AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 21, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of minutes for April 7, 2026 meeting minutes

2) PUBLIC HEARING:

a) ROUTINE ITEMS CITY INITIATED REZONING:(All Rezonings listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. Rezoning from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0032:

McAllen Near-Shoring Industrial Park Subdivision, Lots 1-3 and 6-7, Hidalgo County, Texas
4600-4901 South 40th Street
McAllen Near-Shoring Industrial Park Subdivision, Lots 4-5 and 8-9, Hidalgo County, Texas
3701-4300 Melba Avenue
McAllen Near-Shoring Industrial Park Subdivision, Lots 10-15, Lots 1-A and 1-B McAllen Southwest Industrial District Unit #5 Subdivision, Lots 1-A and 1-B, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 4-12, Hidalgo County, Texas
5000-5201, 5800, 5900, 6100, 6110, and 6200 South 42nd Street
McAllen Southwest Industrial District Unit 5 Subdivision, Lots 4, 7-10, 6A and 6B, McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 2A and 3A, Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5A, Hidalgo County, Texas
3700-4200 Ursula Avenue
Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5B, Hidalgo County, Texas
5900 South Ware Road

Industrial Park Subdivision Unit 1, Lot A, Industrial Park Subdivision Unit 2, Lot 1, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 1-3 and 13-24, Hidalgo County, Texas
3500, 3600, 4000, and 4324 Military Highway
3916 Military Highway (PID: 509812)

2. **Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0039:

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas
4600 and 4712 Military Highway

3. **Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0040:

7700 South Shary Road (PID: 280751)
8100 South Shary Road (PID: 280737)
7700-8201 South Glasscock Road & Rear 1-2 (PID: 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, 997032)

CASE REZ2026-0041:

Sharyland Service Center No. 1 Subdivision, Lot 12, Sharyland Service Center Lot 7A Subdivision, Lot 7A, Sharyland Service Center No. 4 Subdivision, Lot 10, Sharyland Business Park Lot 23A and 25 Subdivision, Lots 23A and 25, Hidalgo County, Texas
5700, 5901, 6100, 6901, and 7115 South International Parkway
Sharyland Business Park - Project Circle Subdivision, Lot 1, Sharyland Service Center No. 4 Subdivision, Lots 11-A and 11-B, Hidalgo County, Texas
4800, 5001, and 5109 Tanya Avenue
Sharyland Service Center No. 4 Subdivision, Lot 8, Sharyland Service Center No. 3 Subdivision, Lot 5, Sharyland Service Center No. 7 Subdivision, Lot 9, Sharyland Business Park Phase 1 Lots 4 & A Subdivision, Lot 4, Sharyland Business Park Lot 14 Subdivision, Lot 14, Hidalgo County, Texas
4400, 4403, 4621, 5000, and 5100 Military Highway
Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No. 2 Subdivision, Lots 3 and 4, Hidalgo County, Texas
4301, 4400, and 4701 Wanda Avenue
Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 3, Hidalgo County Texas
6700 South Bentsen Road
4800 South International Parkway (PID: 699739)
5801 South International Parkway & Rear 1 and 2 (PID: 352440, 516680, 638525)
6602 South International Parkway (PID: 583395)
6800 and 6801 South International Parkway (PID: 573499)
6805 South International Parkway and Rear (PID: 573501 & 583396)

4713 and 4801 Military Highway (PID: 517339)
5150 Tanya Avenue (PID: 674385)

CASE REZ2026-0043:

7300 South Shary Road & Rear (PID: 280760 & 280761)
7405 South Shary Road & Rear 1-3 (PID: 280762, 280763, 280764, 280765)
7705 South Shary Road & Rear 1-4 (PID: 280752, 280753, 280754, 280756, 1310009)
8105 South Shary Road & Rear (PID: 280738, 550076, 280740)
5125 Honduras Avenue Rear (PID: 722966)
7100 South International Parkway Rear (PID: 713488)
7100 South Bentsen Road & Rear (PID: 280773, 692367)

4. **Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0042:

7701 South Bentsen Road (PID: 644464)
7800 South Bentsen Road & Rear (PID: 280757, 280755)
8100 South Bentsen Road & Rear 1-2 (PID: 280742, 280741, 280739)

b) REZONING:

1. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 7, Lazy-A Ranch Addition Subdivision, Hidalgo County, Texas; 2400 Maple Avenue. **(REZ2026-0038)**

c) SUBDIVISION:

1. JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION, 1021 E. HWY 83, PARK PLACE VENTURE ONE, LTD; **(SUB2026-0018) (FINAL) M2**

2. VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOMES SUBDIVISION, 3900 N. “K” CENTER STREET, ESTANCIA TOWNHOMES, LLC; **(SUB2026-0057) (FINAL) BE**

3) CONSENT:

a) VILLAS AT TRENTON SUBDIVISION, 8000 N. WARE ROAD, 3400 N. AUBURN AVENUE, LLC; **(SUB2026-0060) (FINAL) RJC**

b) ANAQUA AT TRES LAGOS PHASE II SUBDIVISION, 14000 N. STEWART ROAD, RHODES DELVELOPMENT; **(SUB2026-0059) (FINAL) M&H**

4) SUBDIVISIONS:

a) AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSELL ROAD (REAR), RHODES DEVELOPMENT, INC; **(SUB2025-0162) (REVISED PRELIMINARY) M&H**

b) ASTRID'S PLACE SUBDIVISION, 324 N. 4TH STREET, ASTRID GUTIERREZ; **(SUB2026-0042) (REVISED PRELIMINARY) SEC**

c) CASCADA AT CHAMPION LAKES SUBDIVISION, 3300 AGUSTA AVENUE, VILLA DE SANTIAGO, LLC; **(SUB2026-0025) (REVISED PRELIMINARY) STIG**

d) HABITAT AT WARE PHASE 2 SUBDIVISION, 6117 N. WARE ROAD (REAR), HABITAT DEVELOPERS; **(SUB2025-0108) (REVISED PRELIMINARY) SEC**

e) EIDER SUBDIVISION, 6200 S. 23RD STREET, VARGAS PRODUCE LLC; **(SUB2025-0142) (REVISED PRELIMINARY) RDE**

f) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; **(SUB2025-0097) (REVISED PRELIMINARY) SEA**

g) MARIEL LUCILLE SUBDIVISION, 836 E. OLYMPIA AVENUE, MARIEL TORRES; **(SUB2026-0048) (REVISED PRELIMINARY) RIOPLEX**

h) BLUE JAY SUBDIVISION, 5600 S. JACKSON ROAD, JORGE GONZALEZ; **(SUB2025-0074) (REVISED PRELIMINARY) SEA**

i) MCCOLL CROSSING-APARTMENTS SUBDIVISION, 5801 S. MCCOLL ROAD, JOHN. W. BROOKE; **(SUB2026-0044) (REVISED PRELIMINARY) SEA**

j) AUBURN HEIGHTS APARTMENTS SUBDIVISION, 2801 AUBURN AVENUE, AUBURN HEIGHTS, LLC; **(SUB2026-0049) (PRELIMINARY) M2**

k) RIO BANK JACKSON SUBDIVISION, 720 E. JACKSON AVENUE, RIO BANK; **(SUB2026-0052) (PRELIMINARY) HALFF**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, April 07, 2026 at 3:30p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Reza Badiozzamani	Member
Absent:	Emilio Santos	Vice Chairperson
	Jesse Ozuna	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Eduardo Garza	Development Coordinator
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Noah Del Bosque	Planner II
	Mia Fuentes	Planner I
	Eduardo Mendoza	Director Engineering
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Planner Technician I
	Carmen White	Administrative Assistant
	Valerie Ramos	Administrative Clerk

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Raul Sesin

1) MINUTES:

- **a)** Approval of January 21, 2026 meeting minutes.
- **b)** Approval of February 17, 2026 meeting minutes.
- **c)** Approval of March 3, 2026 meeting minutes.
- **d)** Approval of March 17, 2026meeting minutes.

Being no discussion, Board member Mr. Raul Sesin motioned to approve January 21, 2026, February 17, 2026, March 3, 2026, and March 17, 2026 minutes. Board Member, Mr. Reza Badiozzamani second the motion with four members present and voting.

2) PUBLIC HEARING:

a) ROUTINE ITEMS CITY INITIATED REZONINGS: (All Rezoning's listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. **Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0029:
   3814, 3920 and 3920 Rear Idela Avenue (PID: 270327 and 270318)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

2. **Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from A-O (Agriculture & Open Space-OC) District and R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0030:
   McAllen Independent School District No. 3 Subdivision, Lot 1, Hidalgo County, Texas
   4801 South 26th Street

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

3. **Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0031:
   Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision,
   Lots 1, 2, 6 and F-1 Thru F-9, Hidalgo County, Texas
   2531, 2525, 2531, 2401, 2405, 2409, 2413, 2421, 2501, 2505, 2509, 2513, 2517, and 2521 Military Highway
   Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision,
   Lots 7-18, Hidalgo County, Texas
   6500, 6508, 6512, 6516, 6520, 6600, 6604, 6608, 6612, 6616, 6700 and

