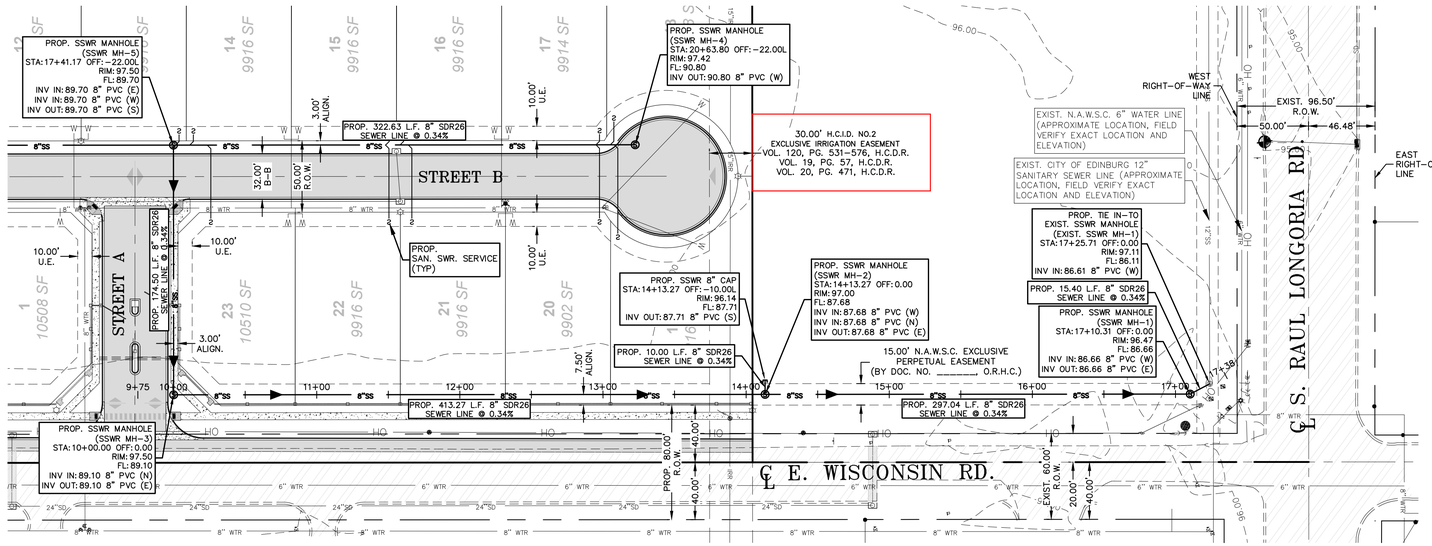
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT: SANITARY SEWER PLAN & PROFILE
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO:	SHT 6

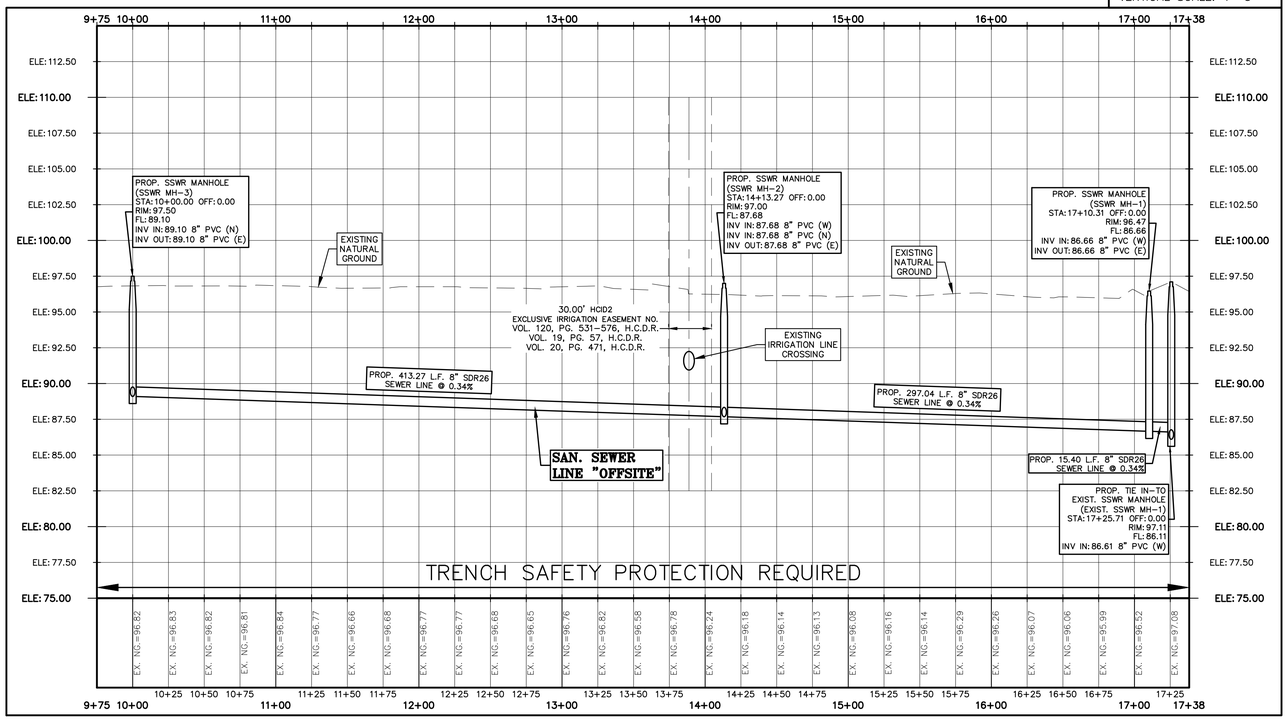
Y:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 6 SEWER P&P.dwg OSCAR 5/6/2026 6:13 PM



SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

SANITARY SEWER PLAN OFFSITE

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

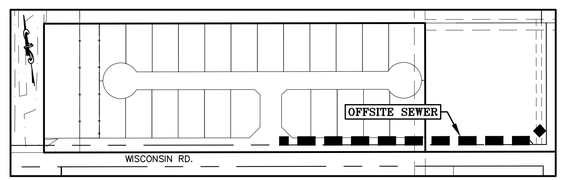


SANITARY SEWER PROFILE OFFSITE

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVERS SHALL BE AT LEAST 32' IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.



KEY PLAN
N.T.S

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

GENERAL NOTES:

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

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

8.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

9) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.

10) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

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

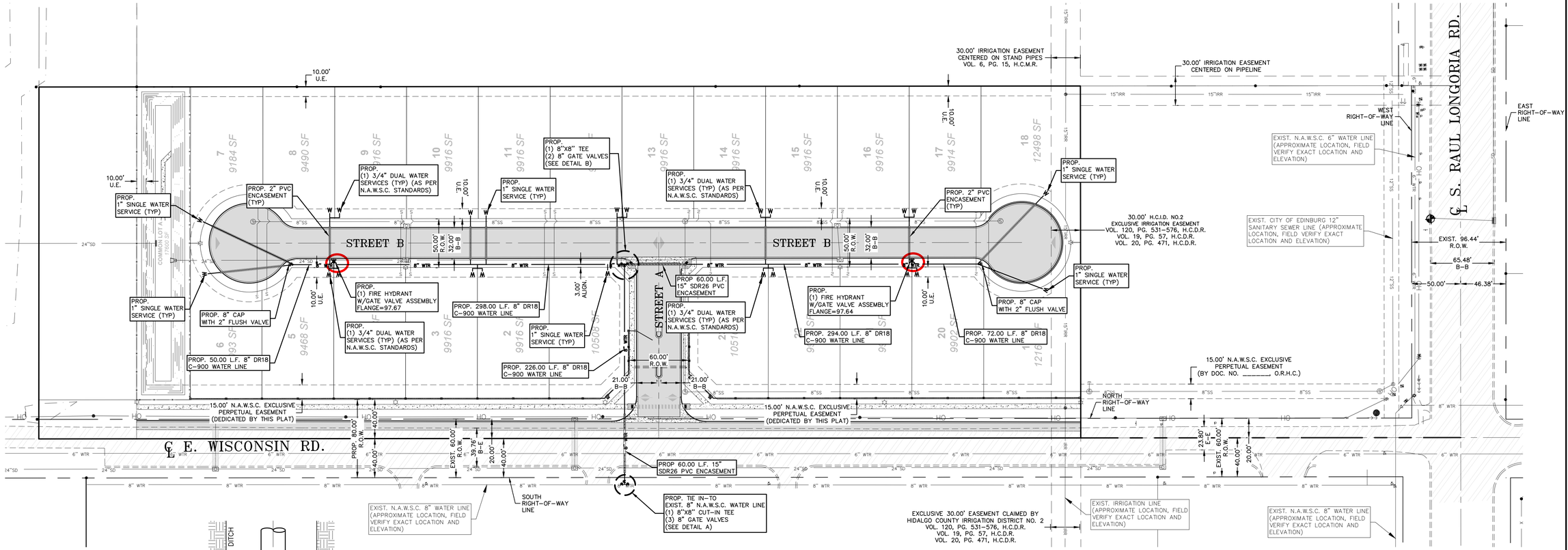
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

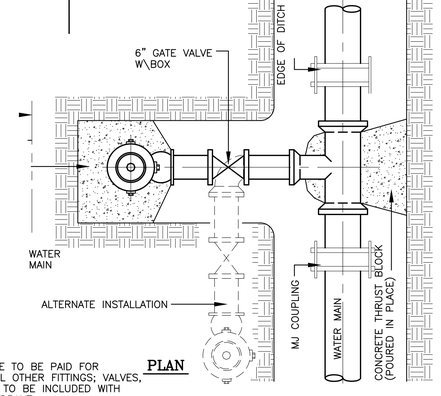
ISSUED FOR:
PRELIMINARY

PROJECT:
SANITARY SEWER PLAN & PROFILE
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO:	SHT 7

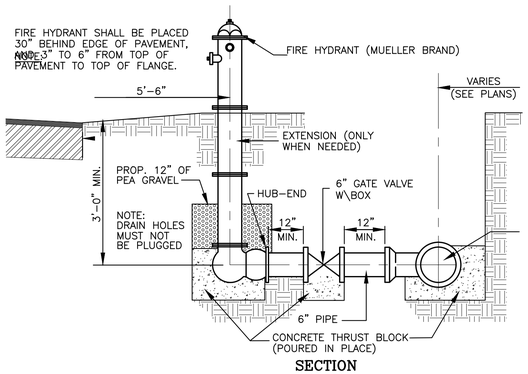
Y:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 10 SEWER P&P.dwg OSCAR 5/6/2026 6:14 PM





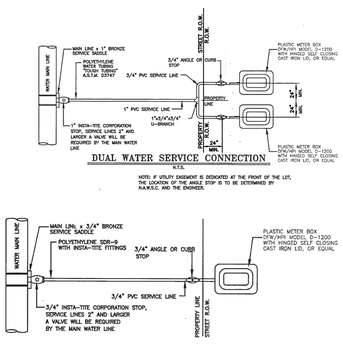
NOTE:
LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS; VALVES, & PIPE TO BE INCLUDED WITH FIRE HYDRANT

PLAN



SECTION

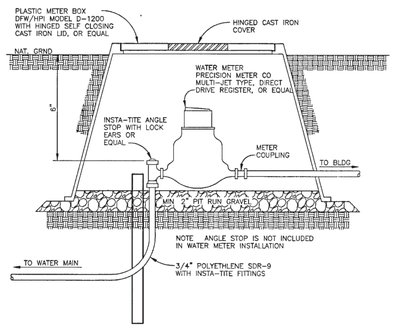
TYPICAL FIRE HYDRANT INSTALLATION



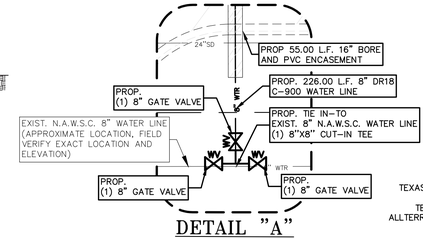
DUAL WATER SERVICE CONNECTION
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

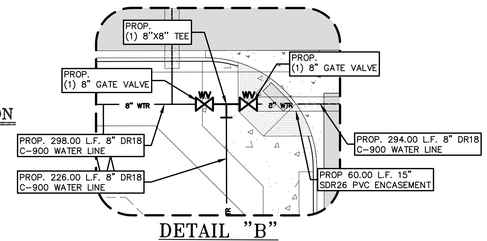
SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.



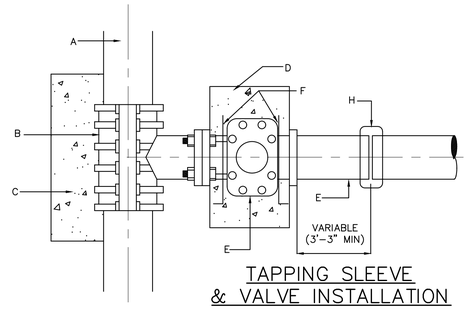
DETAIL "A"
1"= 10'



DETAIL "B"
1"= 10'



SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK



TAPPING SLEEVE & VALVE INSTALLATION

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
3. VALVE SHALL BE MUELLER BRAND.

GENERAL NOTES:

1.) ALL WATER LINES CONSTRUCTION AS PER N.A.W.S.C. STDS
2.) ALL WATER LINES UNDERNEATH STREETS ARE TO HAVE A MIN. 3' OF COVER
3.) HYDRANTS SHALL BE FURNISHED AS PER CODE DETAILS (30" FROM BOC AND 6" ABOVE TOC).

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

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

LEGEND

EXIST. GRATE INLET	EXIST. FLUSH VALVE	EXIST. FENCE LINE	CALCULATED POINT
EXIST. CURB INLET	EXIST. IRRIGATION VALVE	EXIST. OVERHEAD ELECTRIC LINE	COTTON PICKER SPINDLE SET
EXIST. TELEPHONE PEDESTAL	EXIST. FIREHYRANT	EXIST. UNDERGROUND CABLE	ELECTRICAL BOX
EXIST. GRATE INLET	EXIST. MAIL BOX	EXIST. UNDERGROUND GAS LINE	
EXIST. LAMP POLE	EXIST. BRICK MAIL BOX	1/2" IRON ROD SET	
EXIST. TRAFFIC POLE	EXIST. WATER METER	1/2" IRON ROD FOUND	
EXIST. GUY WIRE	EXIST. STREET SIGN	FENCE CORNER FOUND	
EXIST. POWER POLE	EXIST. SANITARY SEWER MANHOLE	1/2-INCH IRON PIPE FOUND	
EXIST. WATER VALVE	EXIST. STORM SEWER MANHOLE	RIGHT-OF-WAY POST FOUND	

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

WATER LAYOUT
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1" = 50'
DATE: MAY 6, 2026
PROJECT: SUB 25 019
REVISIONS:
PAGE NO. SHT 8

Y:\ROE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 11 WATER LAYOUT.dwg OSCAR 5/6/2026 6:15 PM

PLEASE SHOW LINEWORK FOR STORM LINES

ELV:98.37

ELV: 98.51

PILOT CHANNEL TO BE FROM INTAKE TO OUTFALL

CONCRETE RIP RAP TO EXTEND TO DT

PROP. TRASH RACK

PROP. CONC. HEADWALL (AS PER H.C.D.D.#1 STDS.) (HEADWALL-2) STA:10+00.00 OFF: -0.05L FL:83.00 INV IN:83.00 24" (E) W/ 18" CHOKE

PROP. 100.0' L.F. 4.0' CONCRETE PILOT CHANNEL

PROP. 201.33 L.F. 24" H.P. ADS DRAIN PIPE @ 0.174%

PROP. EROSION CONTROL STRUCTURE W/ CONCRETE BOTTOM (EROSION STRUC-1) STA:12+01.33 OFF: 0.00R TOP:95.00 FL:83.35 INV IN:90.25 18" (E) INV OUT:83.35 24" (W)

PROP. CONCRETE RIP RAP

PROP. 4 FEET HIGH PERIMETER FENCE AROUND DTENTION AREA

PROP. 237.82 L.F. 24" R.C.P. CLASS III @ 0.174%

PROP. CONC. HEADWALL (HEADWALL-1) STA:12+17.53 OFF:17.50R FL:90.38 INV IN:90.38 24"

PROP. TYPE A INLET (INLET-1) STA:14+55.35 OFF:17.50R TOP:96.94 FL:90.80 INV IN:90.80 24" (N) INV IN:90.80 24" (E) INV OUT:90.80 24" (W)

PROP. TYPE A INLET (INLET-2) STA:14+56.27 OFF: -17.50L TOP:96.94 FL:90.86 INV OUT:90.86 24" (S)

PROP. 35.01 L.F. 24" R.C.P. CLASS III @ 0.174%

PROP. TYPE A INLET (INLET-3) STA:18+96.97 OFF:-17.50L TOP:97.08 FL:91.63 INV OUT:91.63 24" (S)

PROP. 444.35 L.F. 24" H.P. ADS DRAIN PIPE @ 0.174%

PROP. 35.11 L.F. 24" R.C.P. CLASS III @ 0.174%

PROP. TYPE A INLET (INLET-4) STA:18+99.70 OFF:17.50R TOP:97.08 FL:91.57 INV IN:91.57 24" (N) INV OUT:91.57 24" (W)

PROP. TYPE A INLET (INLET-5) TOP:96.80 FL:85.92 INV OUT:85.92 24" (S)

PROP. 510.00' L.F. 5.0' SIDEWALK

PROP. TYPE A INLET (INLET-6) TOP:96.60 FL:86.65 INV OUT:86.65 24" (S)

PROP. 410.00' L.F. 5.0' SIDEWALK

FUTURE TYPE A INLET (INLET-7) TOP:96.40 FL:87.78 INV OUT:87.78 24" (S)

ELEVATION DIFFERENCE GREATER THAN A 1-FT WILL REQUIRE RETAINING STRUCTURE

ELV: 98.36

ELV: 98.49

0.25 % MIN

142.49 ft

142.50 ft

141.83 ft

141.16 ft

STREET B

STREET A

E. WISCONSIN RD.

C.L.

TOC=97.45

TOC=97.00

TOC=96.75

TOC=96.60

VG=97.10

R20.00'

0.20%

50.00' R.O.W. 32.00' B-B

60.00' R.O.W. 46.00' B-B

40.00' R.O.W. 20.00' B-B

8.00' R.O.W. 4.00' B-E

10.00' U.E.

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

FROM EXIST. POWER TRANSMISSION POLE TO BACK OF CURB

3.82'

4.18'

PROP. 51.29 L.F. 24" H.P. ADS DRAIN PIPE @ 0.174%

PROP. 49.77 L.F. 24" H.P. ADS DRAIN PIPE @ 0.174%

PROP. 49.77 L.F. 24" H.P. ADS DRAIN PIPE @ 0.174%

PROP. OPEN CUT, PATCH AND REPAIR BACKFILL TRENCH W/ CEMENT STABILIZED SAND.

PROP. 966.00'x8.00' STREET WIDENING

PROP. 1106.00'x8.00' STREET WIDENING

EXIST. TYPE A INLET TOP:96.80 FL:85.83 INV IN:85.83 24" (N)

EXIST. TYPE A INLET TOP:96.47 FL:86.56 INV IN:86.56 24" (N)

EXIST. TYPE A INLET TOP:96.39 FL:87.69 INV IN:87.69 24" (N)

M.T.E.=96.72

M.T.E.=96.57

REFER TO DETAIL "F" FOR DIMENSIONAL PLAN

SOUTH RIGHT-OF-WAY LINE

EXIST. NORTH RIGHT-OF-WAY LINE

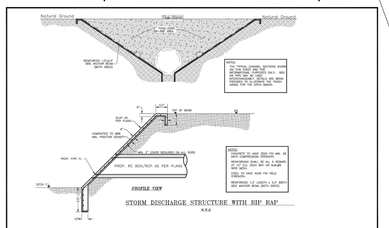
EXIST. IRRIGATION LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

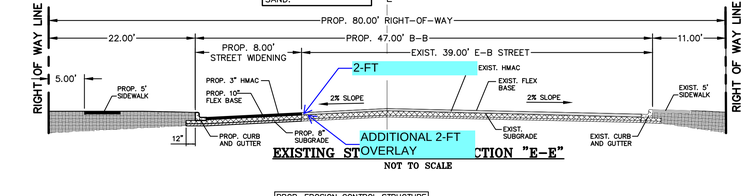
EXIST. N.A.W.S.C. 8" WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)

WHERE ARE THESE INLETS DRAINING TO?

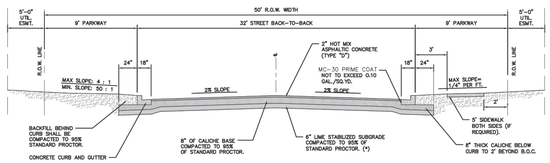
General Utility Storm Comments:

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





EXISTING ST CTION "E-E"
NOT TO SCALE



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

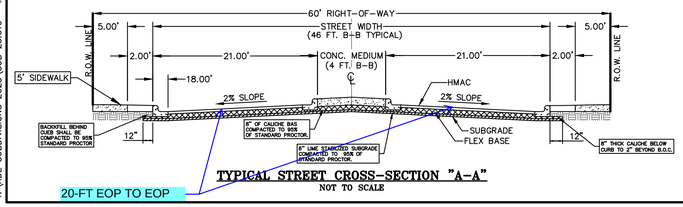
NOTES:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

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

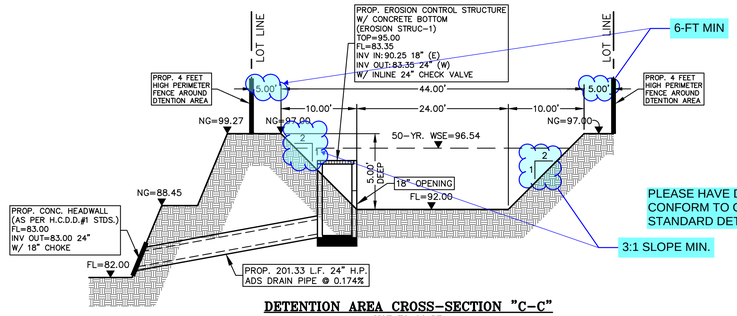
Retained on Sp. Sieve	Percent Required
2"	0
No. 4	20 - 65
No. 40	10 - 40
No. 80	10 - 30
Max. PI:	15
Min. Wet Ball Mill Max Amount	50

MINOR RESIDENTIAL STREET SECTION
(32' BB – 50' R.O.W.) – DETAIL
P-1

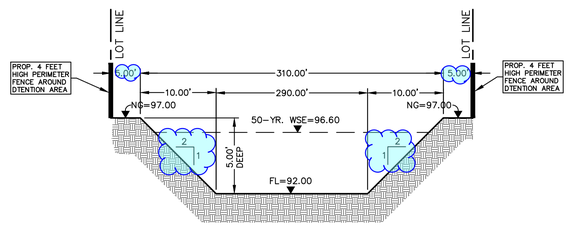
CROSS-SECTION "B-B"
NOT TO SCALE



TYPICAL STREET CROSS-SECTION "A-A"
NOT TO SCALE



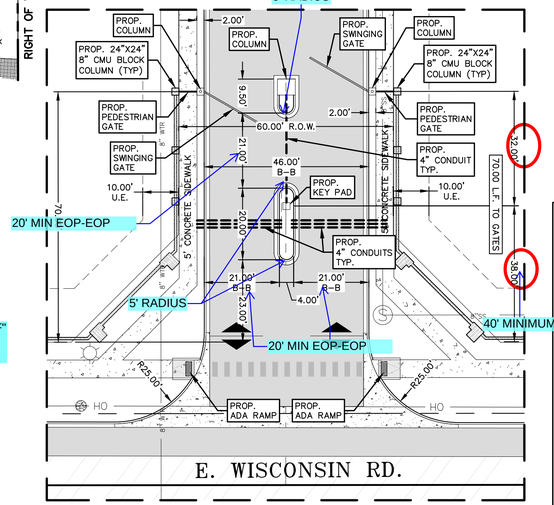
DETENTION AREA CROSS-SECTION "C-C"
NOT TO SCALE



DETENTION AREA CROSS-SECTION "D-D"
NOT TO SCALE

DRAINAGE VOLUME LEGEND

VOLUME FOR DETENTION REQUIRED = 47,876 CF (1,773 CY) (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION "C-C" & "D-D" = 44.00 SF X 310.00 FT = 13,640 CF (BELOW 50-YEAR WSE) (100% OF REQUIRED)



DETAIL "F"
N.T.S.

PROVIDE SCALE FOR DETAIL "F"

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION.

5.) DETENTION AREA TO HYDROMULCH OR SEEDED.

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

2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE
BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED
BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

LEGEND

EXIST. GRATE INLET	EXIST. FLUSH VALVE	EXIST. FENCE LINE	CALCULATED POINT
EXIST. CURB INLET	EXIST. IRRIGATION VALVE	EXIST. OVERHEAD ELECTRIC LINE	COTTON PICKER SPINDLE SET
EXIST. TELEPHONE PEDESTAL	EXIST. FIREHYRANT	EXIST. UNDERGROUND CABLE	ELECTRICAL BOX
EXIST. GRATE INLET	EXIST. MAIL BOX	EXIST. UNDERGROUND GAS LINE	
EXIST. LAMP POLE	EXIST. BRICK MAIL BOX	1/2" IRON ROD SET	
EXIST. TRAFFIC POLE	EXIST. WATER METER	1/2" IRON ROD FOUND	
EXIST. GUY WIRE	EXIST. STREET SIGN	FENCE CORNER FOUND	
EXIST. POWER POLE	EXIST. SANITARY SEWER MANHOLE	1/2-INCH IRON PIPE FOUND	
EXIST. WATER VALVE	EXIST. STORM SEWER MANHOLE	RIGHT-OF-WAY POST FOUND	

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

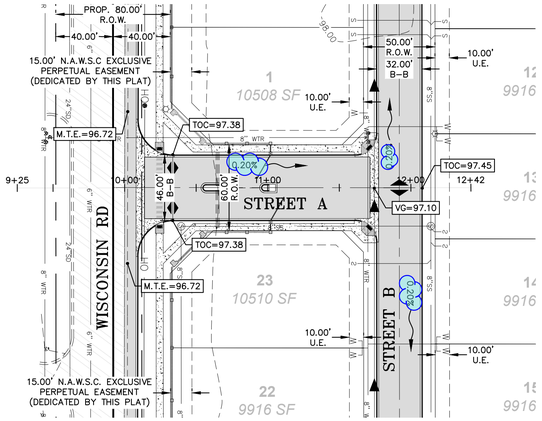
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT: **PAVING & DRAINAGE LAYOUT**
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1" = 50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO.	SHT 9

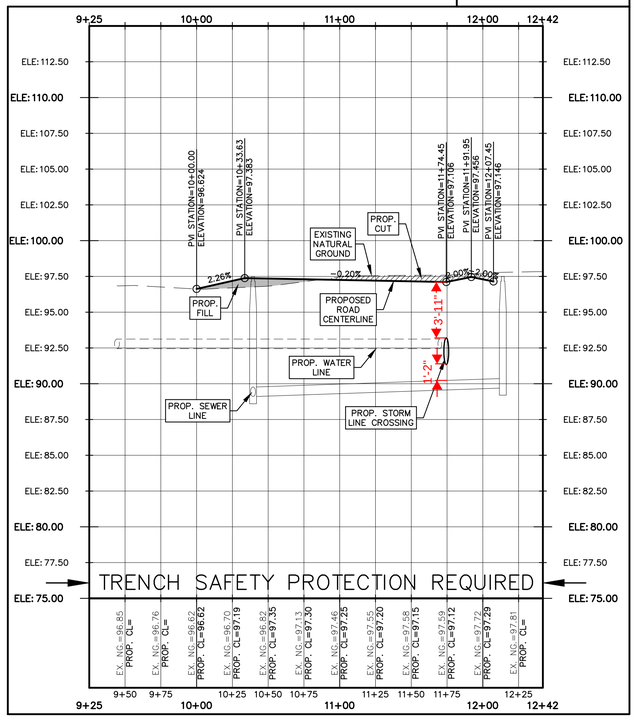
X:\JOE SUBDIVISIONS 2025\SUB 25.019 – MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 12 PAVING & DRAINAGE LAYOUT.dwg OSCAR 5/6/2026 6:16 PM



STORM SEWER PLAN STREET A

SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

PROVIDE DRAINAGE AREA MAP



STORM SEWER PROFILE STREET A

PROVIDE HGL'S

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION

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

2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

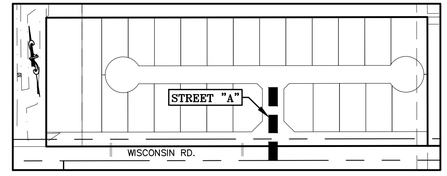
3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE
BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED
BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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



KEY PLAN
N.T.S

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

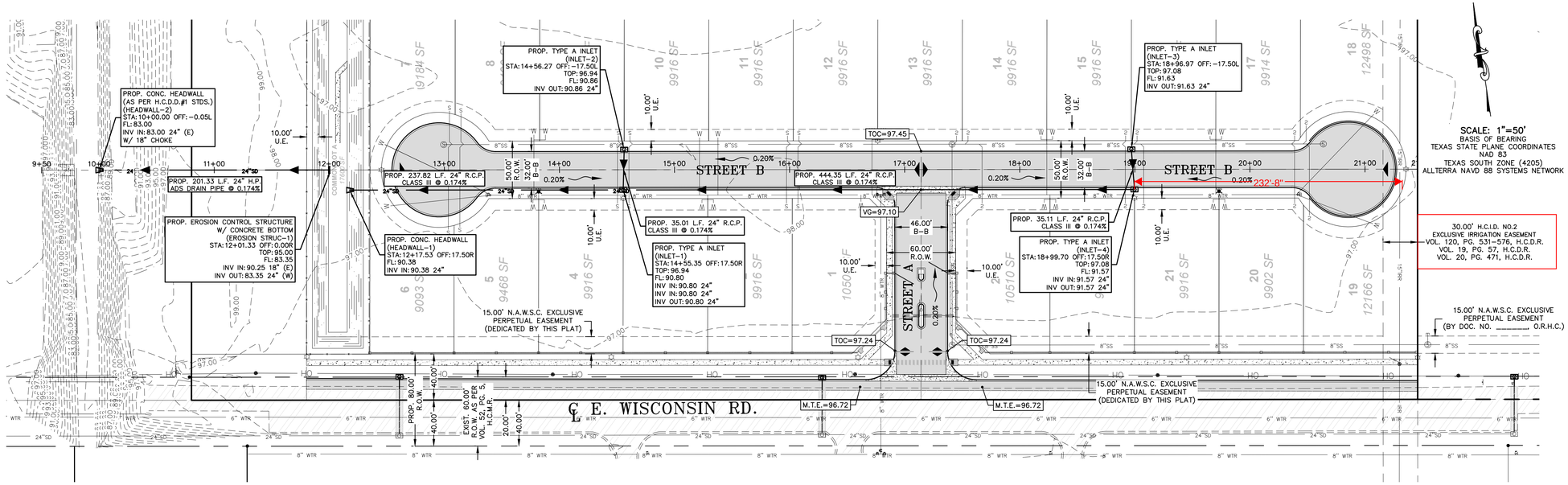
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 6, 2026
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PROJECT:
STORM SEWER PLAN & PROFILE
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

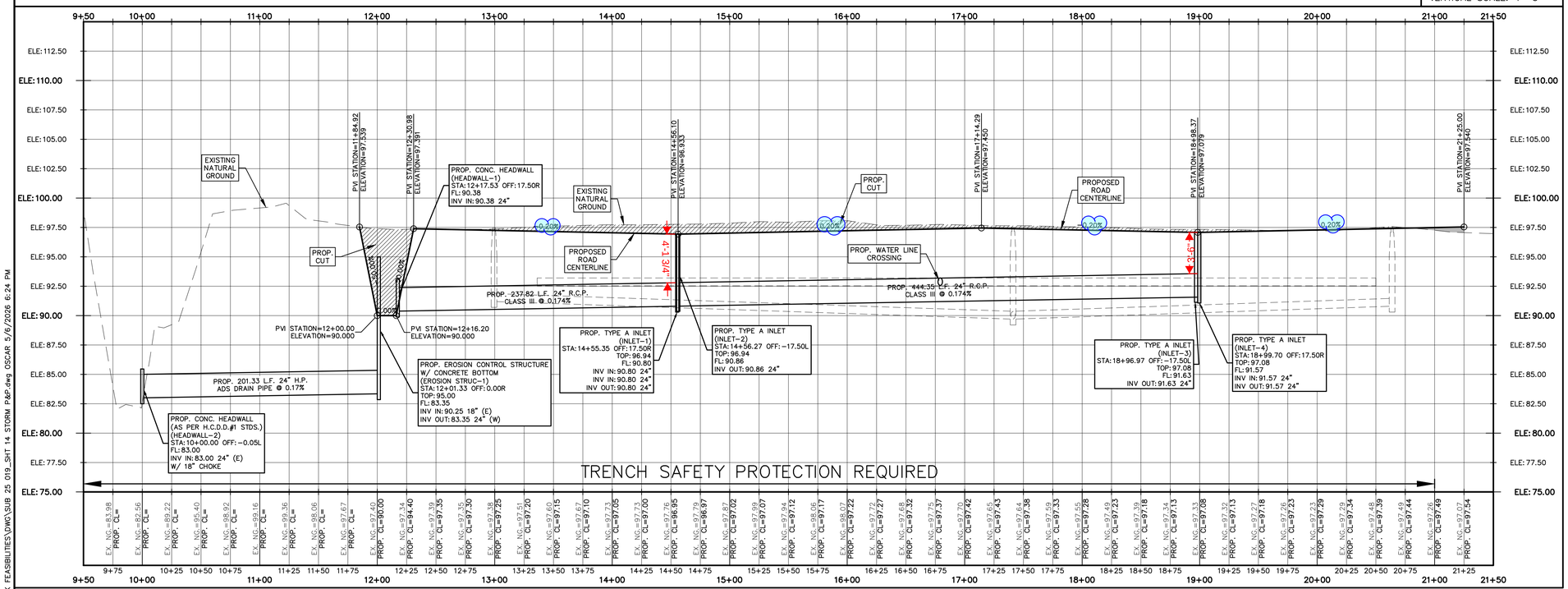
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO:	SHT 10

Y:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 13 STORM P&P.dwg OSCAR 5/6/2026 6:23 PM



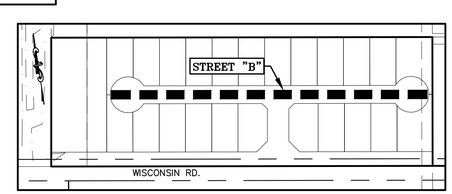
STORM SEWER PLAN STREET B

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



STORM SEWER PROFILE STREET B

PROVIDE HGL'S



KEY PLAN
N.T.S

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION

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

2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

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

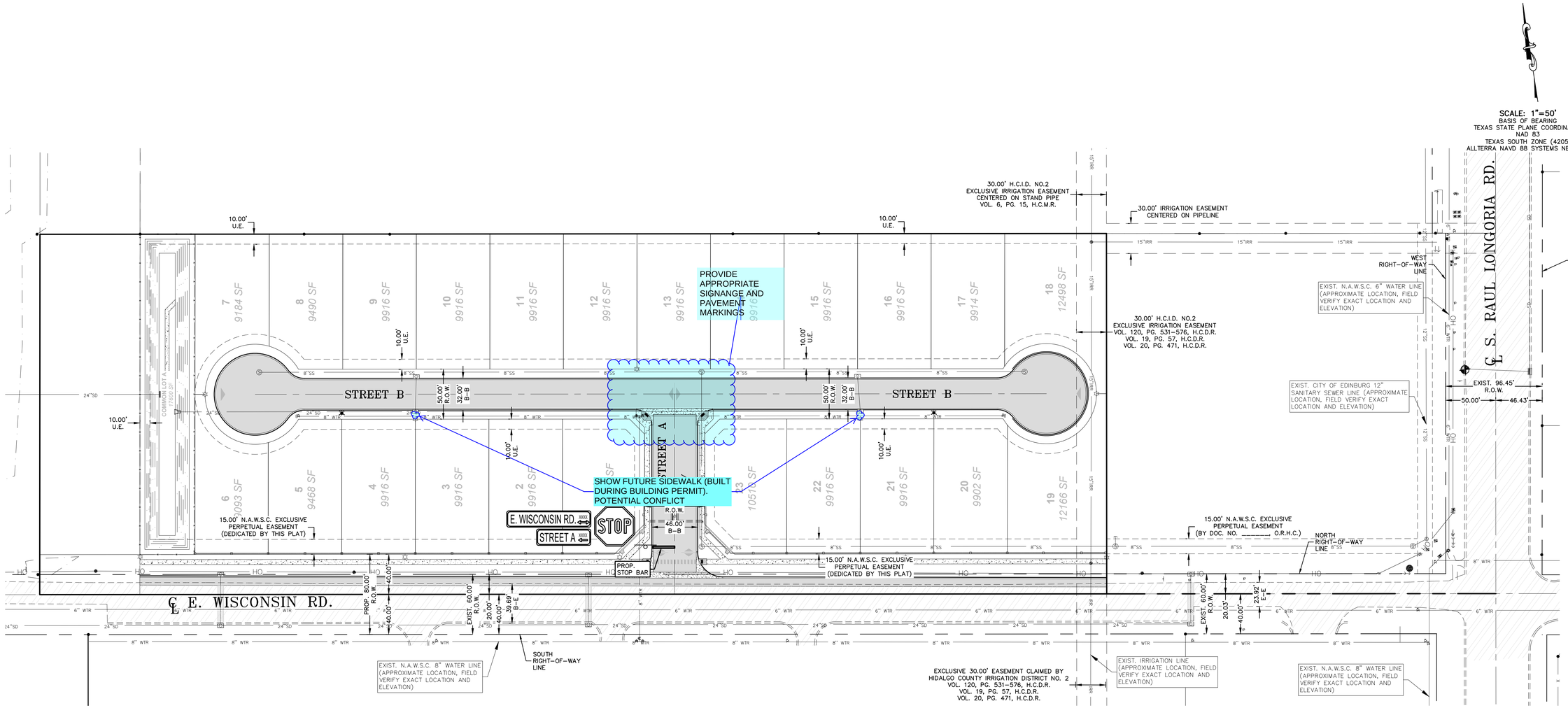
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT: STORM SEWER PLAN & PROFILE
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

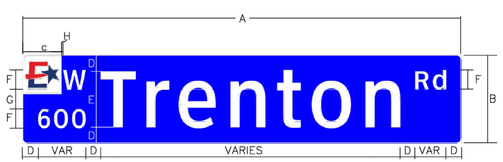
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO.	SHT 11

Y:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 14 STORM P&P.dwg OSCAR 5/6/2026 6:24 PM



General Street Comments:

1. Provide 30" Stop Sign with Street Signs
2. Provide 24" Retro-Reflective Thermoplastic Stop Bar Stripe.
3. All lots must have a min 1% slope from rear to front of lots.
4. Label Street width
5. All valley gutters are to be 6' wide.
6. N/A
7. N/A
8. Show COE standard Details.
9. Label all street radius and must comply with COE radius requirements.
10. All street slopes must have a min. slope of 0.25%.
11. Provide Retro-Reflective Thermoplastic Continental Type Crosswalk at Road Crossings. (Provide Detail for Review)
12. Provide Cluster Mailbox Location. Sidewalk for this location to be built during subdivision phase.



ITEM	ITEM DESCRIPTION	ITEM SIZE BY SIGN HEIGHT (INCHES)			
A	Sign Length	VAR	VAR	VAR	VAR
B	Sign Height	8	12	18	24
C	Logo Size	3"x3"	5"x5"	6"x6"	8"x8"
D	Spacing between edge of plate and elements	1	2	4	6
E	Street name initial letter height	6CV-3W	8CV-3W	10CV-3W	12CV-3W
F	Pre-directional, block range and street type height	2CV-3W	3CV-3W	4CV-3W	5CV-3W
G	Spacing between pre-directional and block range	2	2	2	2
H	Spacing between logo and pre-directional	VAR	VAR	VAR	VAR
NOTE: PLATE BACKGROUND COLOR IS BLUE (RGB: 0,0,255)					

Also, the developer or engineer of record is responsible for getting a sign proof submitted to the City for review and final approval of signs prior to installing them.

STREET SIGN DETAIL

LEGEND

EXIST. GRATE INLET	EXIST. FLUSH VALVE	EXIST. FENCE LINE	CALCULATED POINT
EXIST. CURB INLET	EXIST. IRRIGATION VALVE	EXIST. OVERHEAD ELECTRIC LINE	COTTON PICKER SPINDLE SET
EXIST. TELEPHONE PEDESTAL	EXIST. FIREHYRANT	EXIST. UNDERGROUND CABLE	ELECTRICAL BOX
EXIST. GRATE INLET	EXIST. MAIL BOX	EXIST. UNDERGROUND GAS LINE	
EXIST. LAMP POLE	EXIST. BRICK MAIL BOX	1/2" IRON ROD SET	
EXIST. TRAFFIC POLE	EXIST. WATER METER	1/2" IRON ROD FOUND	
EXIST. GUY WIRE	EXIST. STREET SIGN	FENCE CORNER FOUND	
EXIST. POWER POLE	EXIST. SANITARY SEWER MANHOLE	1/2-INCH IRON PIPE FOUND	
EXIST. WATER VALVE	EXIST. STORM SEWER MANHOLE	RIGHT-OF-WAY POST FOUND	

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 6, 2026** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

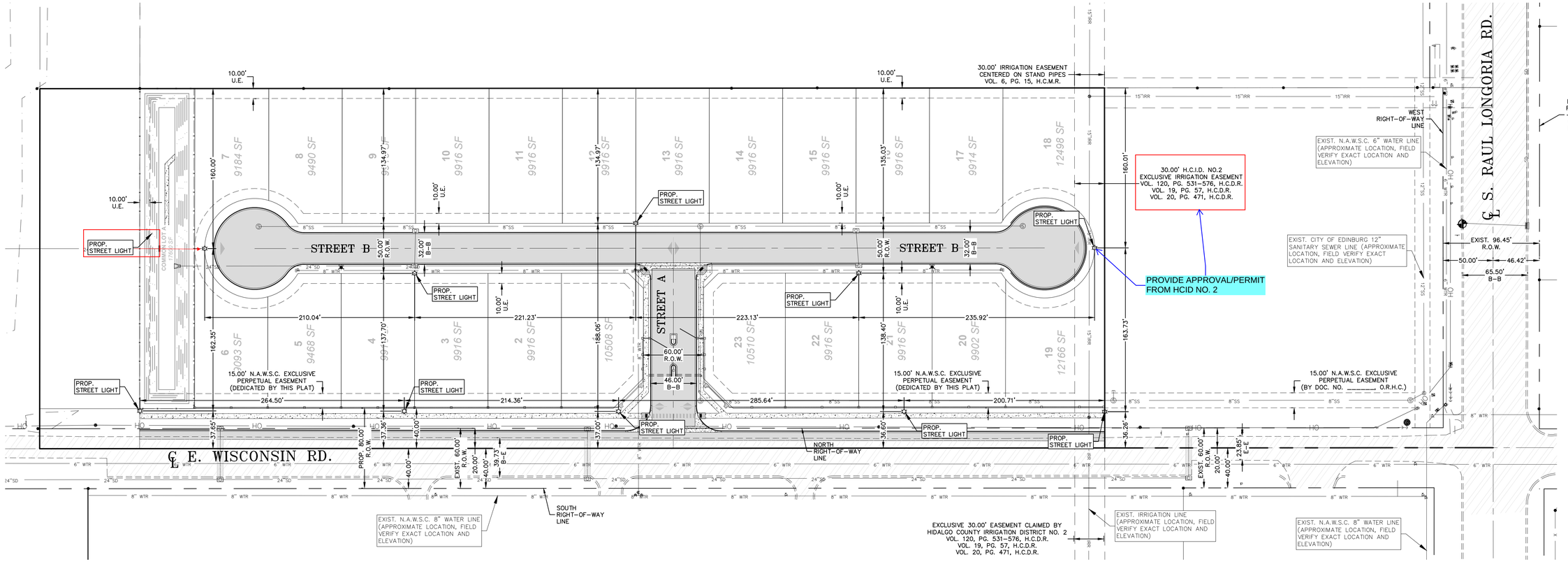
SIGNAGE LAYOUT
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

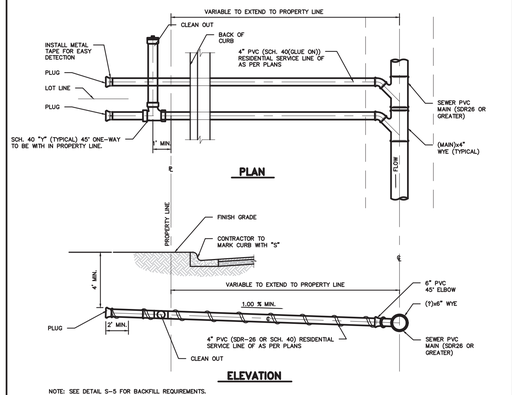
PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1" = 50'
DATE:	MAY 6, 2026
PROJECT:	SUB 25 019
REVISIONS:	
PAGE NO:	SHT 12

Y:\RDE SUBDIVISIONS 2025\SUB 25.019 - MAVERICK FEASIBILITIES\DWG\SUB 25.019_SHT 19 SIGNAGE LAYOUT.dwg OSCAR 5/6/2026 6:26 PM

SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

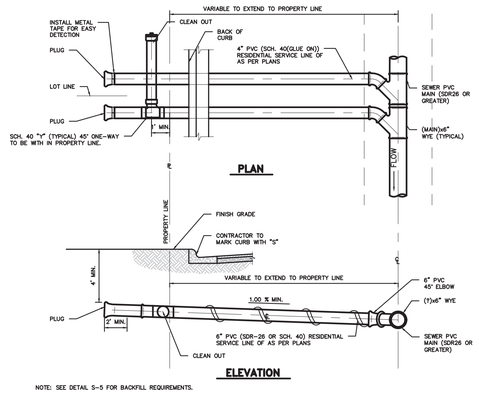

10.00' U.E.
30.00' IRRIGATION EASEMENT CENTERED ON STAND PIPES VOL. 6, PG. 15, H.C.M.R.
15"IRR
WEST RIGHT-OF-WAY LINE
EAST RIGHT-OF-WAY LINE
EXIST. N.A.W.S.C. 6" WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
30.00' H.C.I.D. NO.2 EXCLUSIVE IRRIGATION EASEMENT VOL. 120, PG. 531-576, H.C.D.R. VOL. 19, PG. 57, H.C.D.R. VOL. 20, PG. 471, H.C.D.R.
PROVIDE APPROVAL/PERMIT FROM HCID NO. 2
EXIST. CITY OF EDINBURG 12" SANITARY SEWER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
℄ S. RAUL LONGORIA RD.
EXIST. 96.45' R.O.W.
50.00'
46.42'
65.50' B-B
PROP. STREET LIGHT
STREET B
50.00' R.O.W.
32.00' B-B
STREET A
60.00' R.O.W.
46.00' B-B
COMMERCIAL LOT 1 17950 SF
160.00'
162.35'
160.01'
163.73'
210.04'
221.23'
223.13'
235.92'
264.50'
214.36'
285.64'
200.71'
15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)
15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (BY DOC. NO. _____ O.R.H.C.)
℄ E. WISCONSIN RD.
PROP. 80.00' R.O.W.
EXIST. 60.00' R.O.W.
20.00'
40.00'
37.65'
37.36'
37.00'
36.60'
36.26'
39.73' B-E
23.85' E-E
NORTH RIGHT-OF-WAY LINE
SOUTH RIGHT-OF-WAY LINE
EXIST. N.A.W.S.C. 8" WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
EXCLUSIVE 30.00' EASEMENT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 VOL. 120, PG. 531-576, H.C.D.R. VOL. 19, PG. 57, H.C.D.R. VOL. 20, PG. 471, H.C.D.R.
EXIST. IRRIGATION LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
EXIST. N.A.W.S.C. 8" WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)
8"SS
8" WTR
6" WTR
24"SD
HO
SSCLF1
SSMH
SDMH
WVLG1
WMH
WVLG2
WVLG3
WVLG4
WVLG5
WVLG6
WVLG7
WVLG8
WVLG9
WVLG10
WVLG11
WVLG12
WVLG13
WVLG14
WVLG15
WVLG16
WVLG17
WVLG18
WVLG19
WVLG20
WVLG21
WVLG22
WVLG23
WVLG24
WVLG25
WVLG26
WVLG27
WVLG28
WVLG29
WVLG30
WVLG31
WVLG32
WVLG33
WVLG34
WVLG35
WVLG36
WVLG37
WVLG38
WVLG39
WVLG40
WVLG41



NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

S-1 RESIDENTIAL SEWER SERVICE

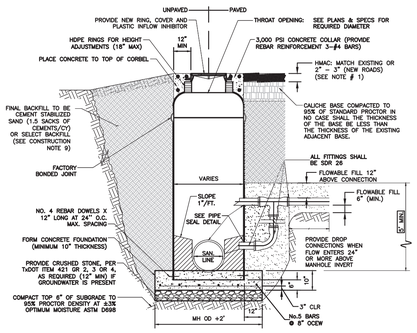
(RESIDENTIAL AND DUPLEX ONLY)



NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

S-2 MULTIFAMILY AND COMMERCIAL SANITARY SEWER SERVICE

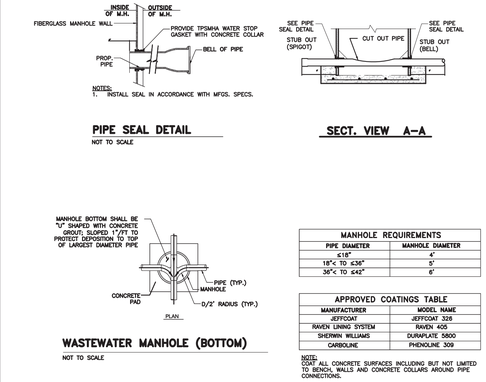
(MULTIFAMILY UP TO TRIPLEX)



GENERAL WASTEWATER CONSTRUCTION NOTES:

1. HMAC: 2"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. HMAC: 3"-RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER CONSIDERATIONS THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR HAS THOROUGHLY PREPARED HIMSELF AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
6. ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH A CORRUGATED TPSMHA WATER STOP GASKET ASSEMBLY.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
9. CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.
10. ALL DROP CONNECTIONS TO MANHOLE SHALL USE TPSMHA WATER STOP GASKET ASSEMBLY.
11. CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.

S-3A MONOLITHIC FIBERGLASS MANHOLE

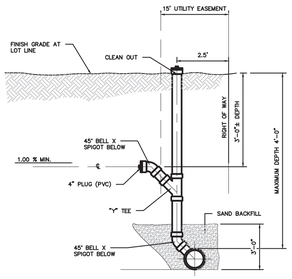


MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
≤18"	4'
18"< TO ≤36"	5'
36"< TO ≤42"	6'

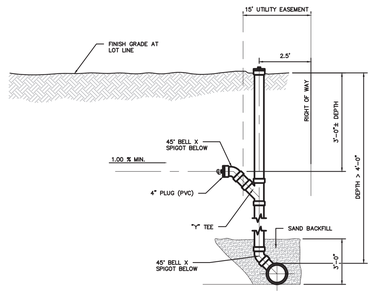
APPROVED COATINGS TABLE	
MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAVEN LINING SYSTEM	RAVEN 405
SHERWIN WILLIAMS	DURAPLATE 5800
CARBOLINE	PHENOLINE 309

NOTE:
COAT ALL CONCRETE SURFACES INCLUDING BUT NOT LIMITED TO BENCH, WALLS AND CONCRETE COLLARS AROUND PIPE CONNECTIONS.

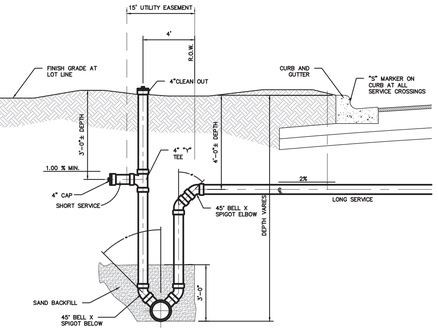
S-3B MONOLITHIC FIBERGLASS MANHOLE



S-4 SHALLOW SERVICE CONNECTION

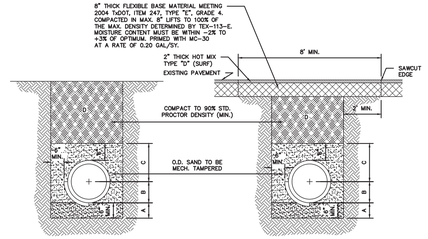


S-5 DEEP SERVICE CONNECTION



S-6 DOUBLE DEEP SERVICE CONNECTION

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING (MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 95% STD. PROCTOR.

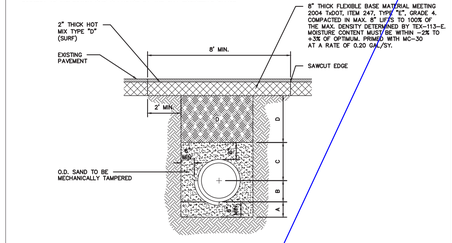
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

S-7 SANITARY SEWER STANDARD PIPE BEDDING

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

UNDER EXISTING/ACTIVE STREET CROSSINGS.

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 95% STD. PROCTOR.

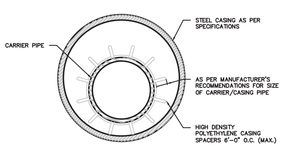
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

D-8 UTILITY CROSSING AT EXISTING / ACTIVE STREET

(WATER/SAN. SEWER)

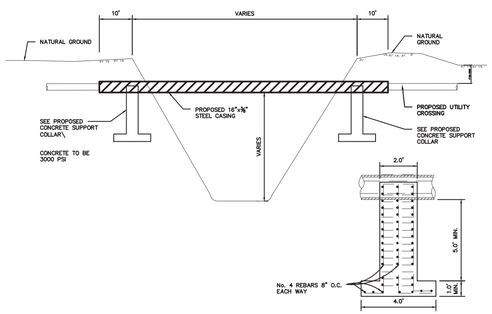
BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.187"
8"	16"	0.187"
10"	18"	0.250"
12"	20"	0.250"
14", 15"	24"	0.344"
16"	24"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



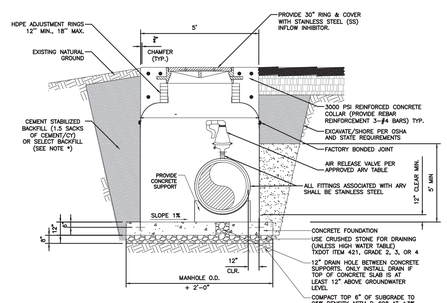
GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION – TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

S-9 UTILITY LINE BORE



S-10 SECTION DETAILS DRAIN DITCH CROSSING



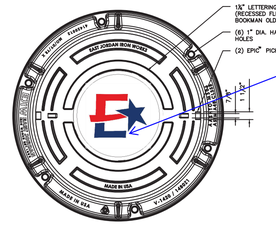
AIR RELEASE VALVE AND MANHOLE

NOT TO SCALE

APPROVED ARVs		
MANUFACTURER	MODEL NAME	MATERIAL
A.R.I.	D-025 OR D-025 SHORT	316 SS
H-TEC	MODEL 986 (SS) AND 988	
VENT O&MT	MODEL RGXX (ST. STEEL)	
VALMATIC	VM 48AS OR VM 49AS	

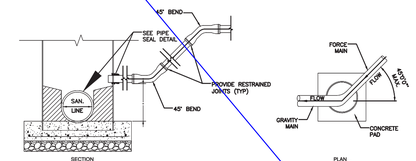
* CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.

S-11 SEWAGE AIR RELEASE VALVE



S-12 MANHOLE COVER

NOT EDINBURG CCN. REMOVE ALL LOGOS ETC..



NOTES:
1. ALL BENDS SHALL BE DUCTILE IRON WITH RESTRAINED JOINTS.
2. INFLUENT FORCE MAIN MUST BE NO MORE THAN 45° FROM PARALLEL WITH DOWNSTREAM FLOW DIRECTION.

S-13 FORCE MAIN DISCHARGE MANHOLE

NO.	DATE	ISSUE/REVISION	APP.