6708 South 23rd Street
Lots 5A, 5B, & 5C McAllen Produce Terminal Market Subdivision, Lots 5A, 5B, & 5C, Hidalgo County, Texas
2313, 2301 and 2361 Military Highway; 6400, 6420 South 23rd Street
Lots 3A and 4A McAllen Produce Terminal Subdivision, Lots 3A and 4A, Hidalgo County, Texas
2421 and 2401 South 23rd Street

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

4. **Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0033:
Idea Public Schools-South McAllen Subdivision, Lot 1, Hidalgo County, Texas
5400 South Ware Road
South Texas College Technology Campus Subdivision, Lot 1, Hidalgo County, Texas
3700 & 3900 Military Highway

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

5. **Ms. Mia Fuentes stated that the city of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0034
2300-2301, 2322, 2500 and 2600 South Main Street (PID: 189369, 189367, 189370, 189368 and 151316)
2401, 2409 and 2421 South 23rd Street (PID: 185504, 185505 and 185508)
3212 South 10th Street (PID: 189394)
1000 Bales Road (PID: 189391)
1801 Wichita Avenue (PID: 1182608 and 1182615)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a5. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with four members present and voting.

b) REZONING:

1. Rezoning from A-O (Agricultural and Open Space-UDC) District to R-1 (Low-Density Residential-UDC) District: 38.185-acre tract of land out of Lot 3, Block 1, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 3300 Agusta Avenue. **(REZ2026-0028)**

Ms. Mia Fuentes stated The subject property is located on the north side of Agusta Avenue and east of South Ware Road.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for residential use.

The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District.

The subject property is currently vacant. Surrounding land uses include single-family residences, agricultural use, and a golf course and is currently in the process of development under Cascada at Chamion Lakes Subdivision.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Agriculture and make up the majority of the land use category but also supports single-family homes.

The development trend along Agusta Avenue is agricultural and single-family.

The subject property was zoned A-O (Agricultural and Open Space-OC) District during the comprehensive zoning in 1979. A city initiated rezone request to A-O (Agricultural and Open Space-UDC) District for the property was approved by the city commission on February 9, 2026.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The development trend in this area is made up of residential use.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Mr. Raul Sesin second the motion with four members present and voting.

2. Rezoning from R-1 (Single-Family Residential-OC) District and R-3T (Multifamily Residential Townhouse-OC) District to M-1 (Local Mixed Use-UDC) District: 12.27 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 601 South Taylor Road. **(REZ2026-0035)**

Mr. Noah Del Bosque stated The subject property is located on the east side of South Taylor Road,

between Business 83 and Expressway 83.

Rio Delta Engineering is requesting to rezone the property to M-1 (Local Mixed Use-UDC) District for a proposed commercial and apartment complex.

The adjacent properties are zoned R-3A (Multifamily Residential Apartment-OC) District to the north and east, R-1 (Single-Family Residential-OC) District to the northwest, and R-1 (Low Density Residential-UDC) District to the south.

The subject property is vacant. Surrounding uses include single-family homes, apartments, mobile homes, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

The development trend along South Taylor Road is single-family and multifamily homes.

The tract was annexed into the city and initially zoned A-O (Agricultural & Open Space-OC) District in 1999. City Commission approved a request initiated by the City to rezone the property to R-3A (Multifamily Residential Apartment-OC) District on April 13, 2015. Two other rezoning requests for the proposed Taylor Grove Subdivision to R-1 (Single-Family Residential-OC) and R-3T (Multifamily Residential Townhouse-OC) Districts were approved by the City Commission on January 11, 2021. This rezoning request is part of the subdivision application for the proposed The Woodlands Subdivision which was submitted on February 17, 2026. The proposed subdivision was approved in preliminary form on March 3, 2026, by the Planning & Zoning Commission.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

Mixed-use development is considered appropriate since it could provide for retail, office, and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods and promotes walkability.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

After lengthy discussion, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Mr. Raul Sesin second the motion with four members present and voting.

Vice Chairperson Mr. Gabriel Kamel entered the meeting at 3:41 p.m. Behan his votes on item 2b3

3. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 6, 7, 8, & 9, International Center Block No. I (Phase I) Subdivision, Hidalgo County Subdivision, Texas; 4100, 4102, 4104, and 4106 North 23rd Street. **(REZ2026-0036)**

Ms. Mia Fuentes stated The subject property is located along North 23rd Street, south of Primrose Avenue.