PROJECT NAME:

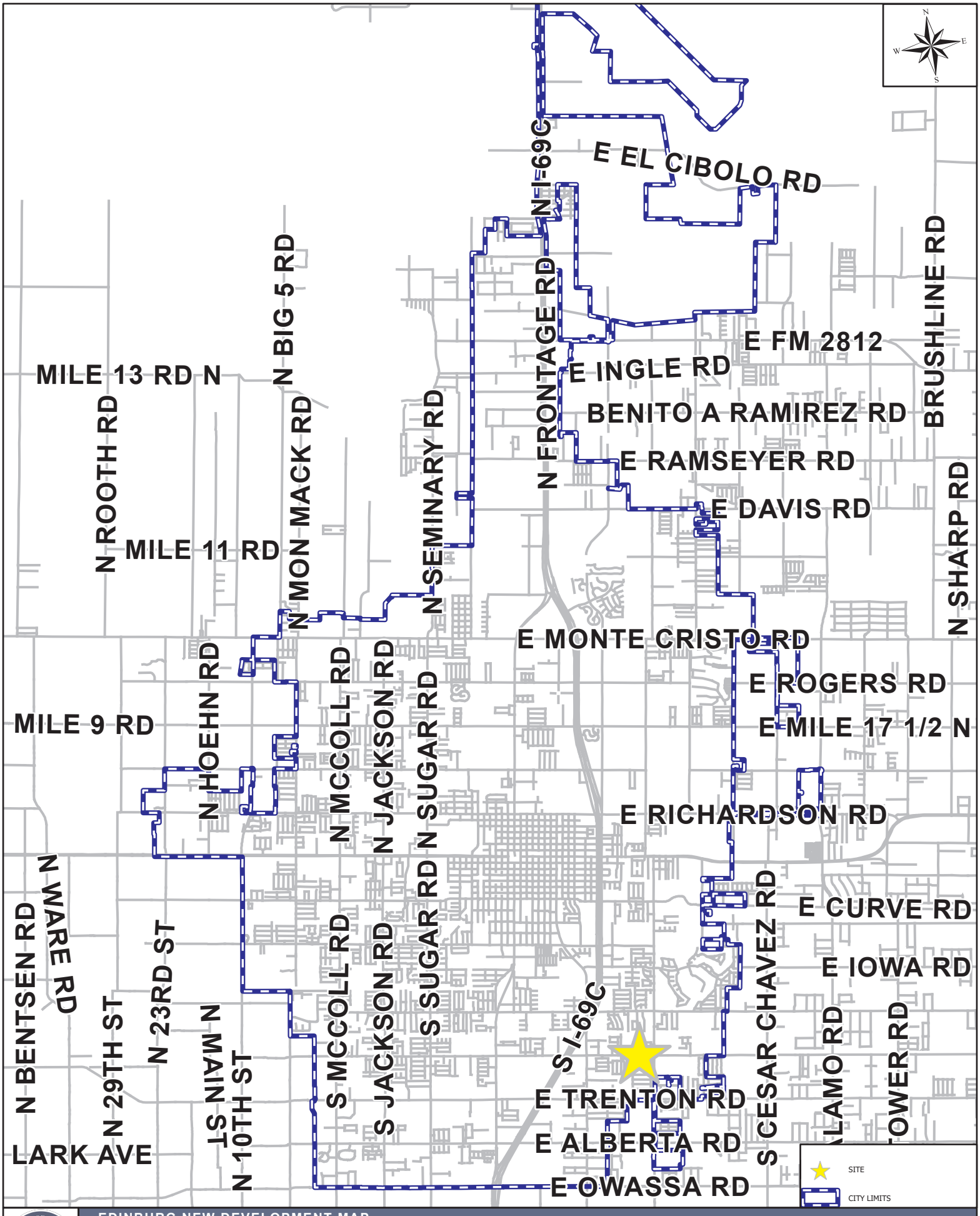
SHEET NAME:
SANITARY SEWER STANDARD DETAILS

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

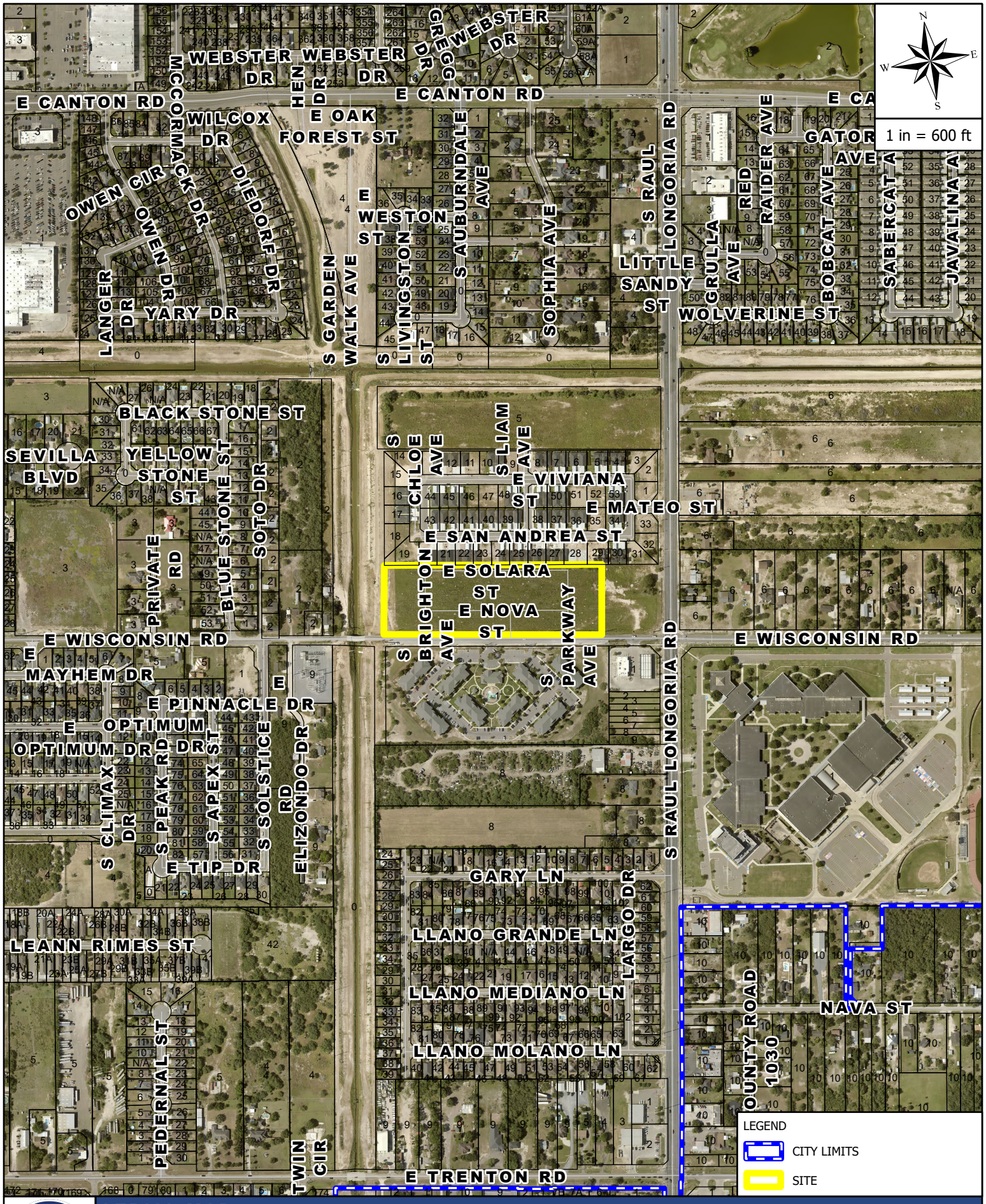
DRAWING SCALE: N.T.S.

SHEET OF



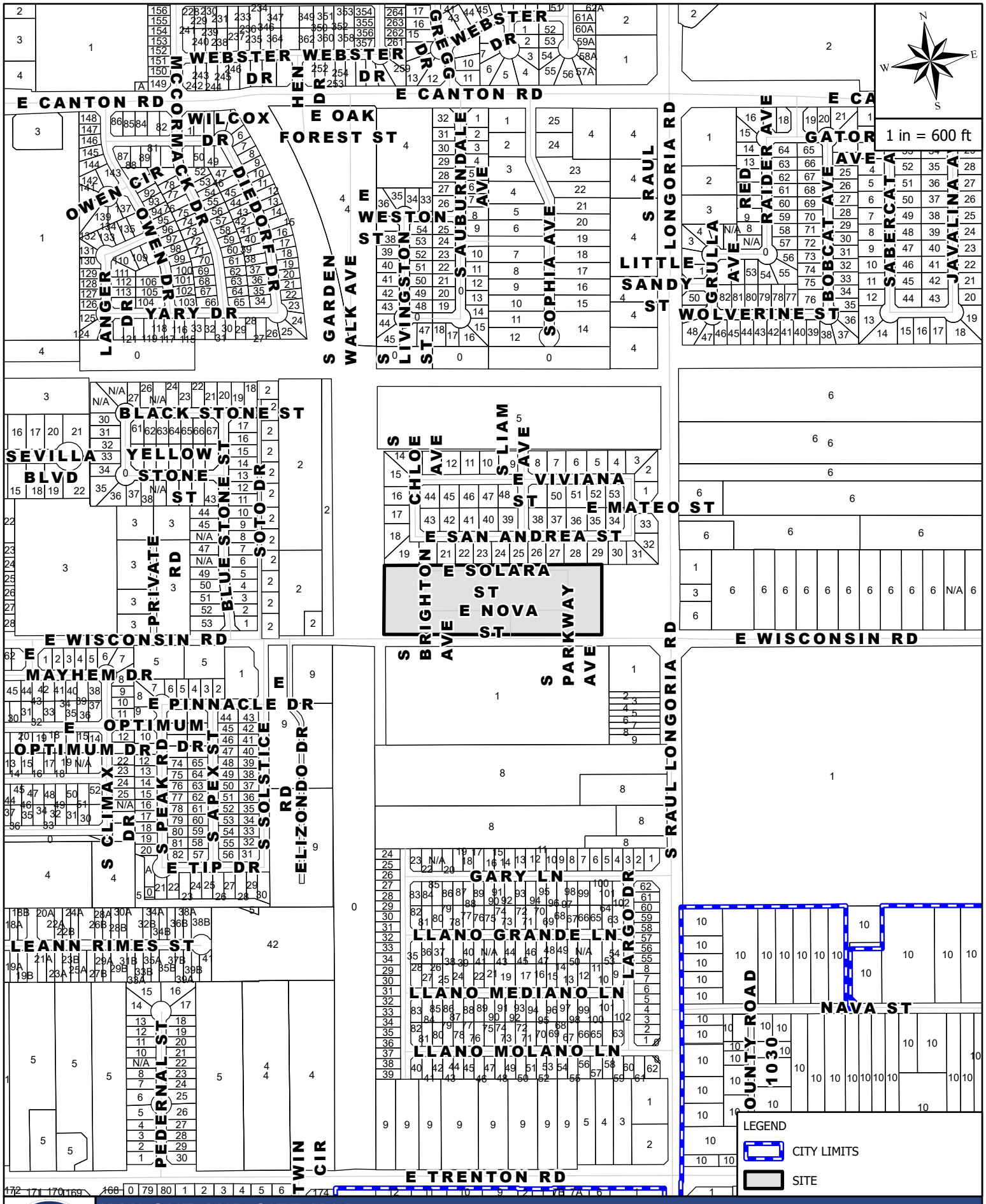
EDINBURG NEW DEVELOPMENT MAP

2301 E WISCONSIN RD



AERIAL MAP

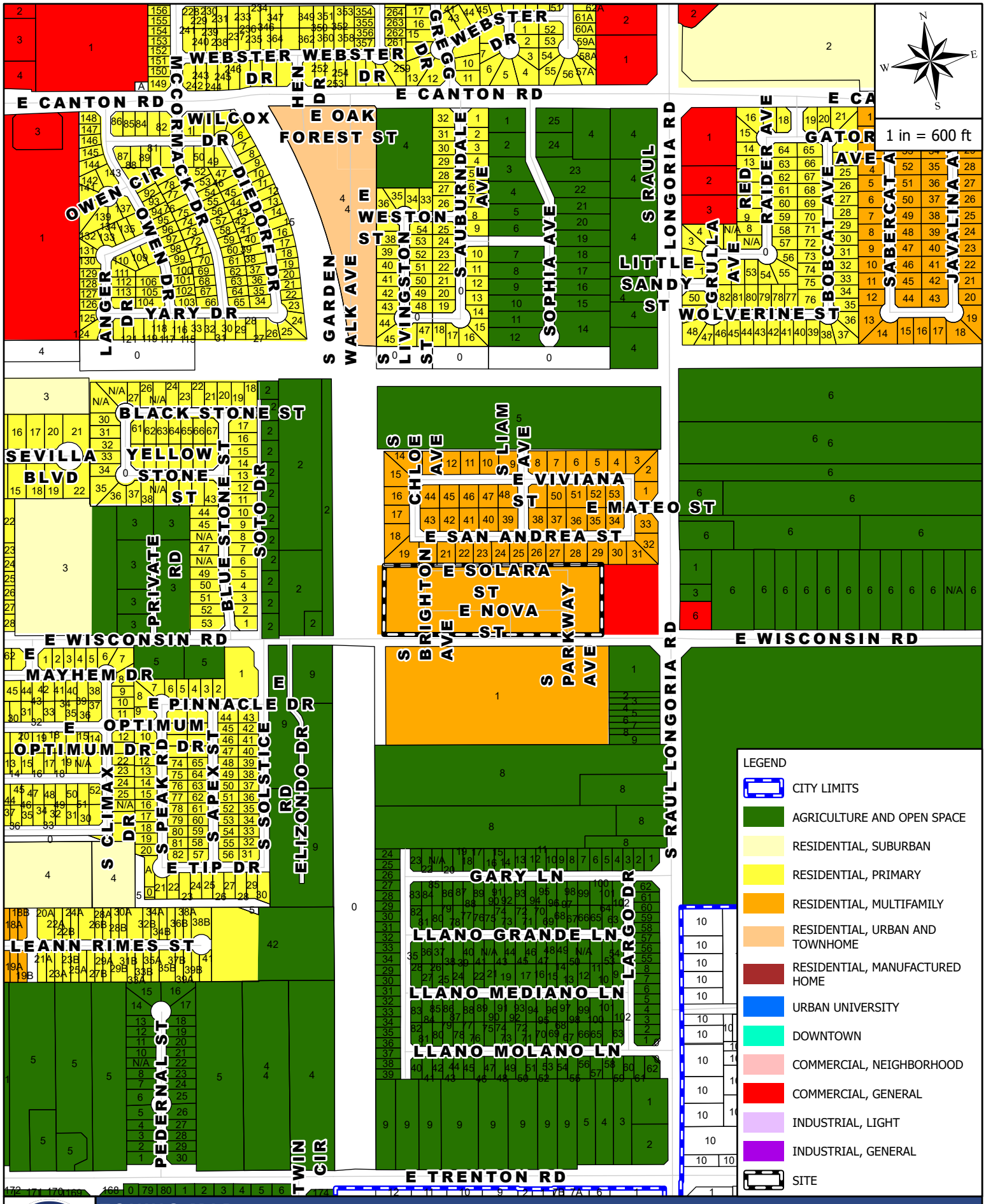
2301 E WISCONSIN RD



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

2301 E WISCONSIN RD



THE CITY OF EDINBURG TEXAS

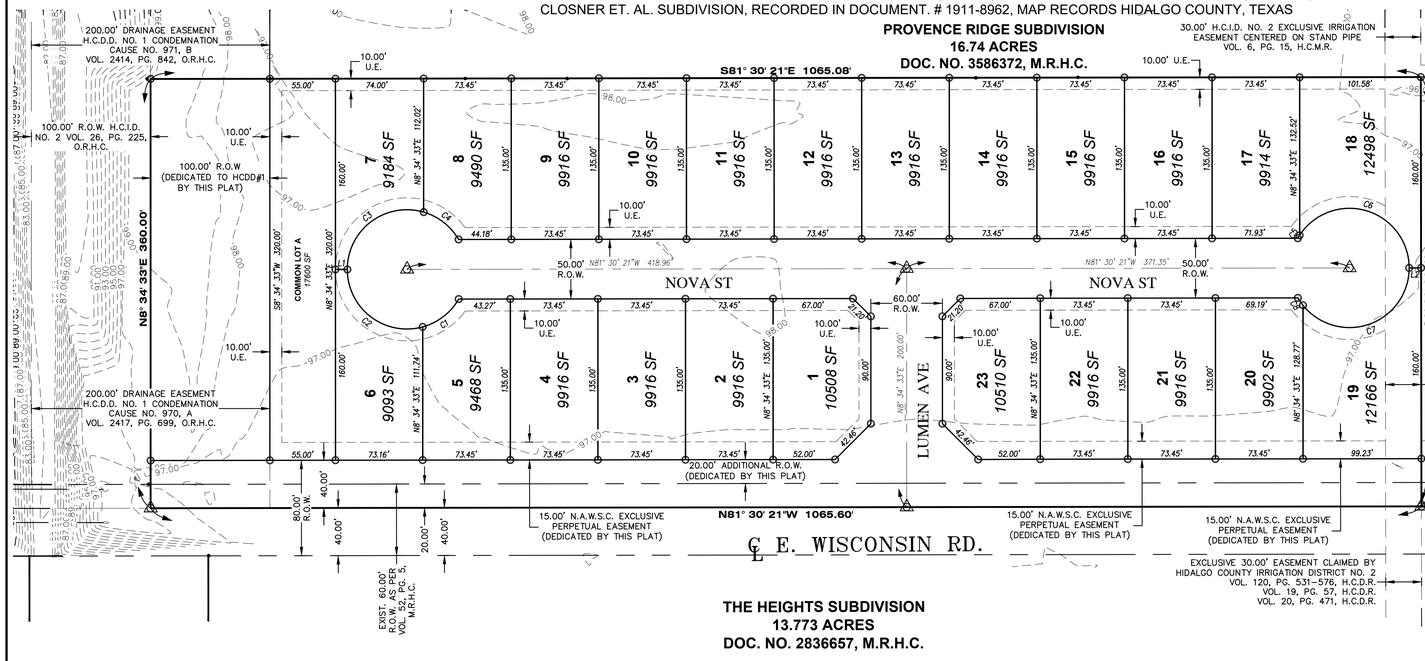
ZONING MAP

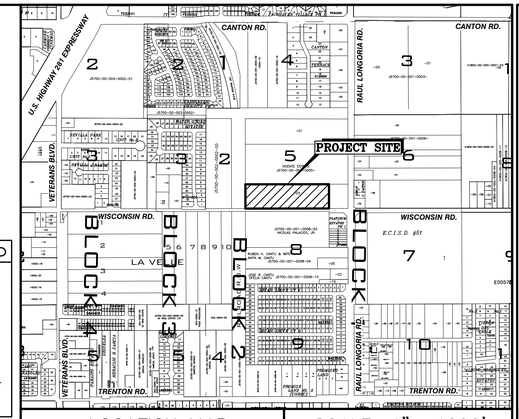
2301 E WISCONSIN RD

DATE OF PREPARATION: MAY 06, 2026

LUMEN PARK SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF 8.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 5, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION, RECORDED IN DOCUMENT. # 1911-8962, MAP RECORDS HIDALGO COUNTY, TEXAS





LOCATION MAP | SCALE: 1"= 1000'

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE

EXIST. 15.00' N.A.W.S.C. EXCLUSIVE EASEMENT (DOC#3505876, O.R.H.C.)

BM #1
N:16622106.4900'
E:1101376.0470'
ELEV=95.08'

30.00' H.C.I.D. NO.2 EXCLUSIVE IRRIGATION EASEMENT VOL. 120, PG. 531-576, H.C.D.R. VOL. 19, PG. 57, H.C.D.R. VOL. 20, PG. 471, H.C.D.R.

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (BY DOC. NO. _____, O.R.H.C.)

P.O.B.
COTTON PICKER SPINDLE SET
S.E. CRN OF OUR TRACT
N: 16621937.4635'
E:1100987.9664'

N81° 30' 21"W 388.62'

EXIST. 96.55' R.O.W.
50.00'
46.53'

P.O.C.
S.E. CRN OF LOT 5, BLOCK 1
JOHN CLOSNER SUBDIVISION
RECORDED IN
DOC.#1911-8962
N:16621871.2304'
E:1101373.9849'

G.S. RAUL LONGORIA RD.

59.18'
50.82'

EXIST. 110.00' R.O.W. AS PER VOL. 52, PG. 105, M.R.H.C.

PLATINUM ESTATES PHASE I SUBDIVISION
3.726 ACRES
VOL. 52, PG. 105-109, M.R.H.C.
DOC. NO. 1728088, M.R.H.C.

THE HEIGHTS SUBDIVISION
13.773 ACRES
DOC. NO. 2836657, M.R.H.C.

LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ◉ – FOUND 5/8 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- ▨ – FOUND 60-D NAIL
- △ – SET COTTON PICKER SPINDLE
- ⌐□ – POWER POLE
- –◑– GUY WIRE
- □ – FOUND FENCE POST
- –⊣– TRAFFIC SIGN
- (W) – WATER METER
- ⋈ – WATER VALVE
- ⊗ – IRRIGATION STAND PIPE
- (XXXX) – DEED RECORD CALL
- XXXX – NATURAL GROUND
- △ – CALCULATED POINT
- [– –] – ELECTRICAL & UTILITY EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.11	50.00	44.82	S60° 54' 18"W	38.12
C2	91.79	50.00	105.18	N44° 05' 42"W	79.43
C3	92.80	50.00	106.34	N61° 39' 55"E	80.04
C4	38.10	50.00	43.66	S43° 20' 05"E	37.18
C5	2.91	50.00	3.34	N40° 09' 46"E	2.91
C6	127.99	50.00	146.66	N64° 50' 14"W	95.80
C7	123.35	50.00	141.35	S79° 10' 01"W	94.36
C8	7.55	50.00	8.65	N25° 49' 59"W	7.55

Parcel Line Table

Line #	Length	Direction
L1	10.00	S81° 30' 20.60"E
L2	10.00	N81° 30' 20.60"W

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE **"B"** (SHADED), AREAS BETWEEN LIMITS OF THE OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
COMMUNITY PANEL NO. **480334 0425 C**, REVISED **NOVEMBER 16, 1982**.
2. SETBACKS: RESIDENTIAL, DUPLEX AND MULTIPLEX DEVELOPMENT
GARAGE: 18.00 FEET
FRONT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 & 0.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
4. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
5. BENCHMARKS (B.M.):
INLET BEING APPROXIMATELY 480 FEET EAST OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF INLET. ELEV: =95.08 (N.V.D. 88) NORTHING:16622106.49 EASTING:1101376.0470 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
6. DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **47.676** CUBIC-FEET OR **1.099** ACRE-FEET OF STORM WATER RUNOFF.
PROPOSED DETENTION: 51,823 CUBIC-FEET
7. COMMON LOT A SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LUMEN PARK SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE HOA.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
11. ALL RIGHT-OF-WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
13. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A HCID2 R.O.W./EASEMENT OR FACILITY.
15. 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.
17. DRAINAGE INFRASTRUCTURE IS PRIVATE AND TO BE MAINTAINED BY H.O.A.
18. AS PER UDC SEC. 5.212 (RESIDENTIAL($600/LOT/DWELLING UNIT)–50% DUE PRIOR TO RECORDING – PARKLAND FEES:70 LOTS/DWELLING UNITS X $300 = $21,000 – THE REMAINING 50% DUE AT BUILDING PERMIT STAGE.
19. A BUILDING PERMIT WILL BE OBTAINED FOR CONSTRUCTION OF THE DETENTION FENCE.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **LUMEN PARK SUBDIVISION (PRIVATE)** DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

_____
MICHAEL CANTU (OWNER)
MAVERICK VALLEY BUILDERS LLC
P.O. BOX 204
LA BLANCA, TEXAS 78558

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026.

_____
MAVERICK VALLEY BUILDERS LLC *DATE*

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20__.

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

_____
PRESIDENT

ATTEST: _____
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **LUMEN PARK SUBDIVISION (PRIVATE)** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2026

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **LUMEN PARK SUBDIVISION (PRIVATE)** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS

THE _____ DAY OF _____, 2026.

_____
MAYOR, CITY OF EDINBURG DATE

_____
SECRETARY, CITY OF EDINBURG DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2026.

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____,2026.

STATE OF TEXAS
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

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

METES AND BOUNDS DESCRIPTION

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

COMMENCING, (N: 16621871.2304' , E: 1101373.9849) AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF SAID LOT 5,

THENCE, N 81°30' 21" W ALONG THE SOUTH LINE OF THE SAID LOT 5, SAME BEING ALONG THE CENTERLINE OF E. WISCONSIN ROAD, A DISTANCE OF 388.62 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING; (N: 16621871.2304' , E: 1101373.9849')

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

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

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

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

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	MAVERICK VALLEY BUILDERS LLC	P.O. BOX 204	LA BLANCA, TX 78558	(956) 207-0149	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

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

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

BY: _____ DEPUTY

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

ISSUED FOR:
PRELIMINARY

PLAT SHEET
LUMEN PARK SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=60'
DATE: MAY 6, 2026
PROJECT: SUB 25 019
REVISIONS:
PAGE NO: 1-0F-1

Y:\RDE SUBDIVISIONS 2025\SUB 25.019 – MAVERICK FEASIBILITIES\DWG\SUB 25 019_SHT 2 PLAT SHEET.dwg RIODELTA 5/6/2026 6:55 PM

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: WEST SPRAGUE RANCHES

Date Prepared: June 3, 2026
Planning and Zoning Meeting: June 11, 2026
Preliminary Plat Approval

Subject:	Consider the Preliminary Plat Approval of West Sprague Ranches Subdivision, being a 4.2596 acre tract of land, more or less, out of and forming a park of lot 2, block 275, Texas-Mexican Railway Company's Subdivision, in the City of Edinburg Hidalgo County, Texas as per the map or plat thereof recorded in volume 37 pages 06, map records in Hidalgo County, Texas located at 2698 W. Sprague, as Requested by Benavides Engineering
Location:	The property is located on the south of W. Sprague Road and approximately 1,003 feet west of S. McColl Road, and within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Residential, Suburban (RS) 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 6 Single Family Residential lots averaging approximately 27,115.00 to 27,480.40 square feet.
Utilities:	Water Distribution System and Sanitary Sewer will be provided by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0383)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 2698 W SPRAGUE
Edinburg, TX 78539

PARCEL: T2100-00-275-0002-01

APPLICATION DATE: 05/05/2026
EXPIRATION DATE: 11/01/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: 6 Lot Single Family Residential Subdivision (0.60 acres plus in size)

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Jerry Benavides	Benavides Engineering	P.O. Box 832 Alamo, TX 78516

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	05/06/2026	05/20/2026		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)	Isael Posadas	05/20/2026	05/22/2026	Complete
Fire (Fire)	Anthony Riojas	05/20/2026	05/20/2026	Complete

Comments

GENERAL COMMENTS:

1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum)
2. PRIVATE SECURITY GATES: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. 20ft gate width, 14ft high overhead clearance, 70ft minimum setbacks, emergency gate operation, and time delays/sensors for truck passage)
3. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details)
4. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating)
5. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards.
6. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details)
7. FIRE DEPARTMENT ACCESS ROADS: Need to provide fire department access road(s); shall be established and installed prior to building construction stage. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. approved surface materials, dimensions, construction, location, accessibility, and quantity requirements)
8. FIRE HYDRANTS: Need to provide fire hydrant(s) at 600' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks)
9. FIRE HYDRANTS - RESIDENTIAL: Need to provide fire hydrant(s); shall begin installation nearest the subdivisions main entrance and shall be spaced out every 600'; shall be installed in-between lot lines. Shall meet IFC 2018/UDC 2022/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 600ft based on designated zoning district, 30-inch setbacks)
10. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline).
11. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
12. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.

Planning & Zoning (Planning & Zoning)	Clarence Cruz Jr.	05/20/2026	In Review

Comments

West Sprague Ranches Planning and Zoning Comments:

update location map scale - 1" = 1000'

add GPS coordinates to each P.O.C and P.O.B. within metes and bounds description
replace ROAD with STREET throughout description

add GPS coordinates to each P.O.C and P.O.B. on plat design

correct on each page please - W Sprague Street

20' ROW Dedication for W Sprague St - will this be widened or escrowed?

remove plat note 6 as plat note 13 covers this

update plat note 5 - All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and sedimentation controls constructed in accordance with the stormwater ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multifamily construction.

Plat note 14 -
as per UDC Sec 5.212, Open Space and Park Dedication, Table 5.212-1 Fee-In-Lieu
Within City Limits - Single Family Residential -
$600 per dwelling unit - (50%) is $300.00 per unit x 6 = $1,800.00 due prior to recording - remaining to be paid at building permit stage

delete plat note 12 and add to plat note 4 - Residential, Suburban (RS) District
Table 3.102-1 (correct UDC reference)

verify coordinates - (S 08 51' 37" W) - along East side of property line -

B. Required Lot Frontage.
1. Every lot shall have frontage along the right-of-way lines of a street.
2. Residential lots (except multifamily) within a new subdivision shall not front on streets with functional classifications of collector or higher. However, they may face such streets if:
a. They are accessed by alleys and off-street parking is accessed via side streets; or
b. They are accessed by a common access easement, which may run parallel to the arterial or collector, provided that the required street Bufferyard (see Section 4.204, Bufferyards) is located between the access easement and the right-of-way of the arterial or collector instead of on the residential lots themselves. No walls shall be required in said street Bufferyard.

Planning & Zoning (Planning & Zoning)	Leonel Duran	05/20/2026	05/18/2026	Complete
Comments	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. There are a few trees along Sprague that meet the size requirements to be classified as protected under city code. Submit a tree survey to Planning & Zoning prior to any tree removal to determine if mitigation is required.			
Public Works (Public Works)	David De La Fuente	05/20/2026	05/19/2026	Complete
Comments	Erosion Control Plan, Small Construction Site Notice, Updated Stormwater Plat Note			
Solid Waste (Solid Waste)	Laura Olivarez	05/20/2026	05/07/2026	Complete
Comments	Submittal Requirements and Site Development Guidelines sent. (ET)			
Utilities (Utilities)	Priscilla Bernal	05/20/2026	05/13/2026	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - $14,820.00 2. Sewer Fees - $390.00 3. Water Rights - $12,778.80 4. Transfer Fees - N/A- Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning			
Utilities (Utilities)	Jose Guajardo	05/20/2026	05/20/2026	Requires Re-submit
Comments	-Need to provide SS line in front of lots. Proposed SS line at rear of lots is not allowed. -15.0' UE at front of lots. -Review water service as per COE Std Manual			

IDENTIFY WHAT IS EXISTING AND WHAT IS PROPOSED ROW

correct on each page please

W Sprague Street

add GPS coordinates to each P.O.C and P.O.B.

S 81° 03' 23" E (S80° 56' 00"E)

SPRAGUE ROAD

(80.00' PUBLIC RIGHT-OF-WAY)

B.M.

APPARENT EXISTING NORTH R.O.W.

P.O.B.

562.28'

(N80° 56' 00"W) N81° 03' 23"W 100.00'

P.O.C.

POINT OF REFERENCE
APPARENT NORTHEAST CORNER
LOT 2, BLOCK 275
TEXAS MEXICAN RAILWAY CO SUBDIVISION
VOLUME 37, PAGE 06
COUNTY OF HIDALGO, TEXAS MAP RECORDS

330.00'

20.00'

330.00'

APPARENT EXISTING SOUTH R.O.W.

SECTION 2.05 A.3, RESIDENTIAL SUBDIVISONS MAY NOT FACE RD GREATER THAN A RESIDENTIAL COLLECTIOR (60-FT ROW)

will this be widened or escrowed?

94.78' 93.50' 93.50' 93.50' 93.50' 93.50' 93.50'

20.00' R.O.W. DEDICATION BY PLAT
40.00' TOTAL SOUTH R.O.W.
60.00' TOTAL PROPOSED R.O.W.

PROPOSED 10.00' UTILITY EASEMENT BY PLAT

B. Required Lot Frontage.

1. Every lot shall have frontage along the right-of-way lines of a street.

2. Residential lots (except multifamily) within a new subdivision shall not front on streets with functional classifications of collector or higher. However, they may face such streets if:

a. They are accessed by alleys and off-street parking is accessed via side streets; or
b. They are accessed by a common access easement, which may run parallel to the arterial or collector, provided that the required street Bufferyard (see Section 4.204, Bufferyards) is located between the access easement and the right-of-way of the arterial or collector instead of on the residential lots themselves. No walls shall be required in said street Bufferyard.

CYNTHIA BRANDT (PROPERTY DEED — DOC. No. 3637521 H.C.M.R.)

PROPOSED 10.00' UTILITY EASEMENT BY PLAT

290.00'

LOT 1 0.630 ac. 27,480.40 S.F.

LOT 2 0.622 ac. 27,115.00 S.F.

LOT 3 0.622 ac. 27,115.00 S.F.

LOT 4 0.622 ac. 27,115.00 S.F.

LOT 5 0.622 ac. 27,115.00 S.F.

LOT 6 0.622 ac. 27,115.00 S.F.

PROPOSED 10.00' UTILITY EASEMENT BY PLAT

4.2596 ACRE TRACT (185,552.17 SF) OUT OF LOT 2, BLOCK 275 TEXAS MEXICAN RAILWAY CO SUBDIVISION (VOL. 37, PG. 06, H.C.M.R.)

remove

verify coordinates

N 08° 51' 37" E (N8° 56' 00"E)

W 08° 51' 37" W (S8° 59' 00" W)

PROPOSED 10.00' UTILITY EASEMENT BY PLAT

94.78' 93.50' 93.50' 93.50' 93.50' 93.50' 93.50'

N 81° 03' 23" W (N80° 56' 00"W)

20.00' ACCESS & UTILITY EASEMENT (VOL. 37, PG. 6, H.C.M.R.)

562.28'

20.00' ACCESS & UTILITY EASEMENT (VOL. 37, PG. 6, H.C.M.R.)

FORT HOOD AVE. (50' PUBLIC RIGHT-OF-WAY)

LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

PRESIDIO SUBDIVISION (VOL. 37, PG 6, H.C.M.R.)

LOT 11

100' HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 R.O.W. (VOL. 16, PG. 806, H.C.M.R.)

N

B

0' 15' 30' 45' 60'

SCALE 1" = 30.00'

PLAT LEGEND

●	FD. 1/2" IRON ROD
○	SET 1/2" IRON ROD w/ CAP No. 2791
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS

SUBDIVISION NOTES

1. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE PROPOSED STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "AH" FEMA FIRM PANEL No. 480338 0025 E MAP DATED JUNE 6, 2000 REVISED TO REFLECT LOMR DATED MAY 14, 2001

   ZONE "AH" ARE DEFINED AS AREAS OF FLOOD DEPTHS (1 TO 3 FEET (USUALLY AREAS OF PONDING). BASE FLOOD ELEVATION ESTABLISH AT 98.00'.

   **REQUIRED FINISH FLOOR FOR ALL PROPOSED BUILDINGS SHALL BE AT LEAST 98.50 FEET, OR HIGHER AND SUBJECT TO REVIEW AND APPROVAL BY CITY OF EDINBURG PLANNING AND ENGINEERING DEPARTMENT.

   ** ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THIS SUBDIVISION AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. A 5.0 FOOT SIDEWALK IS REQUIRED ALONG SPRAGUE ROAD AT BUILDING PERMIT STAGE
4. SETBACKS Residential, Suburban (RS) District
   FRONT 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

   *CITY OF EDINBURG UDC (SEC. 3.102-5) Table 3.102-1

   BENCHMARK: GRATE INLET ALONG NORTH R.O.W. OF SPRAGUE ROAD LOCATED APPROXIMATELY 18.00 FEET NORTH AND 2.00 FEET WEST FROM NORTHEAST PROPERTY CORNER (AS SHOWN ON PLAT).

   NORTHING: 16633834.8500'
   EASTING: 1085223.1710'
   ELEVATION 99.63
5. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
6. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS. remove plat note, plat note 13 covers this
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 8.054 CUBIC-FEET (0.18 ACRE-FEET) OF STORM WATER RUNOFF.
8. 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 PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
9. 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.
10. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL/INDUSTRIAL ZONES/USES DONE AT SUBDIVISION PHASE. refer to UDC Table 4.204-2
11. ALL LOT GRADING TO BE AT MINIMUM OF 1.00% AND WILL PROVIDE POSITIVE DRAINAGE TOWARDS THE STREET.
12. THIS SUBDIVISION IS INTENDED TO BE SINGLE FAMILY. remove and add to plat note 4, Residential, Suburban (RS) District
13. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. PARKLAND FEE:
    $150.00 PER UNIT
    6 UNITS PER LOT? 1 unit per lot
    6 LOTS * $150.00 PER UNIT = $900.00 PARKLAND DEDICATION FEE TO BE PAID PRIOR RECORDING OF SUBDIVISION

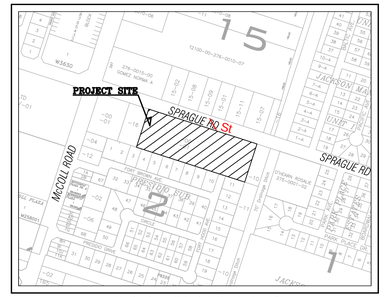
as per UDC Sec 5.212, Open Space and Park Dedication, Table 5.212-1 Fee-In-Lieu
Within City Limits - Single Family Residential -
$600 per dwelling unit - (50%) is $300.00 per unit x 6 = $1,800.00 due prior to recording - remaining to be paid at building permit stage

OR 0.5" ABOVE BFE

VERIFY PANEL NUMBER

HAS THIS BEEN CONVERTED TO CURRENT VERTICAL DATUM BEING USED?

PROVIDE GRADING AND DRAIANGE PLAN



LOCATION MAP
SCALE : 1" = 660'
1" = 1000'

add GPS coordinates to each P.O.C and P.O.B. within metes and bounds description

METES AND BOUNDS

A 4.2596-ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 2, BLOCK 275, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37 PAGE 06, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND [illegible] AS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, SAID [illegible] RECORDED OCTOBER 18, 1924 (DOC NO. [illegible] UDE OF SPRAGUE ROAD APPROXIMATELY 650 [illegible] PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: replace road with street throughout description

THE POINT OF COMMENCMENT (P.O.C.) BEING AT A POINT ON THE APPARENT THE ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SPRAGUE ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2; THENCE, N 81°03'23" W (N 80°56'00" W RECORDED), WITH THE SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 4.2596-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°51'37" W (S 08°59'00" W RECORDED), PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 2, AND THE APPARENT EAST LOT LINE OF SAID 4.2596-ACRE TRACT, A DISTANCE 20.00 FEET PASSED A NO.4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING WITH THE APPARENT WEST INE OF AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 100-FOOT RIGHT-OF-WAY LINE AND EAST LOT LINE OF SAID 4.2596-ACRE TRACT FOR A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°03'23" W (N 80°56'00" W RECORDED), ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 0.32 OF A FOOT TO 0.59 OF A FOOT TO THE RIGHT OF, AND PARALLEL TO THE SAID LOT 2 NORTH LOT LINE AND WITH THE APPARENT SOUTH LOT LINE OF SAID 4.2596-ACRE TRACT A DISTANCE OF 562.28 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°51'37"E (N 08°59'00"E RECORDED), PARALLEL TO THE SAID LOT 2 EAST LOT LINE, AND WITH THE APPARENT WEST LOT LINE OF SAID 4.2596-ACRE TRACT, A DISTANCE OF 310.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID SPRAGUE ROAD EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINTON SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND SAID LOT 2 NORTH LOT LINE FOR THE APPARENT NORTHWEST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°03'23" E, WITH SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE, THE SAID LOT 2 NORTH LOT LINE AND OF SAID 4.2596-ACRE TRACT, A DISTANCE OF 562.28 FEET TO THE SAID POINT FOR THE NORTHEAST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.2596 ACRES OF LAND, OF WHICH 0.08 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 4.0019 ACRES OF LAND, MORE OR LESS.

update plat note 5 - All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and sedimentation controls constructed in accordance with the stormwater ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multifamily construction.

STATE OF TEXAS
COUNTY OF HIDALGO

I, **RICHARD A. GARZA,** AS OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **WEST SPRAGUE RANCHES SUBDIVISION,** AN ADDITION OF THE **CITY OF EDINBURG,** AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
GARCO LTD. DATE
BY: GARCO MANAGEMENT LLC.
BY: RICHARD A. GARZA, PRESIDENT
3910 WEST FREDDY GONZALEZ DR.
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **RICHARD A. GARZA,** KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF_____20_____.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE **CITY OF EDINBURG,** HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **WEST SPRAGUE RANCHES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 20___.

_____ _____
CHAIR PERSON DATE
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 ON THIS _____ DAY OF _____ 2025.
update

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

_____ _____
GENERAL MANAGER ATTEST:_____
SECRETARY

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.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE; THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

_____
GERARDO BENAVIDES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER NO.140950
P.O. BOX 832
ALAMO, TEXAS 78516
956-310-8373

STATE OF TEXAS · GERARDO BENAVIDES · 140950 · PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ___ DAY OF _____ 20___

_____
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
P.O. BOX 548
McALLEN, TEXAS 78505
956-369-0988

STATE OF TEXAS · HOMERO LUIS GUTIERREZ · 2791 · PROFESSIONAL LAND SURVEYOR

General Comments:

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

WEST SPRAGUE RANCHES SUBDIVISION

A 4.2596-ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 2, BLOCK 275, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37 PAGES 06, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

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

ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ _____
DEPUTY DATE

THE COUNTY OF HIDALGO TEXAS

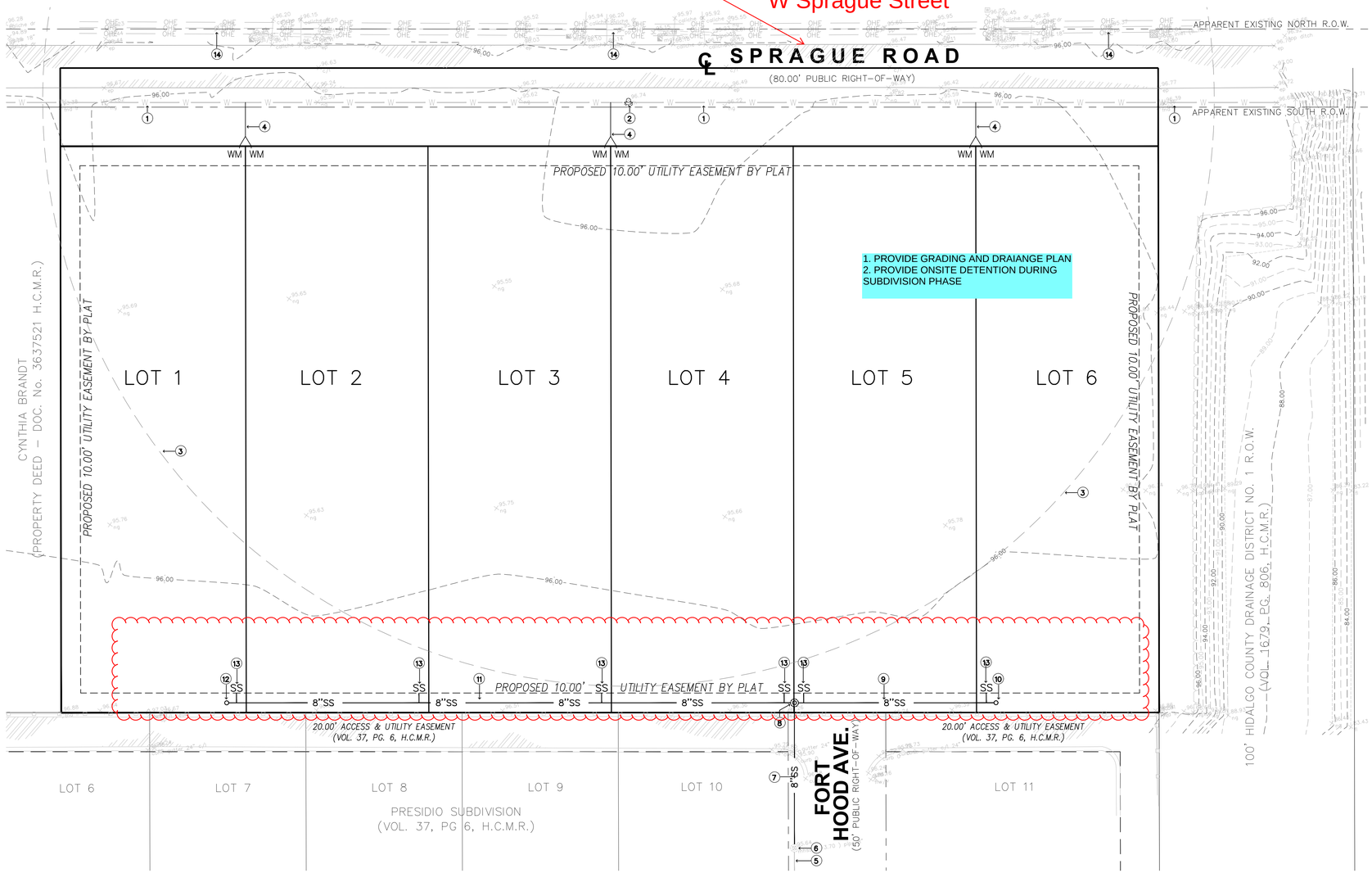
BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.310.8373

DATE PREPARED 10/09/2025 – DATE REVISED 05/01/2026
PROJECT NO. 2025.037

OWNER	GARCO LTD	RICHARD A. GARZA	3910 WEST FREDDY GONZALEZ DR, EDINBURG TX	956-739-0830
ENGINEER	BENAVIDES ENGINEERING, LLC	GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832, ALAMO TX 78516	956-310-8373
SURVEYOR		HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548, McALLEN, TX 78505	956-369-0988

correct on each page please

W Sprague Street



SCALE 1" = 30.00'

PLAT LEGEND

●	FD. 1/2" IRON ROD
○	SET 1/2" IRON ROD w/ CAP No. 2791
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS

EXISTING DOMESTIC WATER KEYNOTES

(1) APPROXIMATE LOCATION OF EXISTING 16" PUBLIC WATER LINE (CITY OF EDINBURG) TO REMAIN IN PLACE. GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF PUBLIC WATER LINE AND NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES AGAINST THIS SET OF PLANS PRIOR DEMOLITION AND/OR CONSTRUCTION.

(2) EXISTING FIRE HYDRANT TO REMAIN IN PLACE (CITY OF EDINBURG)

(3) EXISTING 300' FIRE HYDRANT RADIUS

EXISTING SANITARY SEWER KEYNOTES

(5) APPROXIMATE LOCATION OF EXISTING 8" PUBLIC SANITARY SEWER MAIN (CITY OF EDINBURG) TO REMAIN IN PLACE. GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF PUBLIC WATER LINE AND NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES AGAINST THIS SET OF PLANS PRIOR DEMOLITION AND/OR CONSTRUCTION.

(6) EXISTING SANITARY SEWER MANHOLE (CITY OF EDINBURG)
TOP: 95.64
FL (EX. 8" SOUTH): 91.95
FL (8" NORTH): 91.95

EXISTING STREET LIGHTS KEYNOTES

EXISTING (14) STREET LIGHTS TO REMAIN IN PLACE (3 TOTAL FRONTING THIS PROJECT)

PROPOSED DOMESTIC WATER KEYNOTES

(4) PROPOSED 16"x1" TAP FOR 1" DOUBLE SERVICE (NEAR) FOR 2 (TWO) 3/4" DOMESTIC WATER SERVICES (TYPICAL WHERE SHOWN)

COE Water and Sewer

PROPOSED SANITARY SEWER KEYNOTES

(7) PROPOSED ± 70.00 LF OF 8" PVC SDR-26 @ 0.35% SANITARY SEWER LINE SHALL BE INSTALLED AS PER CITY OF EDINBURG DETAILS

(8) PROPOSED SANITARY SEWER MANHOLE (CITY OF EDINBURG)
TOP: 96.50
FL (8" SOUTH): 92.20
FL (8" EAST/WEST): 92.20

(9) PROPOSED ± 100.00 LF OF 8" PVC SDR-26 @ 0.35% SANITARY SEWER LINE SHALL BE INSTALLED AS PER CITY OF EDINBURG DETAILS

(10) PROPOSED 8" PVC CLEAN-OUT AT END OF SANITARY SEWER MAIN
TOP: 96.50
FL: 92.55

(11) PROPOSED ± 288.00 LF OF 8" PVC SDR-26 @ 0.35% SANITARY SEWER LINE SHALL BE INSTALLED AS PER CITY OF EDINBURG DETAILS

(12) PROPOSED 8" PVC CLEAN-OUT AT END OF SANITARY SEWER MAIN
TOP: 97.00
FL: 93.20

(13) PROPOSED 8" x 4" PVC WYE FOR RESIDENTIAL SANITARY SEWER SERVICE. (TYPICAL WHERE SYMBOL IS SHOWN)

Notes:

REVISION	DATE	DESCRIPTION	BY

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, **05/01/2026**

FOR REVIEW

NOT FOR CONSTRUCTION

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-23855
P.O. BOX 2521 MISSION, TX 78573
jerry@benavidesengr.com
956.310.8373

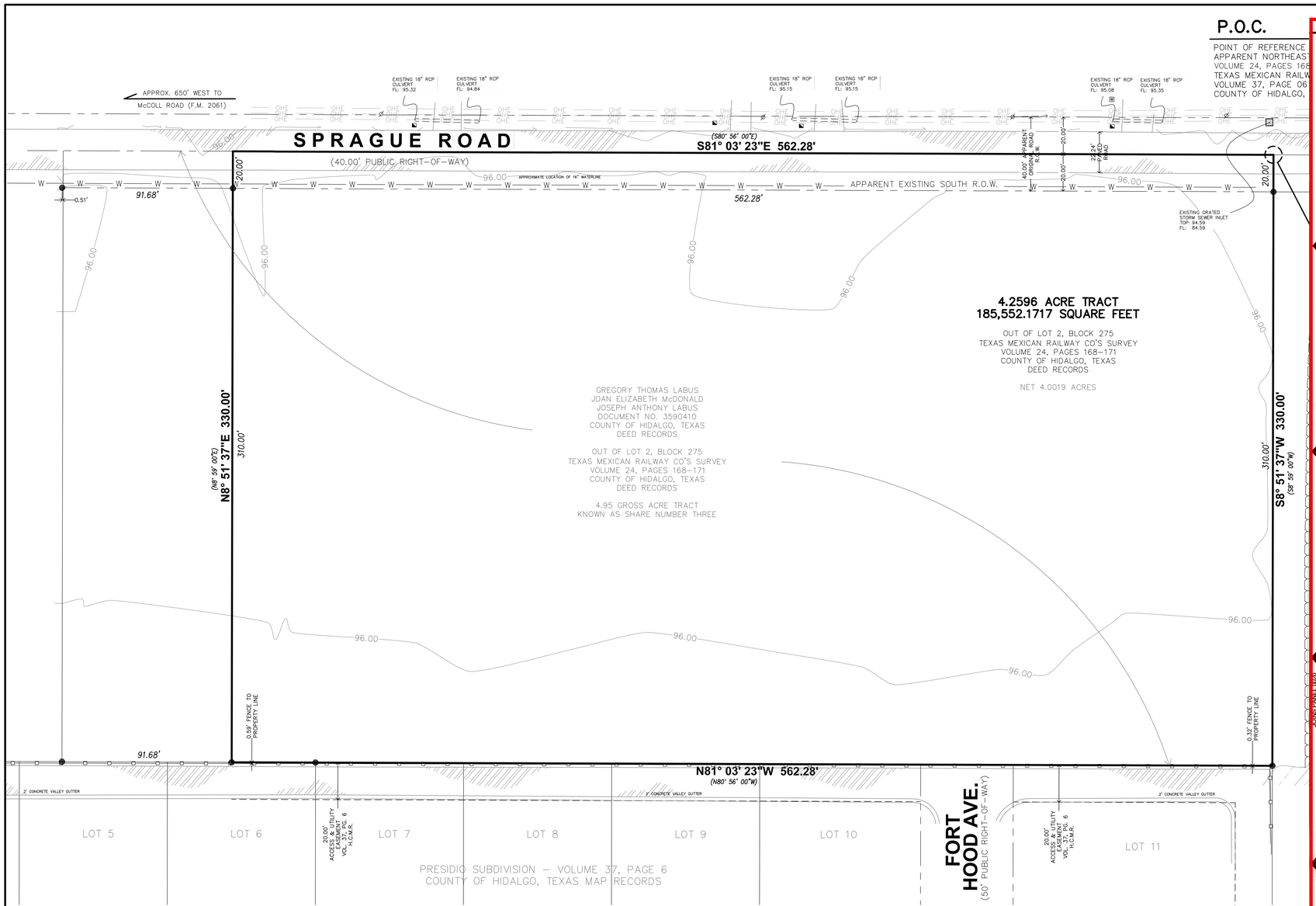
CLIENT:
GARCO LTD — RICHARD A. GARZA
3910 W. FREDDY GONZALEZ DR.
EDINBURG TEXAS 78539

PROJECT ADDRESS:
2820 W. SPRAGUE ROAD
EDINBURG, TEXAS

PREPARED DATE	03/01/2026
DRAWN BY:	G.BENAVIDES, P.E.
CHECKED BY:	G.BENAVIDES, P.E.
PROJECT No.	2025.037

PAGE TITLE
PROPOSED PUBLIC UTILITY PLAN

SHEET NUMBER
C-2



IMPROVEMENT SURVEY PLAT SHOWING

A 4.2596-ACRE TRACT
OUT OF LOT 2, BLOCK 275
TEXAS MEXICAN RAILWAY CO'S SURVEY
VOLUME 24 PAGES 168-171
COUNTY OF HIDALGO, TEXAS
DEED RECORDS

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

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

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- **ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.

OTHER AREAS

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

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected Areas

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

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 Base Flood Elevation line; Elevation in feet.*
- D D Cross Section Line
- (EL 987) Base Flood Elevation in Feet Where Uniform Within Zone. *
- BM 1 Elevation Bench Mark (See notes below)
- M1.5 River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

To determine elevation bench mark location and elevation, contact the City of Edinburg

Base Map is UTM, Nad83 Datum, Zone 14

NOTES

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

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

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

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

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

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

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

For adjoining panels, see separately printed Map Index

MAP REPOSITORY
City of Edinburg
1304 South 25th Street
Edinburg, Texas 78540
(Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION
JUNE 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
APRIL 16, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:
MAY 2, 1977

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

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

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

SCALE
1" = 1000'
1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
EDINBURG,
TEXAS
HIDALGO COUNTY

(SEE MAP INDEX FOR PANELS NOT PRINTED)

REVISED TO REFLECT LOMR DATED MAY 14 2001

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

Federal Emergency Management Agency

N
W E
S
1"=30'

LEGEND - AS APPLICABLE

- 1/2" FOUND IRON ROD
- STORM SEWER BOX/ GRATED INLETS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.W.C. NORTHWEST CORNER
- R.O.W. RIGHT-OF-WAY
- POWER POLE
- GUY WIRE
- OHE OVERHEAD POWER LINE
- CHAIN LINK FENCE
- MAIL BOX
- W WATER / GAS METER
- RCP CULVERT

SURVEY NOTES

CURRENT VERTICAL DATUM BEING USED

AS PER FEMA FIRM MAP THIS IS VERTICAL DATUM NGVD 29

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL/ELECTRONIC SEAL AND ORIGINAL/ELECTRONIC SIGNATURE OF SURVEYOR.
2. BEARING BASIS AS PER NAD 1983 STATE PLANS TEXAS SOUTH 4205.
3. BUILDING, ZONING, PLATTING AND/OR REGULATORY LAWS AND/OR ORDINANCES AT ANY MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY MAY APPLY.
4. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY, SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "AH" WITH BASE FLOOD DETERMINED TO BE 98.02

   COMMUNITY PANEL 48338 0015 E - EFFECTIVE MAP JUNE 6, 2000.
6. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE BASED ON UTILIZING THOSE FOUND PINS THAT BEST FIT THE INTENT OF THE SURVEYORS' ORIGINAL FOOTSTEPS FOR THIS RECORDED SUBDIVISION LOT (AS SHOWN IN PLAT). A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH THE APPARENT DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.
7. SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT - OF NO. 960667
8. HOMERO LUIS GUTIERREZ, DID NOT RESEARCH OR PREPARE AN ABSTRACT OF TITLE ON THE ABOVE PROPERTY.