The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District under the new McAllen Unified Development Code (UDC) for commercial and multi-family use.

The adjacent properties are zoned C-3 (General Business-OC) to the north, east, and south and C-4 (Commercial Instructrial-OC) District to the west.

Surrounding land uses include commercial businesses and multi-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors. Multi-family residences and non-residential land uses make up the majority of the land use category.

The development trend along North 23rd Street is commercial, industrial, and single-family residences.

The subdivision was recorded in March 1976. The earliest zoning record found for the property, indicating an C-3 zoning designation, dates back to 1979.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

After lengthy discussion, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Ms. Isela V. Rios second the motion with five members present and voting.

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1–6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1911 North 23rd Street. **(REZ2026-0037)**

Mr. Noah Del Bosque stated The subject property is located at the northwest corner of North 23rd Street and Sycamore Avenue.

Yvan Guerrero, on behalf of Young's Development LLC, is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing snow cone stand and retail store. The proposed

rezoning will allow for a food truck park with conditions.

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the east and west, R-3A (Multifamily Residential Apartment-OC) District to the northwest, and C-3 (General Business-OC) District to the north, south, and southeast.

Surrounding uses include single-family homes, multifamily homes, commercial plazas, and McAllen ISD Administration building.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridor. Mixed-Use Corridors consist of residential and nonresidential land uses, putting houses nearby jobs and services, and specifically access to public transit options.

The development trend along South Taylor Road is single-family residences and multifamily apartments.

La Lomita Terrace Subdivision was recorded on January 7, 1964. The property was rezoned to C-3 (General Business-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. This is the first rezoning case for this property since then.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Reza Badiozzamani moved to approve the rezoning request. Mr. Raul Sesin second the motion with five members present and voting.

5. Rezoning from C-1 (Office Building Office-OC) District to C-1 (Local Commercial-UDC) District: Lot 1, Village Center Subdivision, Hidalgo County, Texas; 2014 North Ware Road. **(REZ2026-0044)**

Ms. Mia Fuentes stated The subject property is located along North Ware Road, south of Vine Avenue.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for a youth soccer academy.

The adjacent properties are zoned C-1 (Office Building Office-OC) to the north and south, R-1 (Single-Family Residential–OC) District to the east, and A-O (Agricultural & Open Space-OC) District to the west.

Surrounding land uses include single-family residences, religious institutions, and a high school.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors. Multi-family residences and non-residential land uses make up the majority of the land use category.

The development trend along North Ware Road is single-family, multi-family, and commercial.

The subdivision was recorded in September 2004. The earliest zoning record found for the property, indicating a C-1 zoning designation, dates back to 1979.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Reza Badiozzamani second the motion with five members present and voting.

c) CONDITIONAL USE PERMITS:

1. Request of Oscar I. Guerrero for a Conditional Use Permit, for one year, and adoption of an ordinance for a Vaporizer Store at Lot 18A & 1.99% Common Area “A”, Amended Map of Broadway North Subdivision, Hidalgo County, Texas; 721 Dove Avenue. **(CUP2026-0012)**

Ms. Samantha Trevino stated The subject property is located on the south side of Dove Avenue between North 6th Street and North 10th Street. The property is zoned C-3 (General Business-OC) District. Surrounding zonings include C-3 (General Business-OC) District to the north and west, C-1 (Office Building-OC) District to the east and R-1 (Single-Family Residential-OC) District to the south. A vape shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

The first Conditional Use Permit for this location was approved by City Commission on December 11, 2023 and has been renewed annually since then. The applicant submitted a new application on February 16, 2026.

The vape shops current and proposed days and hours of operation are Monday- Sunday from 12 a.m. to 9 p.m. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned

property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;

2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Dove Avenue;

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. seven parking spaces are required and are provided on the existing shared parking area;

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved with favorable recommendation. Ms. Isela V. Rios Second the motion with five members present and voting.

2. Request of Enrique Loredo III for a Conditional Use Permit, for one year, and adoption of an ordinance for a Cigar Lounge/ Workshop at the South 7’ of Lot 3, all of Lot 4, and the North 23’ of Lot 5, Block 1, North Center Subdivision, Hidalgo County, Texas; 1624 North 10th Street Suite 15. **(CUP2026-0015)**

Ms. Samantha Trevino states the subject property is located on the east side of North 10th Street, between Quince Avenue and Pecan Boulevard and is zoned C-3 (General Business-OC) District. Surrounding zoning is C-3 (General Business-OC) District in all directions. A cigar lounge is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

This is the initial Conditional Use Permit application for this location.