METES AND BOUNDS 4.2596-ACRE TRACT

A 4.2596-ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 2, BLOCK 275, TEXAS-MEXICAN RAILWAY CO'S SURVEY, HIDALGO COUNTY, TEXAS AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24 PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN PARTITION DEED RECORDED OCTOBER 18, 1924 (DOC NO. 3590410, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED AT THE SOUTH SIDE OF SPRAGUE ROAD, APPROXIMATELY 650 FEET EAST OF McCOLL ROAD, AND IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT THE ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SPRAGUE ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2; THENCE, NORTH 81°03'23" WEST (NORTH 80°56'00" WEST RECORDED), WITH THE SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 4.2596-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°51'37" WEST (SOUTH 08°59'00" WEST RECORDED), PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 2, AND THE APPARENT EAST LOT LINE OF SAID 4.2596-ACRE TRACT, A DISTANCE 20.00 FEET PASSED A NO.4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING WITH THE APPARENT WEST INE OF AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 100-FOOT RIGHT-OF-WAY LINE AND EAST LOT LINE OF SAID 4.2596-ACRE TRACT FOR A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°03'23" WEST (NORTH 80°56'00" WEST RECORDED), ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 0.32' OF A FOOT TO 0.59 OF A FOOT TO THE RIGHT OF, AND PARALLEL TO THE SAID LOT 2 NORTH LOT LINE AND WITH THE APPARENT SOUTH LOT LINE OF SAID 4.2596-ACRE TRACT A DISTANCE OF 562.28 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°51'37" EAST (NORTH 08°59'00" EAST RECORDED), PARALLEL TO THE SAID LOT 2 EAST LOT LINE, AND WITH THE APPARENT WEST LOT LINE OF SAID 4.2596-ACRE TRACT, A DISTANCE OF 310.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID SPRAGUE ROAD EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND SAID LOT 2 NORTH LOT LINE FOR THE APPARENT NORTHWEST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°03'23" EAST, WITH SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE, THE SAID LOT 2 NORTH LOT LINE AND OF SAID 4.2596-ACRE TRACT, A DISTANCE OF 562.28 FEET TO THE SAID POINT FOR THE NORTHEAST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.2596 ACRES OF LAND, OF WHICH 0.08 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 4.0019 ACRES OF LAND, MORE OR LESS.

CATIC HOLDINGS, INC., A DELAWARE CORPORATION
SCHEDULE B - 10. (a. - j.) GF NO. 960667
EFFECTIVE DATE: OCTOBER 2, 2025 ISSUED OCTOBER 16,

a. RIGHTS OF PARTIES IN POSSESSION.
NOT A SURVEY ITEM

b. MINERAL AND/OR ROYALTY GRANT(S) AND/OR RESERVATION(S) IN INSTRUMENT DATED AUGUST 14, 1951 RECORDED IN VOLUME 727, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS. TITLE TO THE HEREIN DESCRIBED MINERAL INTEREST(S) WAS NOT CHECKED SUBSEQUENT TO THE DATE(S) OF THE AFORESAID INSTRUMENT(S).
NOT PLOTTABLE

c. OIL, GAS AND MINERAL LEASE(S) DATED MARCH 5, 1947, RECORDED IN VOLUME 72, PAGE 191 AND DATED JANUARY 24, 1958, RECORDED IN VOLUME 210, PAGE 3, OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS. TITLE TO THE HEREIN DESCRIBED MINERAL INTEREST(S) WAS NOT CHECKED SUBSEQUENT TO THE DATE(S) OF THE AFORESAID INSTRUMENT(S).
NOT PLOTTABLE

d. OIL, GAS AND MINERAL LEASE(S) DATED OCTOBER 25, 1976, RECORDED IN VOLUME 364, PAGE 961, OIL AND GAS RECORDS, AND UNITIZED IN INSTRUMENT(S) DATED SEPTEMBER 18, 1979, RECORDED IN VOLUME 385, PAGE 344, DATED SEPTEMBER 18, 1979, RECORDED IN VOLUME 385, PAGE 355, DATED SEPTEMBER 18, 1979, RECORDED IN VOLUME 385, PAGE 366 AND DATED SEPTEMBER 18, 1979, RECORDED IN VOLUME 385, PAGE 726, OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS. TITLE TO THE HEREIN DESCRIBED MINERAL INTEREST(S) WAS NOT CHECKED SUBSEQUENT TO THE DATE(S) OF THE AFORESAID INSTRUMENT(S).
NOT PLOTTABLE

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

f. ALL LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER THEY ARE LISTED IN SCHEDULE B OR NOT, AS PROVIDED BY §2703.056(A) OF THE TEXAS INSURANCE CODE.
NOT PLOTTABLE

g. EASEMENT AND RIGHT OF WAY DATED JUNE 6, 1996, RECORDED UNDER CLERK'S FILE NO. 537803, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
NO DELINEATED EASEMENT, PER RECORD DOCUMENT

h. EASEMENTS, RULES, REGULATIONS AND RIGHT
NO. 1
NO EASEMENTS TO PLOT

i. 20.00-FOOT RIGHT OF WAY EASEMENT, AS S
2025, PREPARED BY HOMERO L. GUTIERREZ,
AS PLOTTED - IS THE SOUTH H

j. EASEMENTS AND RESERVATIONS AS MAY APP
SUBDIVISION.
NO EASEMENTS TO PLOT

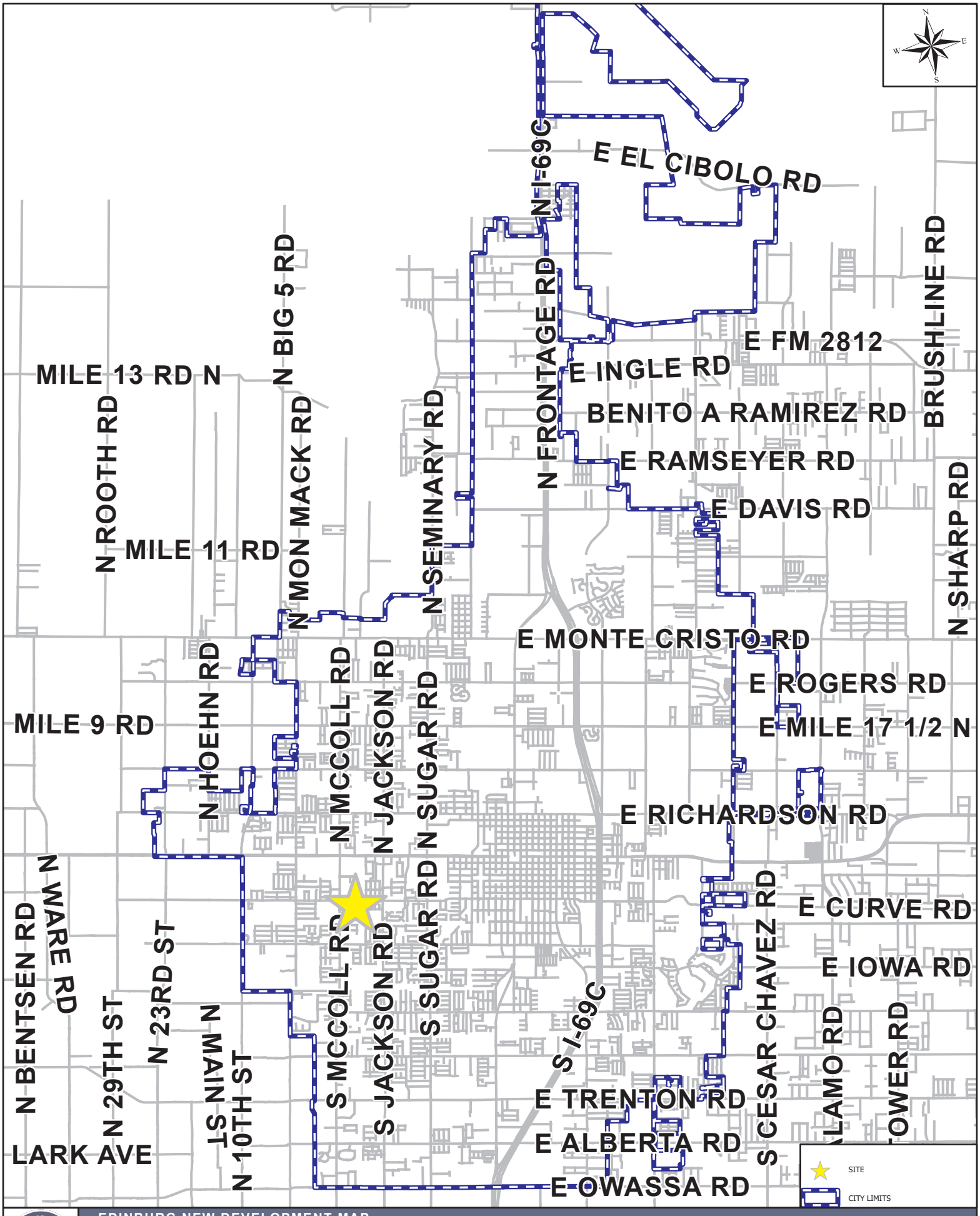
STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL LAND SURVEYOR

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND WAS CORRECTLY MAKE ON THE GROUND ON SEPTEMBER 30, 2025 UNDER MY DIRECTION, THAT THE EXISTING IMPROVEMENTS ON THE GROUND ARE SHOWN, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, APPARENT CONFLICTS AND VISIBLE EASEMENT, EXCEPT AS SHOWN HEREON.

Homero Luis Gutierrez 10/23/2025
HOMERO LUIS GUTIERREZ, RPLS NO. 2791 DATE:

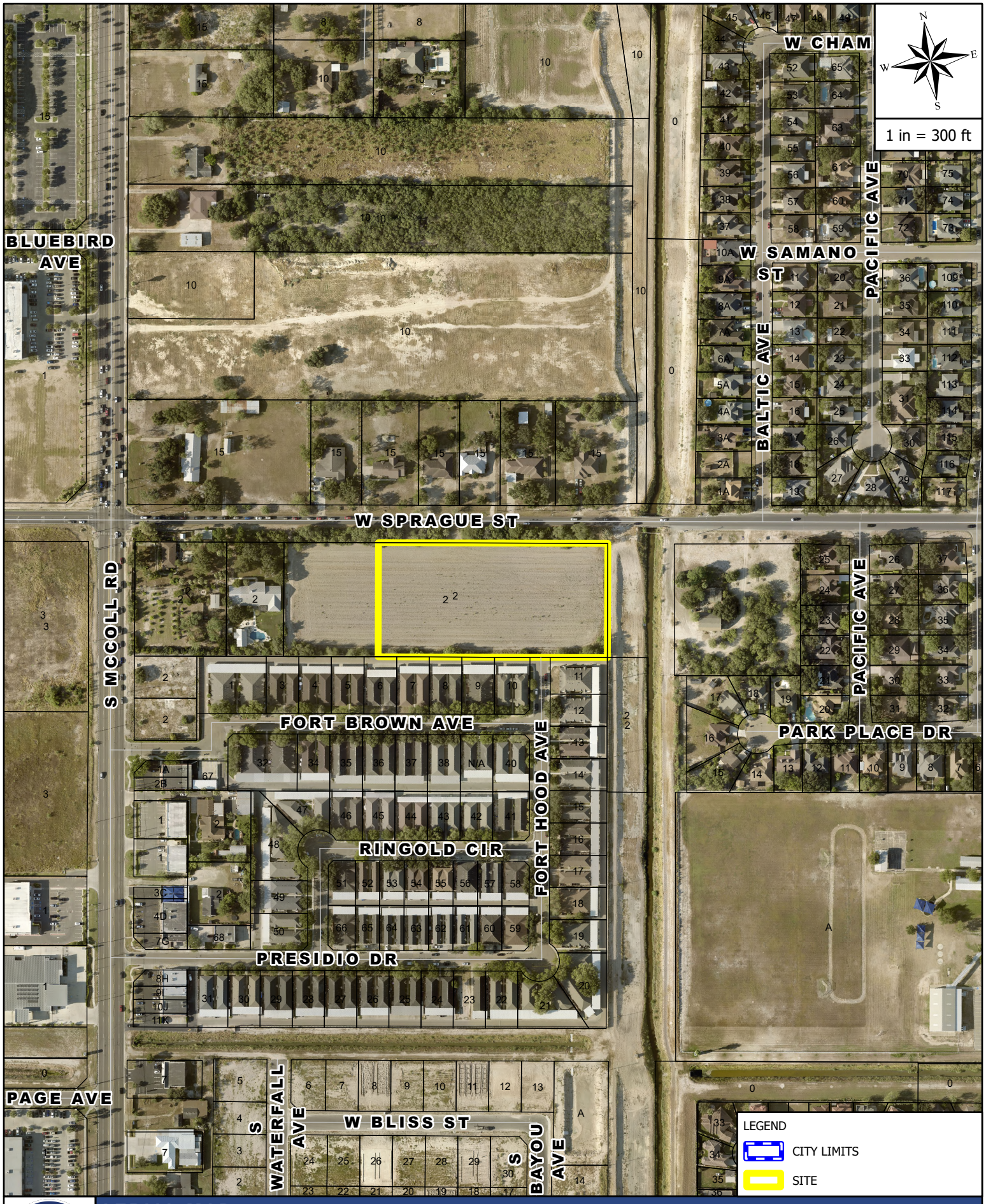
HOMERO L. GUTIERREZ
2600 SAN DIEGO
MISSION, TEXAS 78572
(956) 369-0988

DATE: 10/22/25 JOB NO. HG25-33HR



EDINBURG NEW DEVELOPMENT MAP

2698 W Sprague Ave



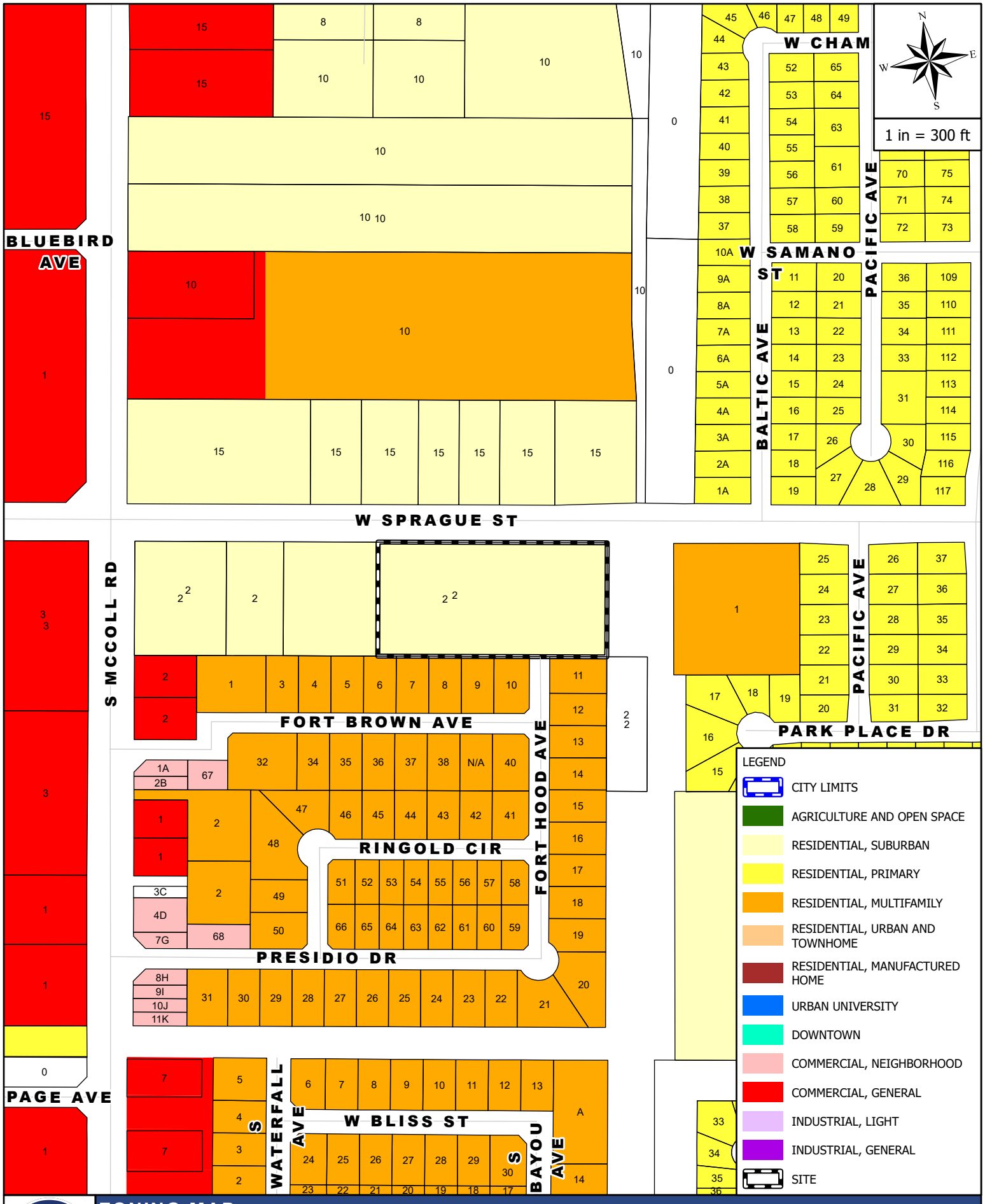
AERIAL MAP

2698 W Sprague Ave



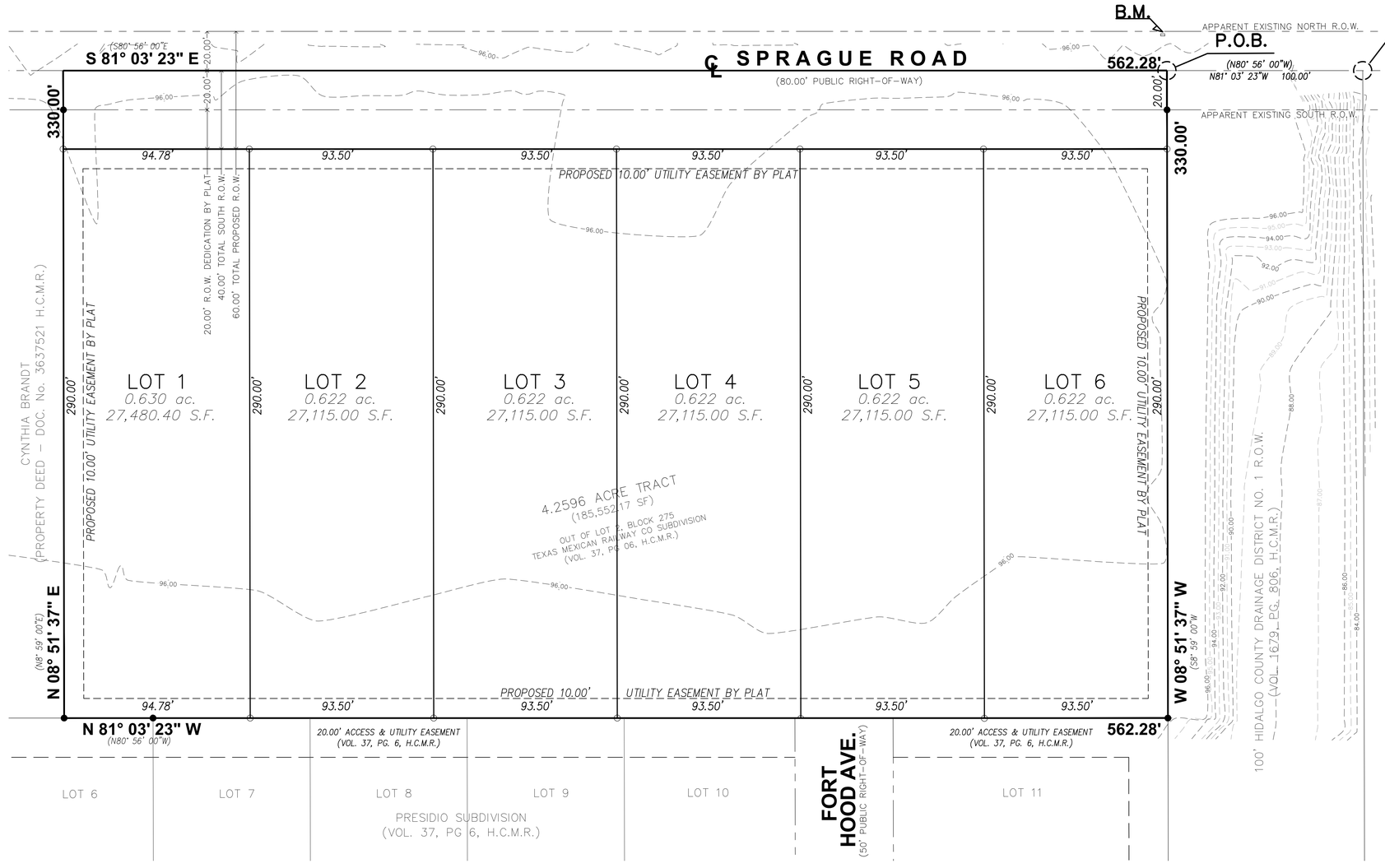
MAILOUT AND SITE MAP

2698 W Sprague Ave

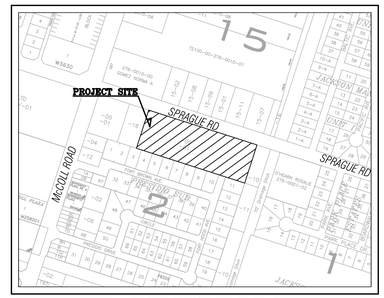


ZONING MAP

2698 W Sprague Ave



PLAT LEGEND	
●	FD. 1/2" IRON ROD
○	SET 1/2" IRON ROD w/ CAP No. 2791
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS



LOCATION MAP
SCALE : 1" = 500'

SUBDIVISION NOTES

1. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE PROPOSED STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "AH"
   FEMA FIRM PANEL No. 480338 0030 E
   MAP DATED JUNE 6, 2000
   REVISED TO REFLECT LOMR DATED MAY 14, 2001

   ZONE "AH" ARE DEFINED AS AREAS OF FLOOD DEPTHS 1 TO 3 FEET (USUALLY AREAS OF PONDING). BASE FLOOD ELEVATION ESTABLISH AT 98.00'

   **REQUIRED FINISH FLOOR FOR ALL PROPOSED BUILDINGS SHALL BE AT LEAST 98.50 FEET, OR HIGHER AND SUBJECT TO REVIEW AND APPROVAL BY CITY OF EDINBURG PLANNING AND ENGINEERING DEPARTMENT.

   ** ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THIS SUBDIVISION AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. A 5.0 FOOT SIDEWALK IS REQUIRED ALONG **SPRAGUE ROAD** AT BUILDING PERMIT STAGE
4. SETBACKS

FRONT	30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR	30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE	15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

   *CITY OF EDINBURG UDC (SEC. 3.102-5)

   BENCHMARK: GRATE INLET ALONG NORTH R.O.W. OF SPRAGUE ROAD LOCATED APPROXIMATELY 18.00 FEET NORTH AND 2.00 FEET WEST FROM NORTHEAST PROPERTY CORNER (AS SHOWN ON PLAT).

   NORTHING: 16633834.8500'
   EASTING: 1085223.1710'
   ELEVATION 99.63
5. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
6. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 8,054 CUBIC-FEET (0.18 ACRE-FEET) OF STORM WATER RUNOFF.
8. 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 PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
9. 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.
10. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL/INDUSTRIAL ZONES/USES DONE AT SUBDIVISION PHASE.
11. ALL LOT GRADING TO BE AT MINIMUM OF 1.00% AND WILL PROVIDE POSITIVE DRAINAGE TOWARDS THE STREET.
12. THIS SUBDIVISION IS INTENDED TO BE SINGLE FAMILY.
13. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. PARKLAND FEE:
    $150.00 PER UNIT
    6 UNITS PER LOT
    6 LOTS * $150.00 PER UNIT = $900.00 PARKLAND DEDICATION FEE TO BE PAID PRIOR RECORDING OF SUBDIVISION

METES AND BOUNDS

A 4.2596-ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 2, BLOCK 275, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37 PAGES 06, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN PARTITION DEED RECORDED OCTOBER 18, 1924 (DOC NO. 3590410, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED AT THE SOUTH SIDE OF SPRAGUE ROAD, APPROXIMATELY 650 FEET EAST OF MCCOLL ROAD, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCMENT (P.O.C.) BEING AT A POINT ON THE APPARENT THE ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SPRAGUE ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2; THENCE, N 81°03'23" W (N 80°56'00" W RECORDED), WITH THE SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 4.2596-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°51'37" W (S 08°59'00" W RECORDED), PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 2, AND THE APPARENT EAST LOT LINE OF SAID 4.2596-ACRE TRACT, A DISTANCE 20.00 FEET PASSED A NO.4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING WITH THE APPARENT WEST INE OF AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 100-FOOT RIGHT-OF-WAY LINE AND EAST LOT LINE OF SAID 4.2596-ACRE TRACT FOR A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°03'23" W (N 80°56'00" W RECORDED), ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 0.32 OF A FOOT TO 0.59 OF A FOOT TO THE RIGHT OF, AND PARALLEL TO THE SAID LOT 2 NORTH LOT LINE AND WITH THE APPARENT SOUTH LOT LINE OF SAID 4.2596-ACRE TRACT A DISTANCE OF 562.28 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°51'37"E (N 08°59'00"E RECORDED), PARALLEL TO THE SAID LOT 2 EAST LOT LINE, AND WITH THE APPARENT WEST LOT LINE OF SAID 4.2596-ACRE TRACT, A DISTANCE OF 310.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID SPRAGUE ROAD EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINTON SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND SAID LOT 2 NORTH LOT LINE FOR THE APPARENT NORTHWEST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°03'23" E, WITH SAID SPRAGUE ROAD ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE, THE SAID LOT 2 NORTH LOT LINE AND OF SAID 4.2596-ACRE TRACT, A DISTANCE OF 562.28 FEET TO THE SAID POINT FOR THE NORTHEAST CORNER OF SAID 4.2596-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.2596 ACRES OF LAND, OF WHICH 0.08 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 4.0019 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, **RICHARD A. GARZA,** AS OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **WEST SPRAGUE RANCHES SUBDIVISION,** AN ADDITION OF THE **CITY OF EDINBURG,** AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
GARCO LTD. DATE
BY: GARCO MANAGEMENT LLC.
BY: RICHARD A. GARZA, PRESIDENT
3910 WEST FREDDY GONZALEZ DR.
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **RICHARD A. GARZA,** KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF_____20____.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE **CITY OF EDINBURG,** HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **WEST SPRAGUE RANCHES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20___.

_____ _____
CHAIR PERSON DATE
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 ON THIS _____ DAY OF _____, 2025.

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

_____ ATTEST:_____
GENERAL MANAGER SECRETARY

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.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

_____
GERARDO BENAVIDES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER NO.140950
P.O. BOX 832
ALAMO, TEXAS 78516
956-310-8373

STATE OF TEXAS · GERARDO BENAVIDES · 140950 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ___ DAY OF _____ 20___

_____
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
P.O. BOX 548
McALLEN, TEXAS 78505
956-369-0988

STATE OF TEXAS · HOMERO LUIS GUTIERREZ · 2791 · REGISTERED PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO · TEXAS

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

ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ _____
DEPUTY DATE

WEST SPRAGUE RANCHES SUBDIVISION

A 4.2596-ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 2, BLOCK 275, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37 PAGES 06, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.310.8373

DATE PREPARED 10/09/2025 – DATE REVISED 05/01/2026
PROJECT NO. 2025.037

OWNER	GARCO LTD	RICHARD A. GARZA	3910 WEST FREDDY GONZALEZ DR, EDINBURG TX 956-739-0830
ENGINEER	BENAVIDES ENGINEERING, LLC	GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832, ALAMO TX 78516 956-310-8373
SURVEYOR		HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548, McALLEN, TX 78505 956-369-0988

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: MORNINGSIDE SUBDIVISION PHASE I

Date Prepared: June 2, 2026
Planning and Zoning Meeting: June 11, 2026

Preliminary Plat Approval

Subject:	Consider the Preliminary Plat approval of Morningside Subdivision Phase I, being 16.372 acres out of Lot 113, Seminary Heights Subdivision, according to the plat thereof recorded in Volume 9, Page 23, Hidalgo County Map Records, and out of Lots 17 and 20, East Retama Subivision, according to the plat thereof recorded in Volume 2, Page 57, Hidalgo County Map Records, located at 4716 N. Seminary Road, as Requested by Melden & Hunt, Inc.
Location:	The property is located on the east side of N. Seminary Road approximately 1.01 miles north of W. Monte Cristo Road, with only the first 300 feet of the subdivision being located within the City of Edinburg, City Limits, the rest is located in the City of Edinburg's Extraterritorial Jurisidiction.
Zoning:	Property within the City Limits zoning is currently Residential, Primary (RP) District and partially in the ETJ, the developer has mentioned possible annexation by the owners.
Setbacks:	UDC Setbacks for Residential, Primary (RP) District, Front 20 ft., Side 6 ft., Side Corner 10 ft, and Rear 20 ft.
Analysis:	The Preliminary Plat development consists of 88 Single Family Residential lots averaging approximately 5,982.73 square feet.
Utilities:	Water Distribution System will be provided by the City of Edinburg, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

SUBMITTAL SUMMARY REPORT (PLAT-2026-0378)
FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 4716 SEMINARY RD
EDINBURG, TX 78541

PARCEL: E0900-00-017-0000-03

APPLICATION DATE: 05/04/2026
EXPIRATION DATE: 10/31/2026
SQUARE FEET: 0
VALUATION: $0.00
DESCRIPTION: Residential Subdivision

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Wendy Rodriguez	Melden & Hunt, Inc.	115 W McIntyre Edinburg, TX 78541

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	05/05/2026	05/20/2026		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Isael Posadas	05/20/2026	05/22/2026	Complete
Fire (Fire)	Anthony Riojas	05/20/2026	05/21/2026	Complete

Comments

GENERAL COMMENTS:

1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum)
2. PRIVATE SECURITY GATES: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. 20ft gate width, 14ft high overhead clearance, 70ft minimum setbacks, emergency gate operation, and time delays/sensors for truck passage)
3. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details)
4. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating)
5. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards.
6. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details)
7. FIRE HYDRANTS: Need to provide fire hydrant(s) at 600' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 600' based on designated zoning district, 30-inch setbacks)
8. FIRE HYDRANTS - RESIDENTIAL: Need to provide fire hydrant(s); shall begin installation nearest the subdivisions main entrance and shall be spaced out every 600'; shall be installed in-between lot lines. Shall meet IFC 2018/UDC 2022/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 600ft based on designated zoning district, 30-inch setbacks)
9. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline).
10. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s).
11. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.

Planning & Zoning (Planning & Zoning)	Leonel Duran	05/20/2026	05/18/2026	Complete

Comments

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.

Landscaping will be required in the form of street trees at the time of site plan/ building permit review as described in Section 4.203 C of the UDC. This will consist of one tree in the front of each lot to provide shading to paved surfaces and must provide a minimum of 7ft. of clearance from the lowest branches for pedestrians.

Planning & Zoning (Planning & Zoning)	Clarence Cruz Jr.	05/20/2026	05/22/2026	Complete

Comments

Morningside PH 1 - Planning and Zoning comments:

will this phase be annexed into the City Limits?

as per UDC Sec. 5.202, Street Network and Design, H. Cul-de-Sacs, minimum radii of 55 feet to the property line and 48 1/2 feet to the back of curb.

Refer to UDC Appendix C -Street Naming Guidelines - use link provided to start the process - Sec. 5.204, Subdivision and Street Names

identify and label all utility easements -

plat note 5 - provide numbers from drainage report

plat note 17 - currently south side portion is zoned Residential, Primary (RP) District

include GPS coordinates to POC and POB within metes and bounds description

N:xxx, E:xxx
add GPS coordinates - for P.O.B. and where is P.O.C.? please include

as per UDC Sec. 5.301, Dedication of Improvements, Figure 5.301-1, Form of Owner's Acknowledgment - use verbose

ADD NOTARY BLOCK -
State of Texas
County of Hidalgo

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name 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
_____ County, Texas

Location map scale - 1,000'

Public Works (Public Works)	David De La Fuente	05/20/2026	05/20/2026	Complete
Comments	SW3P, NOI, Erosion Control Plan, Large Construction Site Notice			
Solid Waste (Solid Waste)	Laura Olivarez	05/20/2026	05/05/2026	Complete
Comments	Submittal Requirements and Site Development Guidelines sent . (ET)			
Utilities (Utilities)	Jose Guajardo	05/20/2026	05/22/2026	Requires Re-submit
Comments	-Proposed SS connection is not allowed at this time due the lack of capacity to serve the area. -Need to extend the existing 12" WL to the north side of the subdivision, the existing system (6" WL) don't have the capacity to serve the area. -Need casings at all SS and Water crossings as per COE Std. Manual. -Need to make loop at the cul-de-sacs.			
Utilities (Utilities)	Priscilla Bernal	05/20/2026	05/08/2026	Approved
Comments	The preliminary utility fees are as follows: 1. Water Tap Fees - $57,200.00 2. Sewer Fees - $5,720.00 3. Water Rights - $49,116.00 4. Transfer Fees - N/A Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning			

PLEASE UPDATE DRAINAGE REPORT TO ALIGN WITH MOST RECENT SUBMITTAL

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: MORNINGSIDE SUBDIVISION
PREPARED RUBEN JAMES DE JESUS, P.E
DATE: October 7, 2024
REVISED: July 29, 2025
REVISED: September 03,2025



9.3.2025

PLAT OF MORNINGSIDE SUBDIVISION PHASE I

16.372 ACRES OUT OF LOTS 113, SEMINARY HEIGHTS SUBDIVISION VOLUME 9, PAGE 23, H.C.M.R. AND OUT OF LOTS 17 AND 20, EAST RETAMA SUBDIVISION VOLUME 2, PAGE 57, H.C.M.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS

will this phase be annexed into the City Limits?

CORNER CLIPS WILL HAVE TO COMPLY WITH FUTURE DEVELOPMENT

JOAN ROGERS G.W.D. DOCUMENT NUMBER 1415242, H.C.O.R.

GET WITH GIS TEAM REGARDING STREET NAMES

ID and label N Seminary Rd CL

PROVIDE ROW IMPROVEMENTS (RD WIDENING, SIDEWALK, ECT)

will this be widened or escrowed?

identify and label all utility easements - min 10'

ID and label UE -min 10'

as per UDC Sec. 5.202, Street Network and Design, H. Cul-de-Sacs, minimum radii of 55 feet to the property line and 48 1/2 feet to the back of curb.

Refer to UDC Appendix C -Street Naming Guidelines - use link provided to start the process - Sec. 5.204, Subdivision and Street Names

identify and label all utility easements - min 10'

identify and label all utility easements - min 10'

CORNER CLIPS MUST COMPLY WITH 2021 COE STANDARDS MANUAL FOR A MINOR ARTERIAL X MINOR RESIDENTIAL

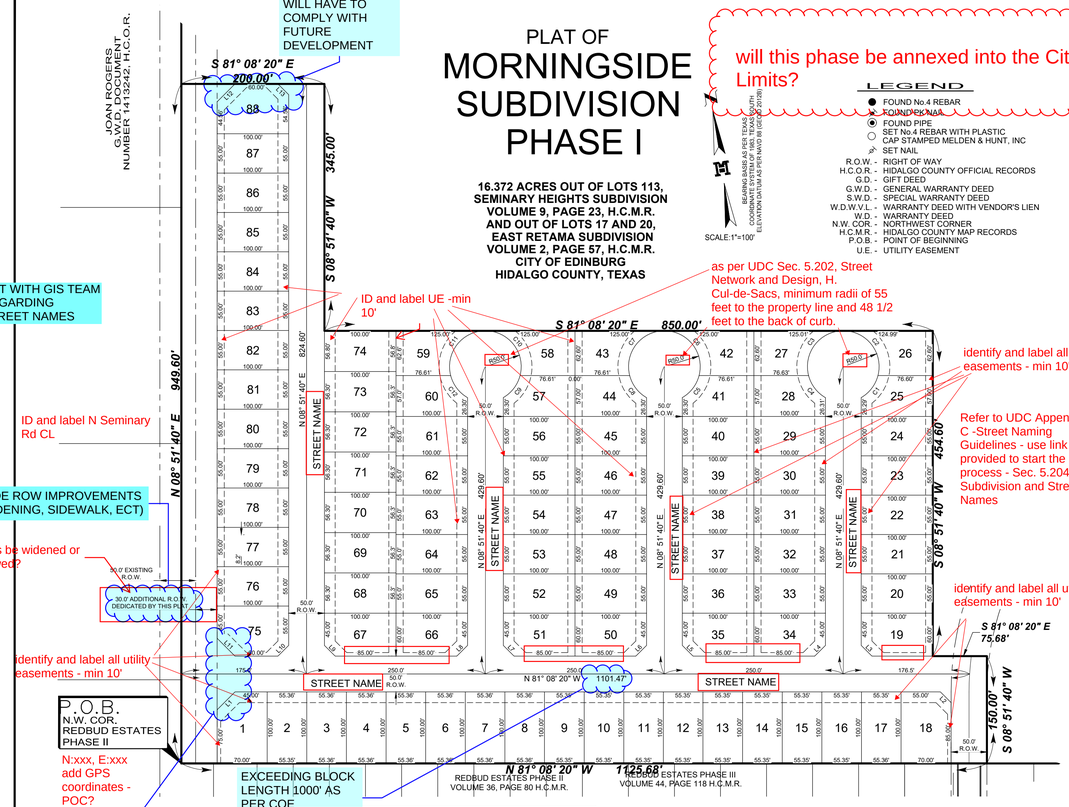
EXCEEDING BLOCK LENGTH 1000' AS PER COE STANDARDS

N:xxx, E:xxx add GPS coordinates - POC?

P.O.B. N.W. COR. REDBUD ESTATES PHASE II

REDBUD ESTATES PHASE II VOLUME 36, PAGE 80 H.C.M.R.

REDBUD ESTATES PHASE III VOLUME 44, PAGE 118 H.C.M.R.



LEGEND

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

R.O.W. - RIGHT OF WAY
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
G.D. - GIFT DEED
G.W.D. - GENERAL WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
W.D. - WARRANTY DEED
N.W. COR. - NORTHWEST CORNER
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT

BEARING BASIS IS NAD 1983, TEXAS SOUTH COORDINATE SYSTEM AT 1983, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

Line Table

Line #	Direction	Length
L1	N 53° 51' 40" E	35.36'
L2	S 36° 08' 20" E	21.21'
L3	S 36° 08' 20" E	21.21'
L4	N 53° 51' 40" E	21.21'
L5	S 36° 08' 20" E	21.21'
L6	N 53° 51' 40" E	21.21'
L7	S 36° 08' 20" E	21.21'
L8	N 53° 51' 40" E	21.21'
L9	S 36° 08' 20" E	21.21'
L10	S 53° 51' 40" W	21.21'
L11	N 36° 08' 20" W	35.36'
L12	N 53° 51' 40" E	35.36'
L13	S 36° 08' 20" E	21.21'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.64'	50.00'	045° 25' 12"	N46° 10' 01"E	38.61'	20.93
C2	91.28'	50.00'	104° 35' 45"	N28° 50' 27"W	79.12'	64.69
C3	91.28'	50.00'	104° 35' 45"	S46° 33' 47"W	79.12'	64.69
C4	39.61'	50.00'	045° 23' 18"	S28° 25' 44"E	38.58'	20.91
C5	39.62'	50.00'	045° 24' 15"	N46° 09' 32"E	38.59'	20.92
C6	91.28'	50.00'	104° 35' 45"	N28° 50' 27"W	79.12'	64.69
C7	91.28'	50.00'	104° 35' 45"	S46° 33' 47"W	79.12'	64.69
C8	39.62'	50.00'	045° 24' 15"	S28° 26' 13"E	38.59'	20.92
C9	39.62'	50.00'	045° 24' 15"	N46° 09' 32"E	38.59'	20.92
C10	91.28'	50.00'	104° 35' 45"	N28° 50' 27"W	79.12'	64.69
C11	91.28'	50.00'	104° 35' 45"	S46° 33' 47"W	79.12'	64.69
C12	39.62'	50.00'	045° 24' 15"	S28° 26' 13"E	38.59'	20.92

periods

Lot Area Table

Lot #	SQ. FT.	Area
1	6687.50	0.154
2	5535.50	0.127
3	5535.50	0.127
4	5535.50	0.127
5	5535.50	0.127
6	5535.50	0.127
7	5535.50	0.127
8	5535.50	0.127
9	5535.50	0.127
10	5535.50	0.127
11	5535.50	0.127
12	5535.50	0.127
13	5535.50	0.127
14	5535.50	0.127
15	5535.50	0.127
16	5535.50	0.127
17	5535.50	0.127
18	6887.50	0.158
19	5887.50	0.135
20	5500.00	0.126
21	5500.00	0.126

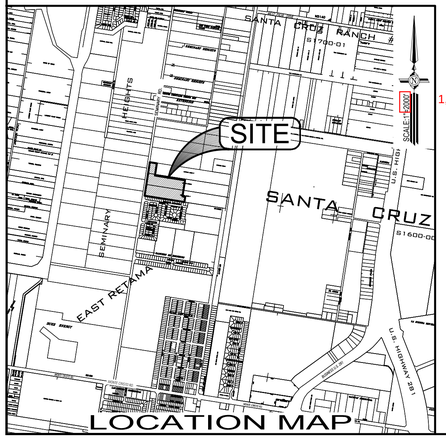
Lot Area Table

Lot #	SQ. FT.	Area
31	5500.00	0.126
32	5500.00	0.126
33	5500.04	0.126
34	5887.50	0.135
35	5887.50	0.135
36	5500.03	0.126
37	5500.00	0.126
38	5500.00	0.126
39	5500.00	0.126
40	5500.00	0.126
41	5240.54	0.120
42	5238.24	0.120
43	5238.24	0.120
44	5240.54	0.120
45	5500.00	0.126
46	5500.00	0.126
47	5500.00	0.126
48	5500.00	0.126
49	5500.03	0.126
50	5887.50	0.135
51	5887.50	0.135

Lot Area Table

Lot #	SQ. FT.	Area
61	5500.00	0.126
62	5500.00	0.126
63	5500.00	0.126
64	5500.00	0.126
65	5500.02	0.126
66	5887.50	0.135
67	5887.50	0.135
68	5630.00	0.129
69	5630.00	0.129
70	5630.00	0.129
71	5630.00	0.129
72	5630.00	0.129
73	5630.00	0.129
74	5680.01	0.130
75	6575.00	0.151
76	5500.33	0.126
77	5500.33	0.126
78	5500.33	0.126
79	5500.33	0.126
80	5500.33	0.126
81	5500.33	0.126
	5500.33	0.126
	5500.33	0.126
	5500.33	0.126
	5500.33	0.126
	5500.33	0.126
	6531.00	0.150

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MORNINGSIDE SUBDIVISION IS LOCATED IN THE NORTHEAST HIDALGO COUNTY ON THE EAST SIDE OF SEMINARY ROAD, APPROXIMATELY 5283 FEET NORTH OF ITS INTERSECTION WITH MONTECRISTO RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG, MORNINGSIDE SUBDIVISION FALLS APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS IN WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURIDISTICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINT 1.



LOCATION MAP

General Comments:

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

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE ZONE "X" (UNSHADED) AND ZONE "AH". ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. ZONE "AH" AREAS OF 100 YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 88. BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMMUNITY-PANEL NUMBER: 480334 0350 C. MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR: MAY 17,2001

THIS PANEL IS NOT WHAT'S BEING REFERENCED ON DRAINAGE REPORT, PLEASE VERIFY

2. SETBACKS: Residential, Primary (RP) District - Table 3.102-1
FRONT: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER — Front: 20 feet
REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER — Rear: 20 feet
SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER — Side: 6 feet
CUL-A-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER — Street Side: 10 feet

BFE

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

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003].

BENCH MARK NO.1- MHI MONUMENT SET IN CONCRETE AT THE SOUTHEAST CORNER CLIP OF LOT 1 OF THIS SUBDIVISION. N:16656967.475, E: 1135882.814, ELEVATION: 64.77.

PLEASE FILL WITH THE APPROPRIATE DETENTION REQUIREMENT FOR PHASE I

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XXXX CUBIC-FEET (X.XXX ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENT WILL BE ACCOMPLISHED AS SATED IN THE DRAINAGE REPORT.

6. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT 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 OF THIS SUBDIVISION.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTEDIN ACCORDANCE WITH THE STORM-WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX MULTIFAMILY CONSTRUCTION.

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

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

10. 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.

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

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

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

14. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING 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).

15. 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 MANNDATED DURING THE SITE PLAN OR BUILDING PERMIT APPLICATION.

16. ALL EASEMENTS TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

17. ZONING DISTRICT. NO ZONING — currently south side portion is zoned Residential, Primary (RP) District

18. NO ACCESS SHALL BE PERMITED ONTO LOTS 1 & 75-88 FROM SEMINARY ROAD

19. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG SEMINARY ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.

plat note requirement: Sec. 4.206, Maintenance
5. Right-of-way Maintenance - It is the duty of the adjacent landowner to keep streets and alleys, whether private or public free of debris, weeds higher than 24 inches, filth, carrion and impure or unwholesome matter.

METES AND BOUNDS DESCRIPTION

include GPS coordinates to POC and POB within metes and bounds description

A TRACT OF LAND CONTAINING 16.372 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, OUT OF LOT 113, SEMINARY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 23, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOTS 17 AND 20, EAST RETAMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, HIDALGO COUNTY MAP RECORDS, SAID 16.372 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO JOHN ANDREW RIGNEY, AND MELISSA RIGNEY, BY VIRTUE OF A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3545097, A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3546675, A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3546594, HIDALGO COUNTY OFFICIAL RECORDS, AND TO GORDON & CATHERINE JENKINS FAMILY LTD., PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2268233, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.372 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

N

use N Seminary Rd

BEGINNING AT A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY SEMINARY ROAD AND THE NORTHWEST CORNER OF REDBUD ESTATES PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE 80, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, N 08° 51' 40" E, WITHIN THE EXISTING RIGHT OF WAY OF SEMINARY ROAD, AND THE WEST LINE OF SAID LOT 20, AT A DISTANCE OF 311.50 FEET, PASS THE NORTHWEST CORNER OF SAID LOT 20, AND THE SOUTHWEST CORNER OF SAID LOT 17 CONTINUING A TOTAL DISTANCE OF 949.60 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SEMINARY ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 08' 20" E A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 51' 40" W A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 08' 20" E A DISTANCE OF 850.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 51' 40" W A DISTANCE OF 454.60 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 08' 20" W A DISTANCE OF 75.68 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 08° 51' 40" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE POINT OF THIS TRACT;
8. THENCE, N 81° 08' 20" W, CONTINUING A TOTAL DISTANCE OF 1125.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.372 ACRES, OF WHICH 0.496 OF ONE ACRE LIES WITHIN SEMINARY ROAD RIGHT-OF-WAY AND 0.527 OF ONE ACRE LIES WITHIN A COUNTY ROAD RIGHT-OF-WAY, LEAVING A NET OF 16.372 ACRES OF LAND, MORE OR LESS.

N

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS MORNINGSIDE SUBDIVISION PHASE I CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 2026.

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MORINGSIDE SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____ 20 ____

_____ _____
HIDALGO COUNTY JUDGE — DATE:

ATTEST: _____ _____
HIDALGO COUNTY CLERK — DATE:

add block

State of Texas
County of Hidalgo

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name 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
_____ County, Texas

COUNTY COURT — COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

as per UDC Sec. 5.301, Dedication of Improvements, Figure 5.301-1, Form of Owner's Acknowledgment - use verbose

I/WE, REYNALDO DE LA FUENTE AS OWNER(S) OF THE 16.372 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MORNINGSIDE SUBDIVISION PHASE I HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
REYNALDO DE LA FUENTE — DATE:
2035 N CENTRAL AVE.
BROWNSVILLE, TX 78521

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
RUBEN JAMES DE JESUS, PE # 126282
STATE OF TEXAS

STATE OF TEXAS · RUBEN JAMES DE JESUS · 126282 · LICENSED · PROFESSIONAL ENGINEER

DATE PREPARED: 04/06/2026

JOB No. (ENG.) 24079.00

STATE OF TEXAS
COUNTY OF HIDALGO:

verify date for Phase I

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MORNINGSIDE SUBDIVISION PHASE I, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-25-2024 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ , R.P.L.S. # 6238
STATE OF TEXAS
DATE SURVEYED: 06-25-2024
T-1226, PAGE 68
SURVEY JOB No. 24079.08

ROBERTO N. TAMEZ · 6238 · LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

_____ _____
MAYOR CITY OF EDINBURG — DATE

_____ _____
CITY SECRETARY — DATE

block not required unless a variance is requested

HIDALGO COUNTY IRRIGATION DISTRICT No. 13

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 13 ON THIS THE _____ DAY OF _____,2026

NO IMPROVEMENT OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No.13 RIGHT OF WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

_____
HIDALGO COUNTY IRRIGATION DISTRICT No. 13 CHAIRMAN

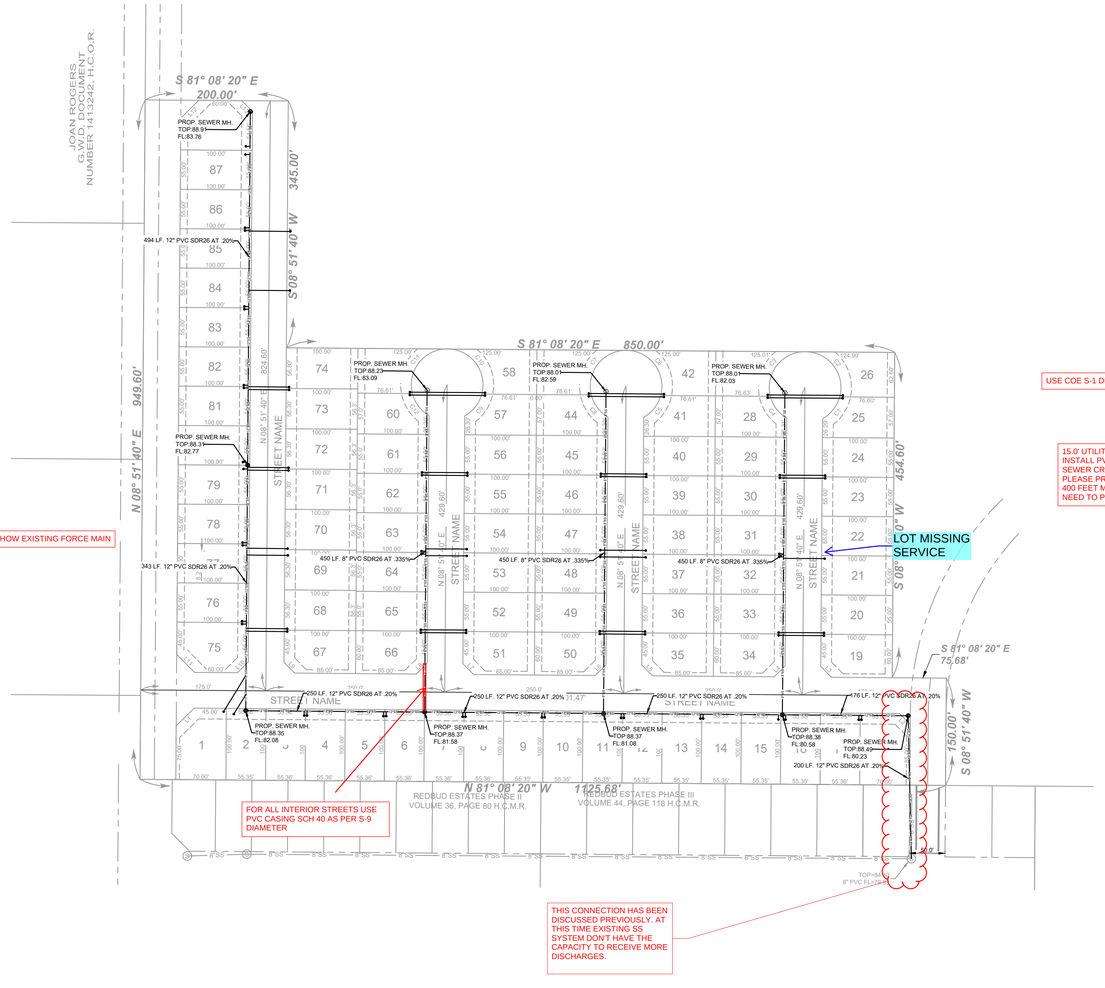
MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	REYNALDO DE LA FUENTE OWNER	2035 N CENTRAL AVE.	BROWNSVILLE, TX 78521	(956) 371-9129	N/A
ENGINEER:	RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: A.D. DATE: 9/27/24.
REVISED BY:_____DATE: ____.
SURVEYED, CHECKED_____DATE: ____.
FINAL CHECK _____ DATE: ____.



SCALE:1"=100'

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM NAD83 TEXAS SOUTH
ELEVATION DATUM PER NAVD 88 (GEO ID 2003)

LEGEND

- SANITARY MANHOLE
- DUAL SANITARY SEWER SERVICE
- SINGLE SANITARY SEWER SERVICE
- 8"SS SEWER LINE
- 6"SS SEWER LINE

USE COE S-1 DETAIL FOR SANITARY SEWER SERVICE INSTALLATIONS

15.0' UTILITY EASEMENT IS REQUIRED FOR WATER AND SS LINES
INSTALL PVC CASING SCH 40 AS PER S-9 DIAMETERS FOR ALL WATERLIES AND SAN. SEWER CROSSINGS.
PLEASE PROVIDE P&P'S
400 FEET MAX SPACING FOR PROPOSED MH'S
NEED TO PROVIDE SANITARY SEWER FLOW CALCULATIONS

JOB No.
24079.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS ▪ ENGINEERS ▪ SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com
TBPLS No. 10059500

ENG. TECH: A.D.
PROJECT ENG.: RUBEN J. DE JESUS
T-BOOK: PG.
1. RELEASE DATE: 05/15/2024
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON SEPTEMBER 30, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

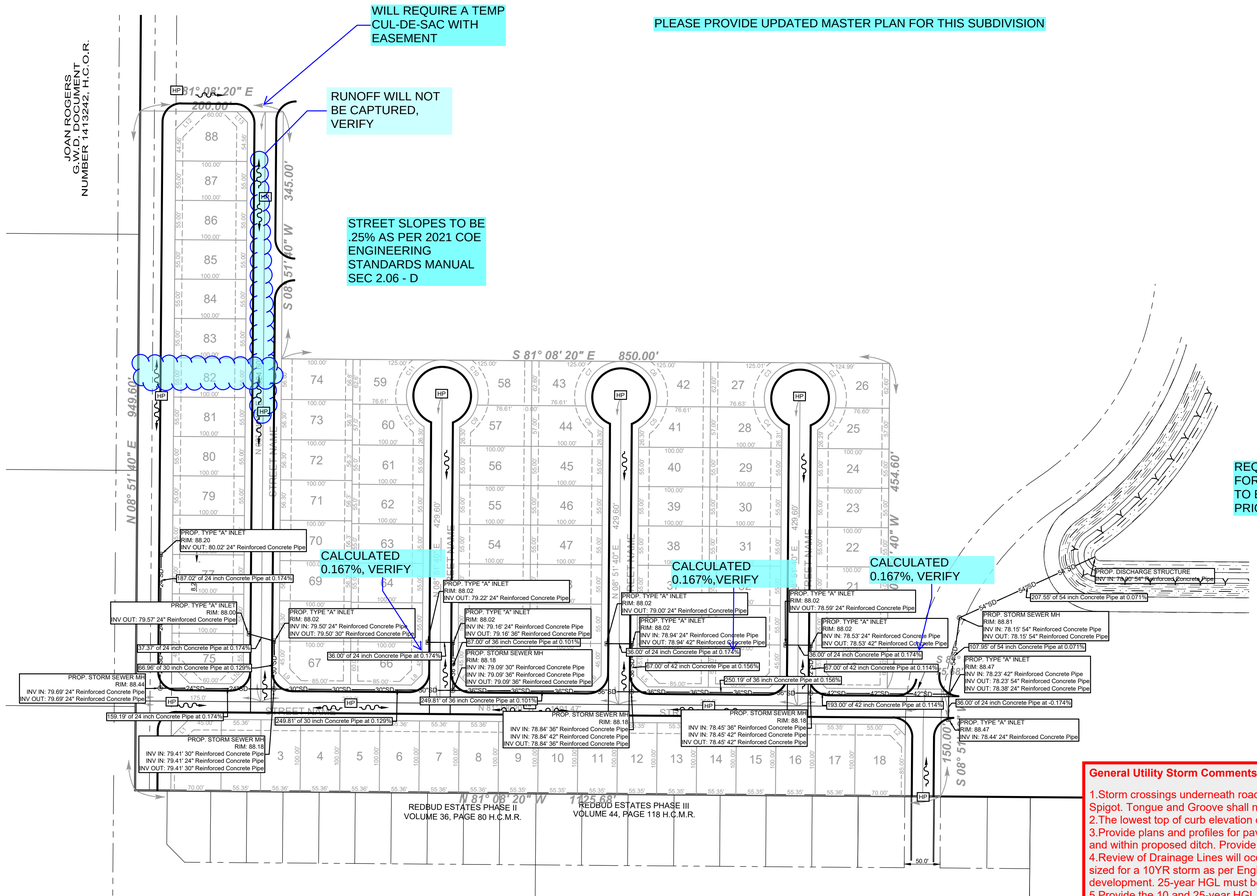
MORNINGSIDE
SUBDIVISION PHASE I
EDINBURG, TEXAS

SEWER LAYOUT

©Copyright 2024 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 24079.00

SHEET 03 OF 05



PLEASE PROVIDE UPDATED MASTER PLAN FOR THIS SUBDIVISION

REQUIRED DETENTION FOR PHASE I WILL HAVE TO BE CONSTRUCTED PRIOR TO ACCEPTANCE

General Street Comments:

1. Provide 30" Stop Sign with Street Signs
2. Provide 24" Retro-Reflective Thermoplastic Stop Bar Stripe.
3. All lots must have a min 1% slope from rear to front of lots.
4. Label Street width
5. All valley gutters are to be 6' wide.
6. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, provide Signage and Striping Layout
7. Show street profiles with any required vertical curves.
8. Show COE standard Details.
9. Label all street radius and must comply with COE radius requirements.
10. All street slopes must have a min. slope of 0.25%.
11. Provide Retro-Reflective Thermoplastic Continental Type Crosswalk at Road Crossings. (Provide Detail for Review)

General Utility Storm Comments:

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

SCALE:1"=100'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM, NAD83, TEXAS SOUTH ELEVATION DATUM PER NAVD 88 (GEOID 2003)

JOB No. 24079.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS ▪ ENGINEERS ▪ SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com
TBPLS No. 10059500

ENG. TECH A.D.
PROJECT ENG: RUBEN J. DE JESUS
T-BOOK: PG.
1. RELEASE DATE: 05/15/2024
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

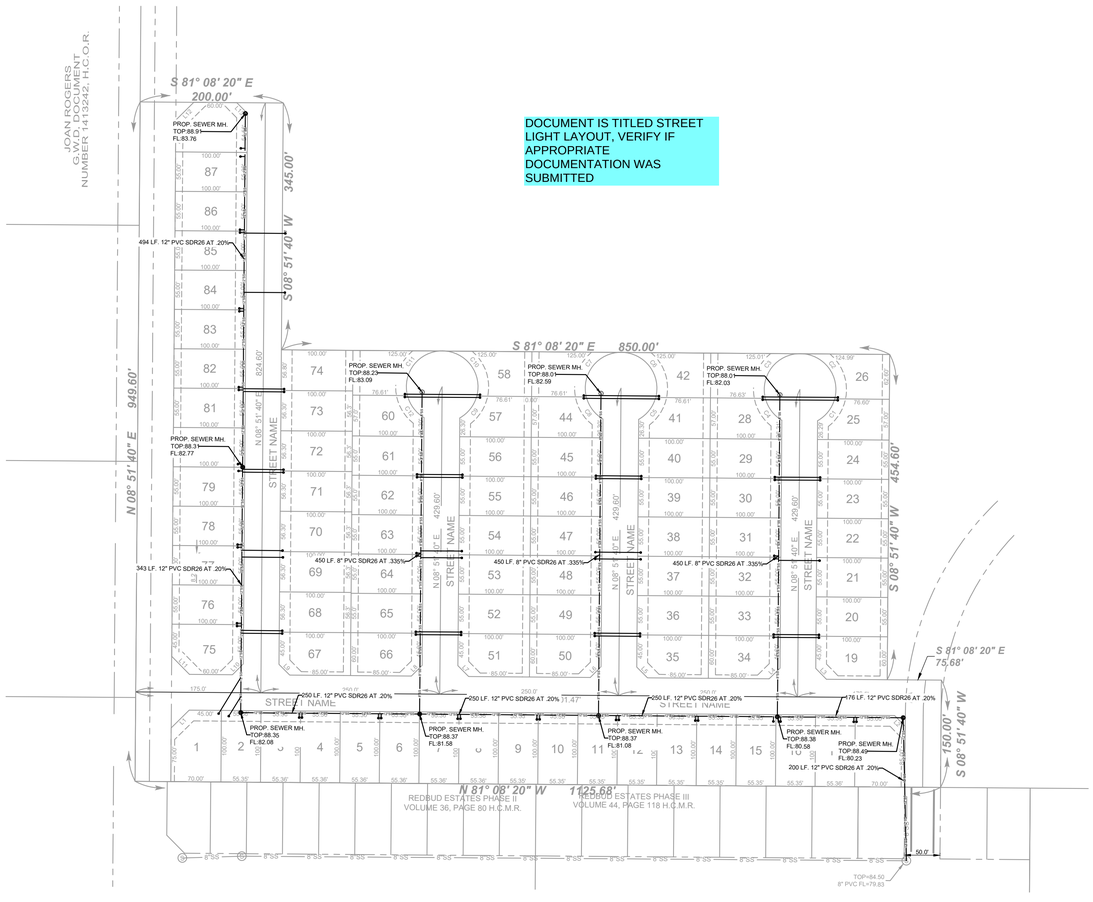
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON SEPTEMBER 30, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

MORNINGSIDE SUBDIVISION PHASE I EDINBURG, TEXAS

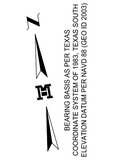
STORM LAYOUT

©Copyright 2024 Melden & Hunt, Inc. All Rights Reserved.

File Name: 24079.00



DOCUMENT IS TITLED STREET LIGHT LAYOUT, VERIFY IF APPROPRIATE DOCUMENTATION WAS SUBMITTED



SCALE:1"=100'

LEGEND

- SANITARY MANHOLE
- DUAL SANITARY SEWER SERVICE
- SINGLE SANITARY SEWER SERVICE
- 8"SS 8"SS 8"SS 8"SS 8"SS SEWER LINE
- 6"SS 6"SS 6"SS 6"SS 6"SS SEWER LINE

JOB No.
24079.00

BY	DATE	REVISION

MELDEN & HUNT INC.
CONSULTANTS ▪ ENGINEERS ▪ SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com
TBPLS No. 10059500

ENG. TECH: A.D.
PROJECT ENG.: RUBEN J. DE JESUS
T-BOOK: PG
1. RELEASE DATE: 05/15/2024
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON SEPTEMBER 30, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

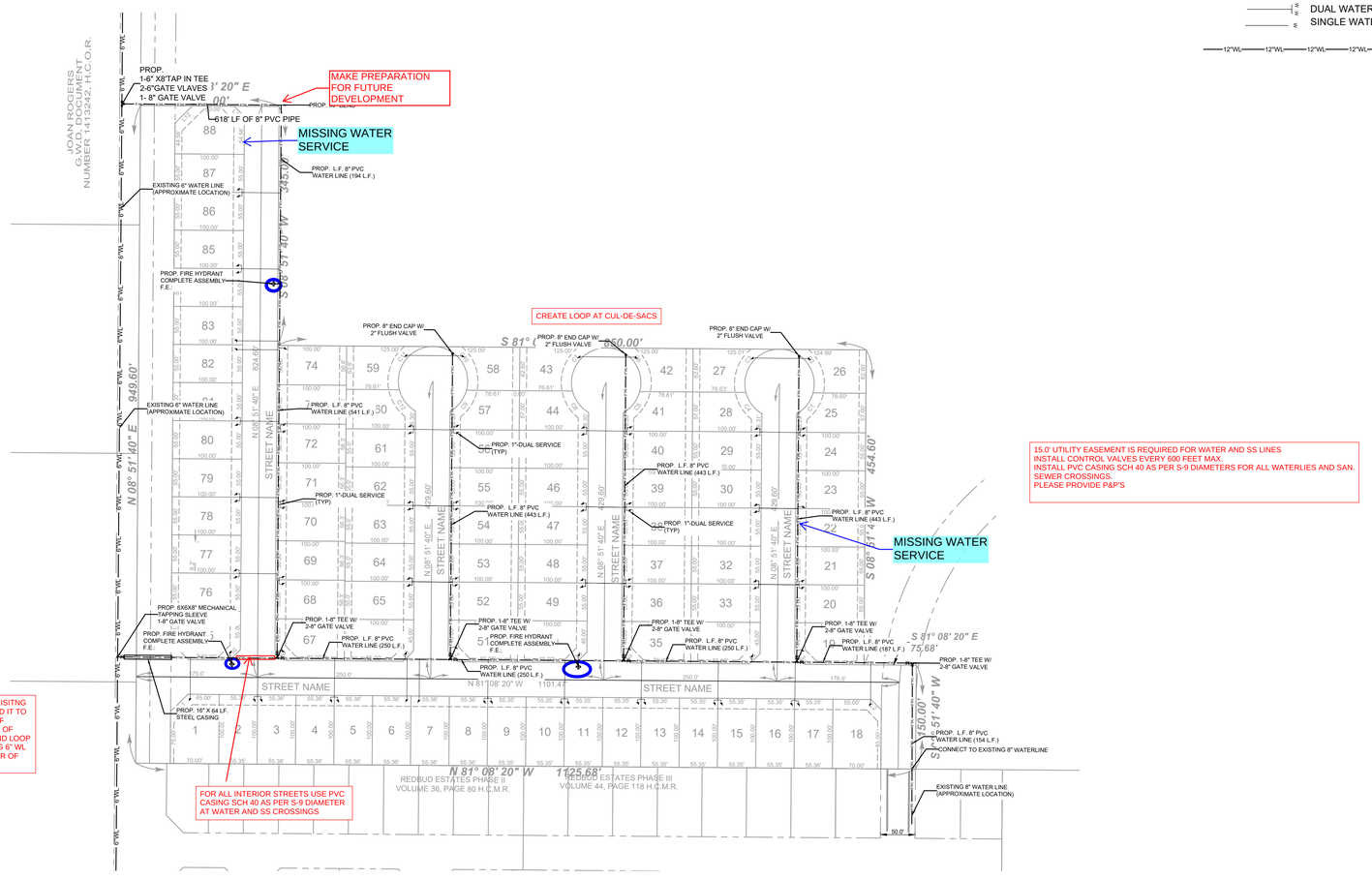
MORNINGSIDE
SUBDIVISION PHASE I
EDINBURG, TEXAS

SEWER LAYOUT

?

©Copyright 2024 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 24079.00



BEARING BASIS AS PER TEXAS COORDINATE SYSTEM NAD83 TEXAS SOUTH ELEVATION DATUM PER NAVD 88 (GEO ID 2003)

SCALE:1"=100'

LEGEND

- PROP. TEE
- PROP. GATE VALVE
- FIRE HYDRANT W/ VALVE & TEE
- DUAL WATER SERVICE
- SINGLE WATER SERVICE
- 12"WL — 12"WL — 12"WL — 12"WL — WATER LINE

JOB No.
24079.00

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com
TBPLS No. 10059500

ENG. TECH A.D.
PROJECT ENG: RUBEN J. DE JESUS
T-BOOK: PG

1. RELEASE DATE: 05/15/2024
2. RELEASE DATE:
3. RELEASE DATE:

SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON SEPTEMBER 30, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

MORNINGSIDE
SUBDIVISION PHASE I
EDINBURG, TEXAS

WATER LAYOUT

©Copyright 2024 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 24079.00

THE CITY OF Edinburg Engineering

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

Trip Generation Worksheet

Subdivision Name: Morningside Subdivision

Project Location: Seminary and Mayberry St

(select one) ⓧ C.O.E ◯ Edinburg ETJ

Applicant: Melden & Hunt, Inc ◯ Owner ⓧ Agent

Address: 115 W McIntyre Street, Edinburg, Tx

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

Date: 5-4-2026

Proposed Type of Development

ⓧ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
Single-Family	16.372	1,600	88	66	87	842	1,629	210

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

Previous TIA Report (if on file) TIA # _____

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

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

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

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

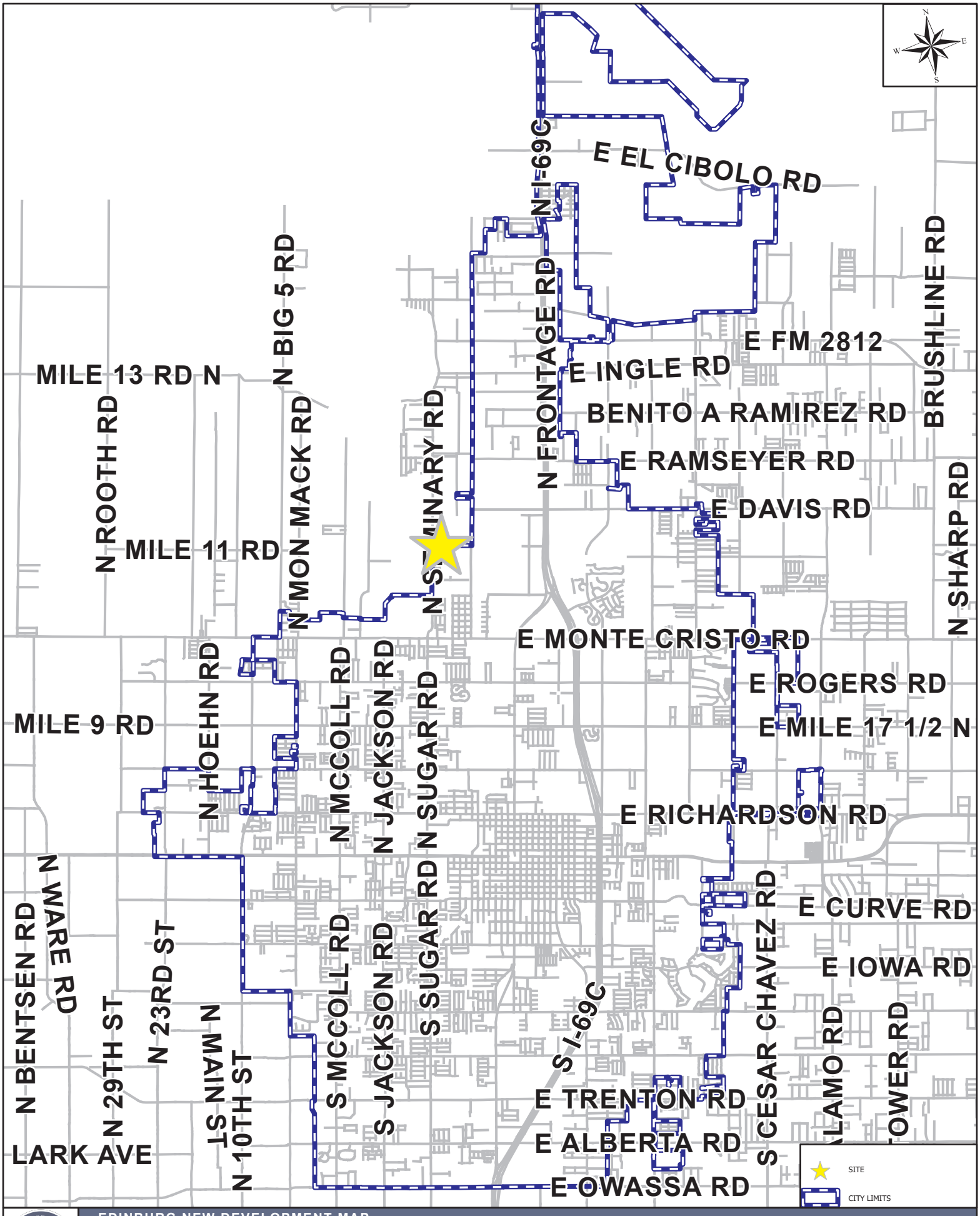
_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: WILL BE REVIWED AND EVALUATED AT NEXT PHASE WHICH WILL TRIGGER A TIA .

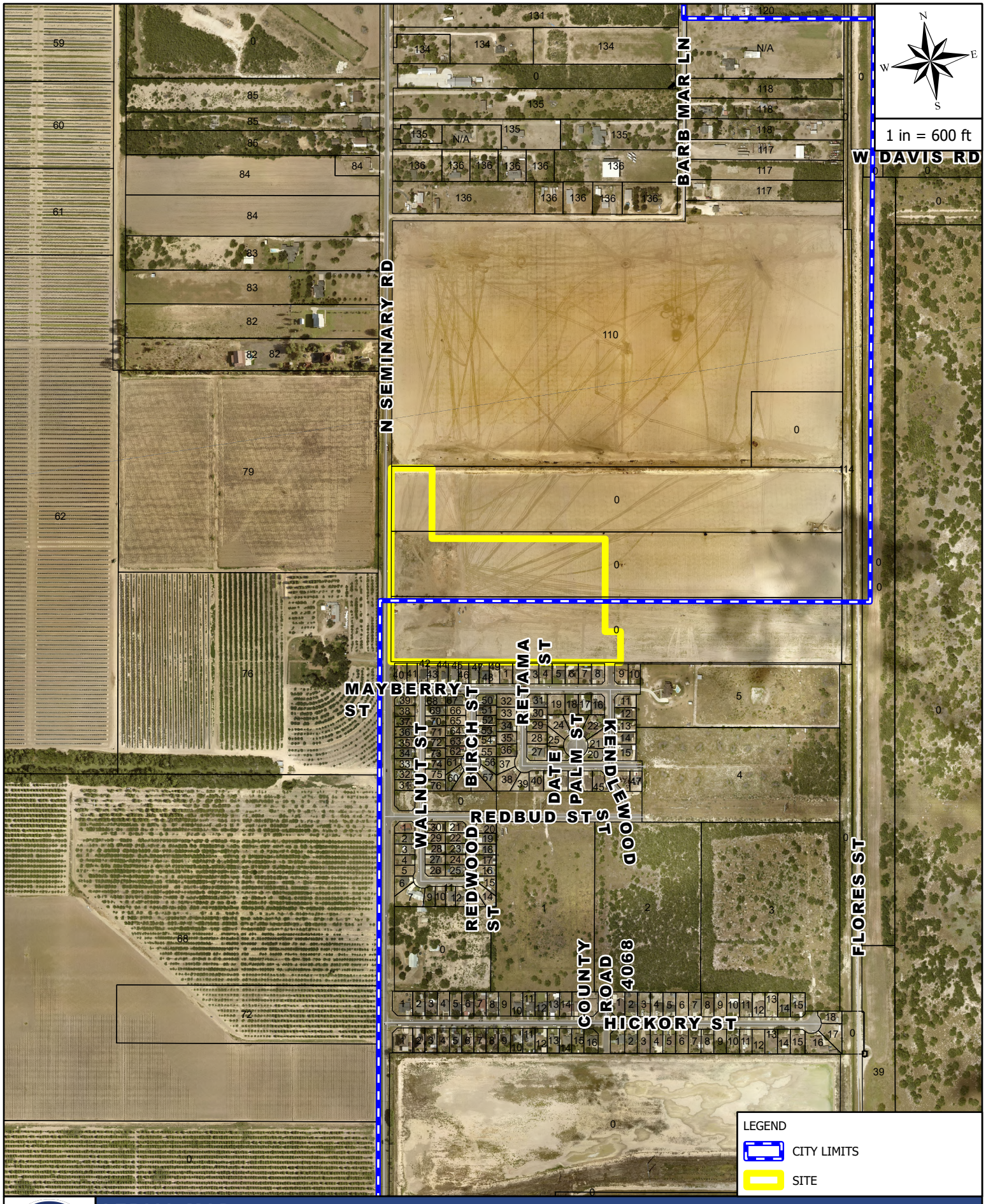
Reviewed by: Isael Posadas Jr, E.I.T Date: 5/21/2026

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



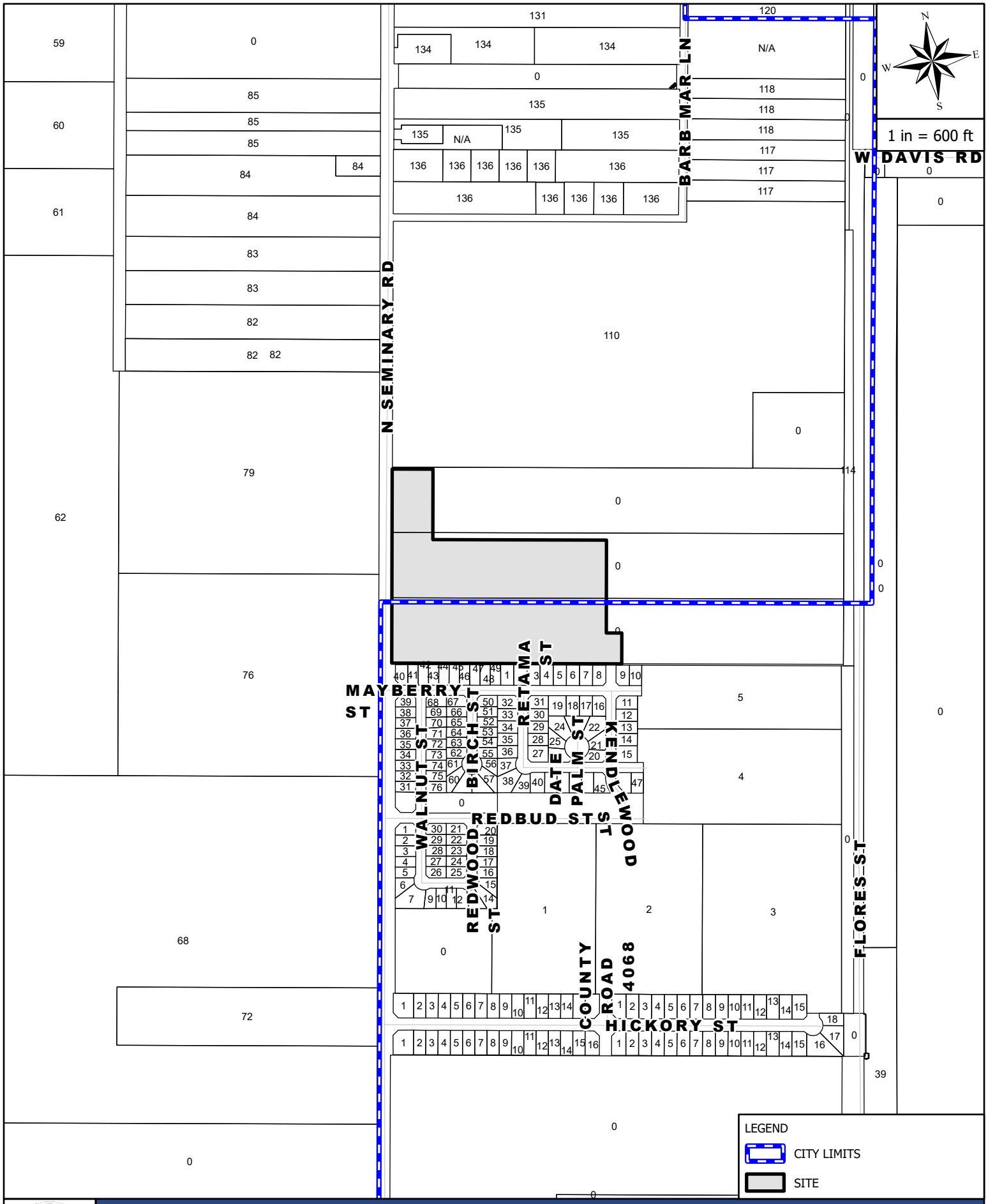
EDINBURG NEW DEVELOPMENT MAP

4716 SEMINARY RD



AERIAL MAP

4716 SEMINARY RD

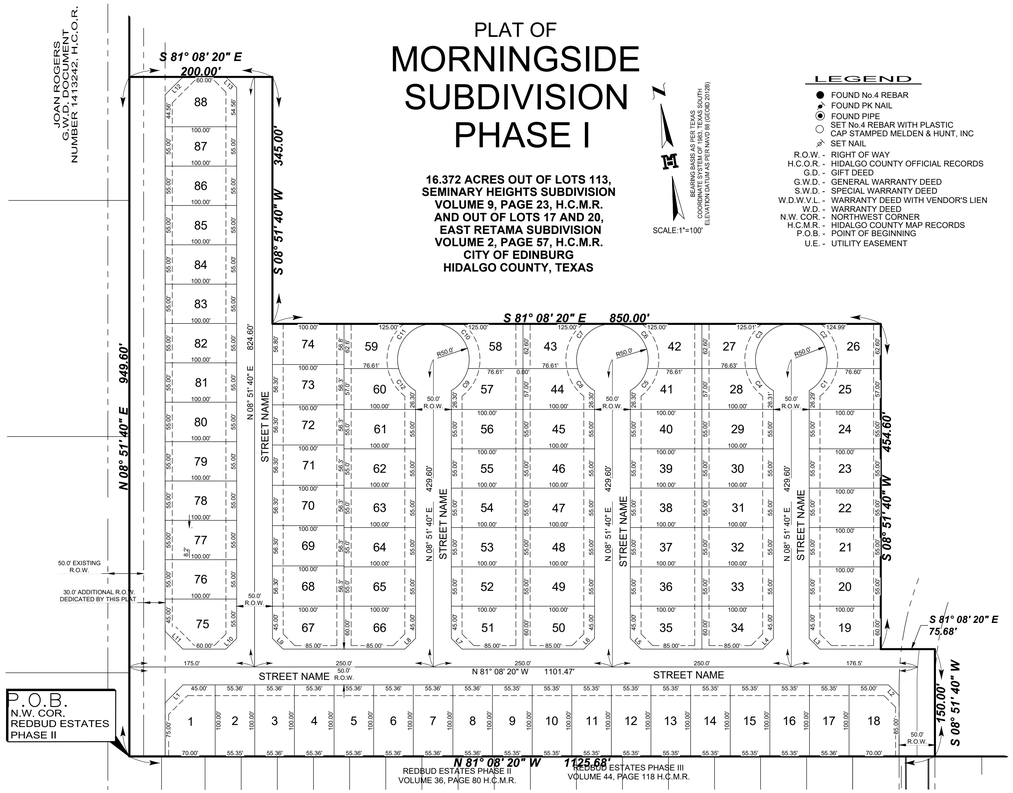


MAILOUT AND SITE MAP

4716 SEMINARY RD

PLAT OF MORNINGSIDE SUBDIVISION PHASE I

16.372 ACRES OUT OF LOTS 113, SEMINARY HEIGHTS SUBDIVISION VOLUME 9, PAGE 23, H.C.M.R. AND OUT OF LOTS 17 AND 20, EAST RETAMA SUBDIVISION VOLUME 2, PAGE 57, H.C.M.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS



SCALE:1"=100'

BEARING BASE IS GRID TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2018B)

LEGEND

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

R.O.W. - RIGHT OF WAY
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
G.D. - GIFT DEED
G.W.D. - GENERAL WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
W.D. - WARRANTY DEED
N.W. COR. - NORTHWEST CORNER
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT

Line Table		
Line #	Direction	Length
L1	N 53° 51' 40" E	35.36'
L2	S 36° 08' 20" E	21.21'
L3	S 36° 08' 20" E	21.21'
L4	N 53° 51' 40" E	21.21'
L5	S 36° 08' 20" E	21.21'
L6	N 53° 51' 40" E	21.21'
L7	S 36° 08' 20" E	21.21'
L8	N 53° 51' 40" E	21.21'
L9	S 36° 08' 20" E	21.21'
L10	S 53° 51' 40" W	21.21'
L11	N 36° 08' 20" W	35.36'
L12	N 53° 51' 40" E	35.36'
L13	S 36° 08' 20" E	21.21'

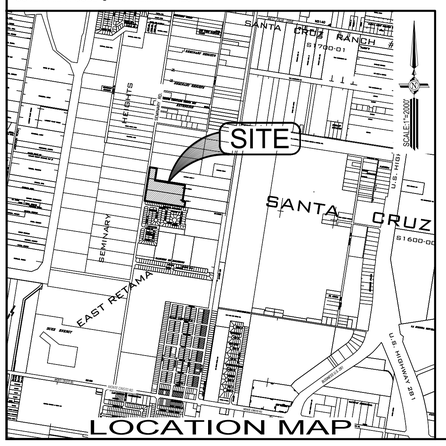
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.64'	50.00'	045° 25' 12"	N46° 10' 01"E	38.61'	20.93
C2	91.28'	50.00'	104° 35' 45"	N28° 50' 27"W	79.12'	64.69
C3	91.28'	50.00'	104° 35' 45"	S46° 33' 47"W	79.12'	64.69
C4	39.61'	50.00'	045° 23' 18"	S28° 25' 44"E	38.58'	20.91
C5	39.62'	50.00'	045° 24' 15"	N46° 09' 32"E	38.59'	20.92
C6	91.28'	50.00'	104° 35' 45"	N28° 50' 27"W	79.12'	64.69
C7	91.28'	50.00'	104° 35' 45"	S46° 33' 47"W	79.12'	64.69
C8	39.62'	50.00'	045° 24' 15"	S28° 26' 13"E	38.59'	20.92
C9	39.62'	50.00'	045° 24' 15"	N46° 09' 32"E	38.59'	20.92
C10	91.28'	50.00'	104° 35' 45"	N28° 50' 27"W	79.12'	64.69
C11	91.28'	50.00'	104° 35' 45"	S46° 33' 47"W	79.12'	64.69
C12	39.62'	50.00'	045° 24' 15"	S28° 26' 13"E	38.59'	20.92

Lot Area Table		
Lot #	SQ. FT.	Area
1	6687.50	0.154
2	5535.50	0.127
3	5535.50	0.127
4	5535.50	0.127
5	5535.50	0.127
6	5535.50	0.127
7	5535.50	0.127
8	5535.50	0.127
9	5535.50	0.127
10	5535.50	0.127
11	5535.50	0.127
12	5535.50	0.127
13	5535.50	0.127
14	5535.50	0.127
15	5535.50	0.127
16	5535.50	0.127
17	5535.50	0.127
18	6887.50	0.158
19	5887.50	0.135
20	5500.00	0.126
21	5500.00	0.126
22	5500.01	0.126
23	5500.00	0.126
24	5500.00	0.126
25	5240.22	0.120
26	5237.49	0.120
27	5238.98	0.120
28	5240.90	0.120
29	5500.00	0.126
30	5500.00	0.126

Lot Area Table		
Lot #	SQ. FT.	Area
31	5500.00	0.126
32	5500.00	0.126
33	5500.04	0.126
34	5887.50	0.135
35	5887.50	0.135
36	5500.03	0.126
37	5500.00	0.126
38	5500.00	0.126
39	5500.00	0.126
40	5500.00	0.126
41	5240.54	0.120
42	5238.24	0.120
43	5238.24	0.120
44	5240.54	0.120
45	5500.00	0.126
46	5500.00	0.126
47	5500.00	0.126
48	5500.00	0.126
49	5500.03	0.126
50	5887.50	0.135
51	5887.50	0.135
52	5500.02	0.126
53	5500.00	0.126
54	5500.00	0.126
55	5500.00	0.126
56	5500.00	0.126
57	5240.54	0.120
58	5238.24	0.120
59	5238.24	0.120
60	5240.54	0.120

Lot Area Table		
Lot #	SQ. FT.	Area
61	5500.00	0.126
62	5500.00	0.126
63	5500.00	0.126
64	5500.00	0.126
65	5500.02	0.126
66	5887.50	0.135
67	5887.50	0.135
68	5630.00	0.129
69	5630.00	0.129
70	5630.00	0.129
71	5630.00	0.129
72	5630.00	0.129
73	5630.00	0.129
74	5680.01	0.130
75	6575.00	0.151
76	5500.33	0.126
77	5500.33	0.126
78	5500.33	0.126
79	5500.33	0.126
80	5500.33	0.126
81	5500.33	0.126
82	5500.33	0.126
83	5500.33	0.126
84	5500.33	0.126
85	5500.33	0.126
86	5500.33	0.126
87	5500.33	0.126
88	6531.00	0.150

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MORNINGSIDE SUBDIVISION IS LOCATED IN THE NORTHEAST HIDALGO COUNTY ON THE EAST SIDE OF SEMINARY ROAD, APPROXIMATELY 5283 FEET NORTH OF ITS INTERSECTION WITH MONTECRISTO RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG, MORNINGSIDE SUBDIVISION FALLS APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS IN WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINT 1.



LOCATION MAP

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE ZONE "X" (UNSHADED) AND ZONE "AH". ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. ZONE "AH" AREAS OF 100 YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 88, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480334 0350 C, MAP REVISED: JUNE 6, 2000
   REVISED TO REFLECT LOMR: MAY 17,2001

2. SETBACKS:
   FRONT: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   CUL-A-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

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

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003].

   BENCH MARK NO.1- MHI MONUMENT SET IN CONCRETE AT THE SOUTHEAST CORNER CLIP OF LOT 1 OF THIS SUBDIVISION. N:16656967.475, E: 1135882.814, ELEVATION: 64.77.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XXXX CUBIC-FEET (X.XXX ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENT WILL BE ACCOMPLISHED AS SATED IN THE DRAINAGE REPORT.

6. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT 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 OF THIS SUBDIVISION.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTEDIN ACCORDANCE WITH THE STORM-WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX MULTIFAMILY CONSTRUCTION.

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

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

10. 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.

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

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

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

14. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING 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).

15. 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 MANNDATED DURING THE SITE PLAN OR BUILDING PERMIT APPLICATION.

16. ALL EASEMENTS TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

17. ZONING DISTRICT. NO ZONING

18. NO ACCESS SHALL BE PERMITED ONTO LOTS 1 & 75-88 FROM SEMINARY ROAD

19. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG SEMINARY ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 16.372 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, OUT OF LOT 113, SEMINARY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 23, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOTS 17 AND 20, EAST RETAMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, HIDALGO COUNTY MAP RECORDS, SAID 16.372 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO JOHN ANDREW RIGNEY, BY VIRTUE OF A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3545097, A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3546675. A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3546594, HIDALGO COUNTY OFFICIAL RECORDS, AND TO GORDON & CATHERINE JENKINS FAMILY LTD., PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2268233, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.372 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY SEMINARY ROAD AND THE NORTHWEST CORNER OF REDBUD ESTATES PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE 80, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, N 08° 51' 40" E, WITHIN THE EXISTING RIGHT OF WAY OF SEMINARY ROAD, AND THE WEST LINE OF SAID LOT 20, AT A DISTANCE OF 311.50 FEET, PASS THE NORTHWEST CORNER OF SAID LOT 20, AND THE SOUTHWEST CORNER OF SAID LOT 17 CONTINUING A TOTAL DISTANCE OF 949.60 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SEMINARY ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 08' 20" E A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 51' 40" W A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 08' 20" E A DISTANCE OF 850.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 51' 40" W A DISTANCE OF 454.60 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 08' 20" W A DISTANCE OF 75.68 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 08° 51' 40" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE POINT OF THIS TRACT;
8. THENCE, N 81° 08' 20" W, CONTINUING A TOTAL DISTANCE OF 1125.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.372 ACRES, OF WHICH 0.496 OF ONE ACRE LIES WITHIN SEMINARY ROAD RIGHT-OF-WAY AND 0.527 OF ONE ACRE LIES WITHIN A COUNTY ROAD RIGHT-OF-WAY, LEAVING A NET OF 16.372 ACRES OF LAND, MORE OR LESS.

*I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS MORNINGSIDE SUBDIVISION PHASE I CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 2026.

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MORINGSIDE SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____ 20 ____

_____ _____
HIDALGO COUNTY JUDGE DATE:

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I/WE, REYNALDO DE LA FUENTE AS OWNER(S) OF THE 16.372 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MORNINGSIDE SUBDIVISION PHASE I HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
REYNALDO DE LA FUENTE DATE:
2035 N CENTRAL AVE.
BROWNSVILLE, TX 78521

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
RUBEN JAMES DE JESUS, PE # 126282
STATE OF TEXAS

DATE PREPARED: 04/06/2026

JOB No. (ENG.) 24079.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MORNINGSIDE SUBDIVISION PHASE I, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-25-2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ , R.P.L.S. # 6238
STATE OF TEXAS
DATE SURVEYED: 06-25-2024
T-1226, PAGE 68
SURVEY JOB No. 24079.08

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

_____ _____
MAYOR CITY OF EDINBURG DATE

_____ _____
CITY SECRETARY DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 13

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 13 ON THIS THE _____ DAY OF _____, 2026
NO IMPROVEMENT OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No.13 RIGHT OF WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

_____
HIDALGO COUNTY IRRIGATION DISTRICT No. 13 CHAIRMAN

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	REYNALDO DE LA FUENTEOWNER	2035 N CENTRAL AVE.	BROWNSVILLE, TX 78521	(956) 371-9129	N/A
ENGINEER:	RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: A.D. DATE: 9/27/24.
REVISED BY:_____DATE: ____.
SURVEYED, CHECKED_____DATE: ____.
FINAL CHECK _____ DATE: ____.

SHEET 1 OF 5

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE WOODLANDS AT JACKSON

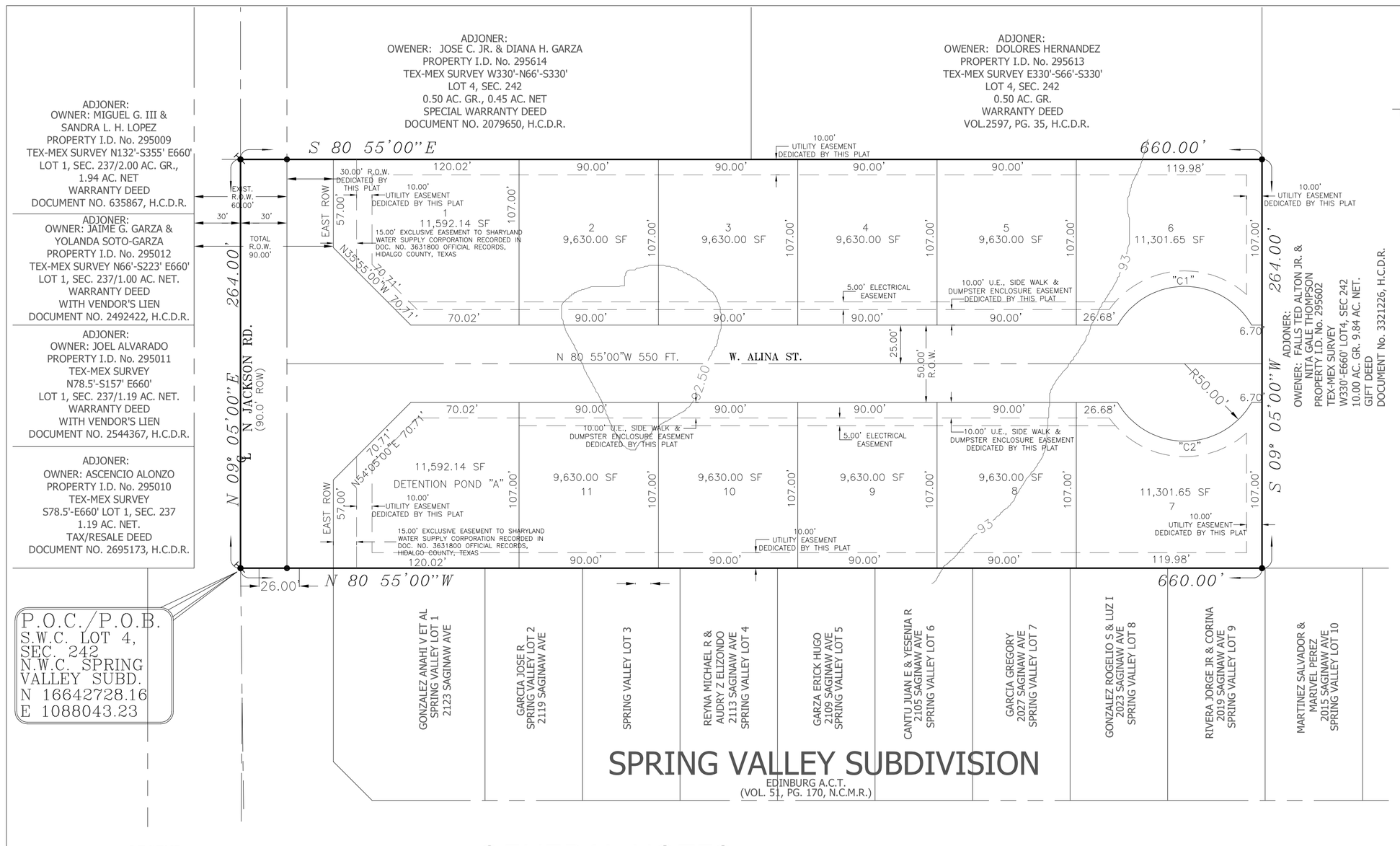
Date Prepared: June 2, 2026
Planning and Zoning Meeting: June 11, 2026
Final Plat Appoval

Subject:	Consider the Final Plat approval of The Woodlands at Jackson, being a 4.00 acre tract of land out of Lot 4, Section 242, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as per map recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas, located at 1800 N. Jackson Rd., as Requested by MAS Engineering, LLC.
Location:	The property is located on the east side of N. Jackson Road and 1,311 ft. north of W. Chapin Road, within the City of Edinburg's City Limits.
Zoning:	Property zoning is currently Residential, Multifamily (RM) District
Setbacks:	Setbacks for Residential, Multifamily (RM) District must abide by Table 3.102-4, Duplex and Multiplex Lot and Building Standards
Analysis:	The Preliminary Plat is proposing 11 lots averaging approximately (10,867.14) square feet each, for a multi-family residential development.
Utilities:	Water Distribution System will be provided by Sharyland Water Supply Corporation and Sanitary Sewer Collection system will be provided by City of Edinburg. A waterline access agreement has been granted with both entities. 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 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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



LEGEND

- FOUND COTTON PICKER SPINDLE
- FOUND 60-D NAIL
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- S.W.S.C. SHARYLAND WATER SUPPLY CORPORATION

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

N

1:1000

VICINITY MAP



GENERAL NOTES:

1. PROPOSED SETBACKS FOR RESIDENTIAL, MULTIFAMILY (RM) ZONED LOTS AS PER THE FOLLOWING:

FRONT	10' OR GREATER FOR EASEMENTS
REAR	10' OR GREATER FOR EASEMENTS
SIDE	05' OR GREATER FOR EASEMENTS
FRONT CUL-DE-SAC	15' OR GREATER FOR EASEMENTS
REAR CUL-DE-SAC	15' OR GREATER FOR EASEMENTS
STREET SIDE YARD (CORNER)	10' OR GREATER FOR EASEMENTS
GARAGE	18' OR GREATER FOR EASEMENTS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
"C1"	104.72'	50.00'	120°00'00"	N80°55'00"W 86.60'
"C2"	104.72'	50.00'	120°00'00"	S80°55'00"E 86.60'

2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION: 24" ABOVE TOP OF CURB MEASURED AT FRONT OF EACH LOT.
3. THE SUBDIVISION IS IN ZONE X-SHADED"; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, IN ACCORDANCE WITH F.E.M.A. COMMUNITY FIRM MAP NO. 480338 0015E, MAP REVISED JUNE 06, 2000. REVISED TO REFLECTED LOMR DATE DECEMBER 16, 2003 BFE AT THIS LOMR IS SET AT 93.00 FT. BASED ON THE FIS REPORT NGVD.
4. BENCHMARK: 96.00 NAIL ON POWER POLE FOUND SOUTH WEST CORNER OF PROPOSED SUBDIVISION. NAVD 88 DATUM. LAT 26.322537°N LON -98.182958° E
5. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY AND/OR WATER LINE EASEMENTS, GAS LINE EASEMENTS AND IRRIGATION EASEMENTS.
6. TOTAL VOLUME REQUIRED TO DETAIN 0.65 AC-FT (28,099 C.F.) OF STORM RUNOFF AS PER APPROVED DRAINAGE REPORT FOR THE WOODLAND AT JACKSON SUBDIVISION.
7. NO ACCESS TO LOT 1 FROM N. JACKSON ROAD IS ALLOWED.
8. A FIVE (5.0) FOOT SIDEWALK SHLL BE REQUIRED BEHIND THE BACK OF CURB ALONG JACKSON ROAD AND BOTH SIDES OF W ALINA ST. SIDEWALKS SHALL BE CONSTRUCTED AT BUILDING PERMIT STAGE INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P REQUIREMENTS). EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTIFAMILY CONSTRCTION.
10. SET NO. 4 IRON REBAR ON ALL LOT CORNERS.
11. PROPERTY ZONING IS RESIDENTIAL MULTIFAMILY (RM).
12. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL USE.
13. 50% OF PERCENT OF THE PARKLAND FEE WILL BE REQUIRED AT BUILDING PERMIT STAGE $300.00/LOT.
14. NO CEDAR FENCE OR BLOCK SHALL BE ALLOWED ON FRONT OF LOTS.
15. ALL LOTS MUST HAVE 1 % GRADE FROM REAR OF LOT TO STREET TO PROVIDE POSITIVE DRAINAGE.
16. DRAINAGE DETENTION AREA "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR THE WOODLANDS AT JACKSON SUBDIVISION ONLY AND CANNOT BE EXCHANGED FOR OWNERSHIP. DRAINAGE POND SHALL BE MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL HOA IS ESTABLISHED.
17. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
18. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN BUILDING PERMIT PROCESS.
19. AS PER PLANNING AND ZONING VARIANCE APPROVAL, A RETAINING WALL IS REQUIRED THROUGH THE PERIMETER OF THE ADJACENT PROPERTIES AT THE TIME OF CONSTRUCTION OF BUILDINGS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	MARCO SANTIVANEZ	2413 VICTORIA AVENUE	EDINBURG TX. 78539	(956) 250-6681
ENGINEER:	MARIO A. SALINAS	3911 N. 10TH STREET, SUITE H.	McALLEN, TX. 78501	(956) 537-1311
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVENUE	McALLEN, TX. 78501	(956) 682-9081

N

1"=50'

MAP OF THE WOODLANDS AT JACKSON SUBDIVISION

A 4.00 ACRE TRACT OF LAND OUT OF LOT 4, SECTION TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 4.00 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 4, SECTION 242 , TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 4 LOCATED IN THE CENTER OF N. JACKSON ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID NAIL FURTHER BEING LOCATED ON THE NORTHWEST CORNER OF SPRING VALLEY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 170, HIDALGO COUNTY MAP RECORDS;

(1) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 264.0 FEET TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 80 DEGREES 55 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. JACKSON ROAD, AT A DISTANCE OF 660.0 FEET IN ALL TO ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 4, DISTANCE OF 264.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 SAME BEING LOCATED ON INTERSECTION WITH THE NORTH LINE OF SAID SPRING VALLEY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 80 DEGREES 55 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID SPRING VALLEY SUBDIVISION, A DISTANCE OF 630.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. JACKSON ROAD, AT A DISTANCE OF 660.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 4.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 30.0 FEET (OR 0.18 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. JACKSON ROAD, LEAVING 3.82 NET ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MARCO SANTIVANEZ DATE
2413 VICTORIA AVENUE
EDINBURG, TEXAS 78539

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN

UNDER MY HAND AND SEAL OF OFFICE, THIS THE____DAY OF_____, 2026.

_____ _____
NOTARY PUBLIC DATE

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

BEEN APPROVED FOR RECORDING ON THE____DAY OF_____, 2026.

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

SHARYLAND WATER SUPPLY CORPORATION

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATOIN

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF EDINBURG SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

_____ _____
SALINAS ENGINEERING & ASSOCIATES DATE
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFOIL AVE.
McALLEN, TEXAS 78501

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE ____DAY OF_____,2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TRESS, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHTS OF WAYS OR EASEMENTS.

_____ _____ _____
PRESIDENT ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MARIO A. SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H.
McALLEN, TEXAS 78501

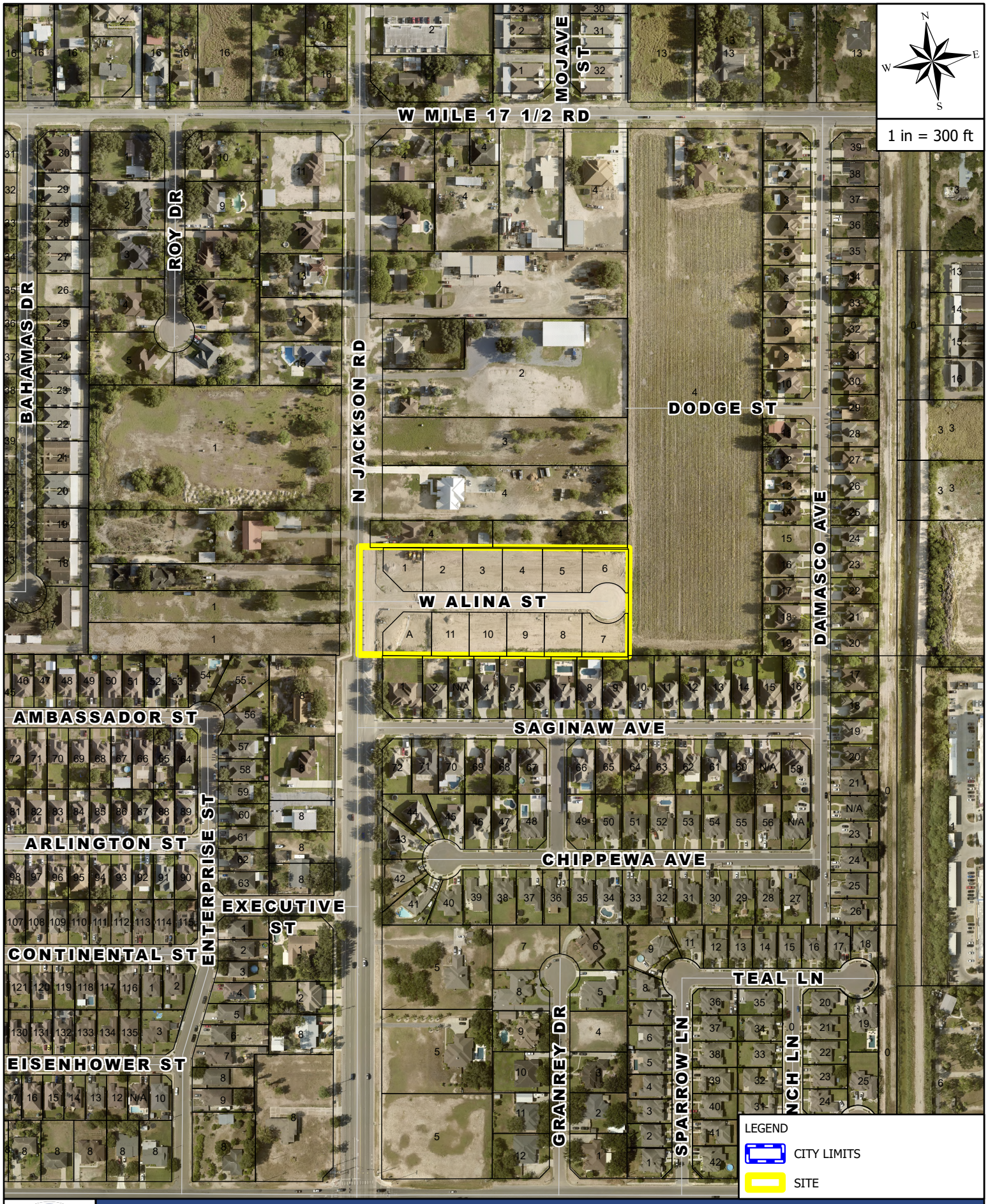
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

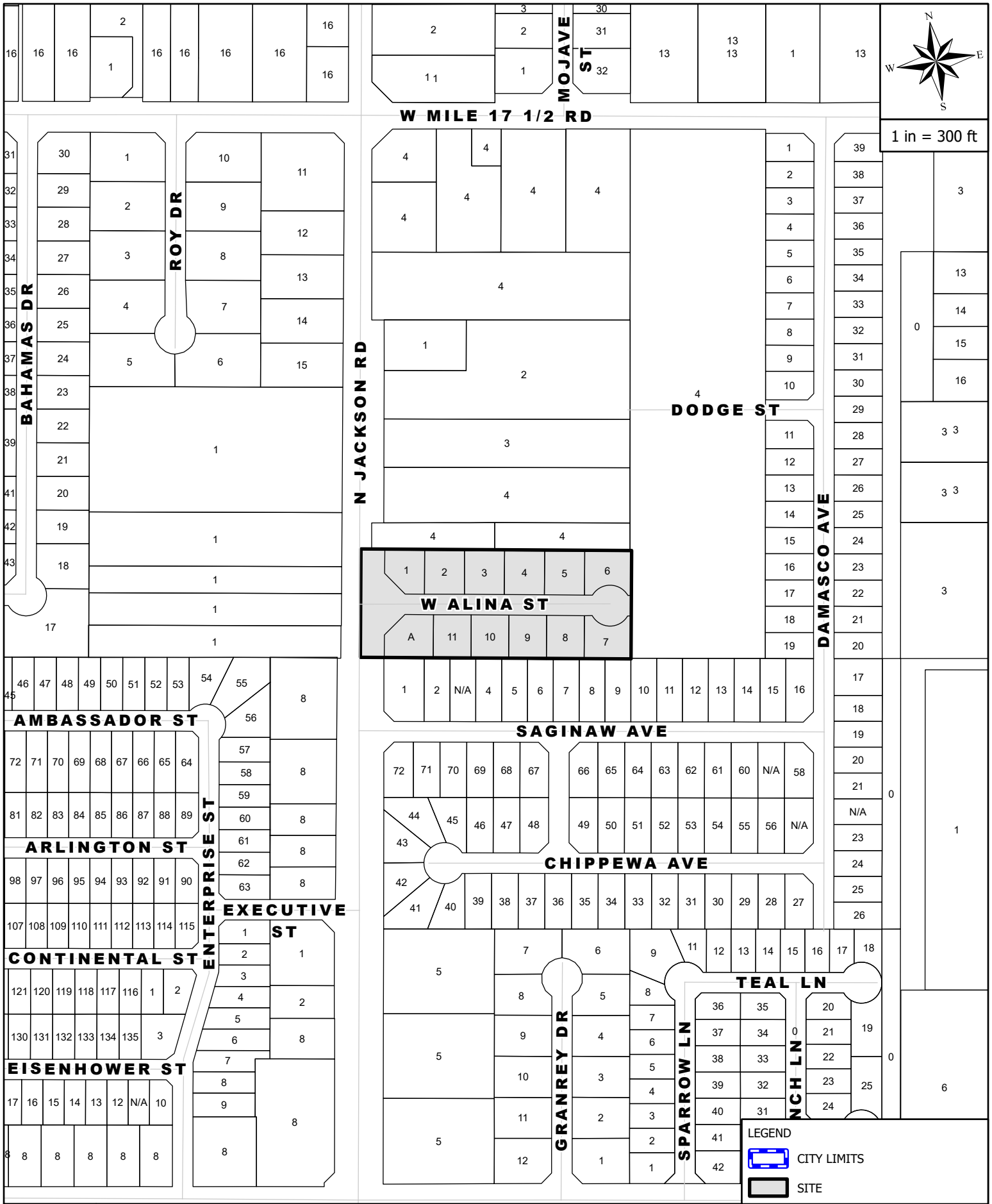
DATE OF PREPARATION: MAY 04, 2026

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



AERIAL MAP

1800 N JACKSON RD



MAILOUT AND SITE MAP

1800 N JACKSON RD

Planning and Zoning Commission

Attendance 2026

2026

First Name	Last Name	Position	8-Jan	22-Jan	12-Feb	26-Feb	12-Mar	26-Mar	9-Apr	23-Apr	14-May	28-May	11-Jun	25-Jun	9-Jul	23-Jul	13-Aug	27-Aug	10-Sep	24-Sep	8-Oct	22-Oct	12-Nov	10-Dec
Jorge	Sotelo	Chairperson	P	P	P	P	P			P	P	P												
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A	P			P	P	P												
Ruby	Casas	Commissioner	P	P	P	P	P			P	P	A												
Jorge	Gonzalez	Commissioner	P	P	P																			
Victor	Daniec	Commissioner	P	A	P	A	P			P	P	A												
Rene	Olivarez	Commissioner	P	P	A																			
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A	A			P	A	P												
Eliseo	Garza	Commissioner				P	P			P	P	P												
Gregory	Vasquez	Commissioner				P	P			A	P	P												