The proposed days and hours of operation are Monday to Sunday from 12 p.m. to 12 a.m. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.
The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;

2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. five parking spaces are required and are provided as per site plan;

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Staff recommends disapproval of the request based on noncompliance with requirement # 1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved with favorable recommendation. Mr. Reza Badiozzamani Second the motion with five members present and voting.

3. Request of Eric Young on behalf of Young's Development LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Portable Food Concession Stand (Young's Sno-wiz) at Lots 1–6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1905 North 23rd Street. **(CUP2026-0016)**

Ms. Samantha Trevino Stated the subject property is located at the northwest corner of North 23rd Street and Sycamore Avenue and is zoned C-3 (General Business-OC) District. The surrounding zoning includes C-3 (General Business-OC) District to the north and south and R-1 (Single-Family Residential-OC) District to the east and west. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit (CUP) and in compliance with requirements.

The initial Conditional Use Permit for this location was approved November of 2005 for one year and has been renewed annually. The applicant submitted a new application on February 24, 2026.

The current and proposed days and hours of operation are Sunday to Saturday from 12 p.m. to 10 p.m. and Thursday to Saturday from 11 a.m. to 2 a.m. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

a) Cannot be located in residentially zoned area. The establishment is in a C-3 (General Business-OC) District;

b) Stand must be inspected by building inspection department and meet applicable building codes.

c) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; Parking lot must be paved and clearly striped.

d) If it is a portable building or trailer it must be anchored to the ground properly;

e) Must meet setback requirements of the zoning district in which it is located; and

f) Water and sewage disposal facilities must be available and may be required;

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Staff recommends disapproval of the request for life of the use, alternatively staff recommends approval for one year.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove for life of use instead approval of the conditional use permit for one year. Mr. Reza Badiozzamani Second the motion with five members present and voting.

d) SUBDIVISION:

1. MCALLEN O.T. LOTS 1A AND 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVENUE, MARC & ANGELA MILLIS, **(SUB2026-0045) (FINAL) SEA**

Ms. Natalie Moreno stated that the property located on Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W. Paving 52 ft. Curb & gutter both sides. Revisions Required: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements. Provide any existing R.O.W on plat with documents numbers and provide a copy to staff for review. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 03/3/2026 and CC on 03/23/2026. The variance request was approved at the Planning and zoning commission meeting of March 3, 2026 and approved at the city commission on March 23, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 16th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Revision needed: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements. Provide documents of existing R.O.W., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. Revisions required: Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements. If the existing R.O.W remains, a variance request may need to be submitted. Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&Z 03/03/2026 and City Commission on 03/23/2026. The variance request was approved at the Planning and zoning commission meeting of March 3, 2026, and approved by the City Commission on March 23, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 17th Street: 65 ft. existing R.O.W. Paving 40 ft. Curb & gutter both sides. Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. provide existing R.O.W from the property to the west. Provide documents from the existing R.O.W., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Plat reference abandoned alley R.O.W. by document number #3550424. Engineer must clarify if alley or service drive will be provided. Alley or service drive must not be a dead end. if service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and maintained by the lot owners and not the city of McAllen. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is

greater applies. Zoning Ordinance: Section 138-356 Corner: In accordance with the zoning ordinance or greater for easements. whichever greater applies. Add plat note as stated above. Zoning Ordinance: Section 138-356. Garage. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street. Add plat note as shown above. Sidewalk requirement may increase to 5 ft. per Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be. Maintained by the lot owners and not the City of McAllen. Add plat note as stated above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) Proposed: C-3 (General Business). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required. Traffic Impact Analysis (TIA) required prior to final plat. Public hearing for re subdivision is required. Provide centerline on all adjacent streets. Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable. Engineer submitted a variance request to not dedication ROW on request #1 Galveston Avenue and request #2 Houston Avenue. Variance will be heard on for P&Z 03/03/2026 and city commission 03/23/2026. The variance request was approved at the Planning and zoning commission meeting of March 3, 2026 and approved at city commission on 03/23/2026. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form, subject to conditions noted.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved approve of the subdivision in final form. Mr. Raul Sesin Second the motion with five members present and voting.

3) CONSENT:

a) Ware Road Development Subdivision, 3800 State Highway 107, Ware Road Development, LLC, **(SUB2026-0046) (FINAL) RJCD**

Ms. Natalie Moreno stated that the property located on N. Ware Road (FM: 2220): show dedication for 150 ft. of ROW. Paving by state Curb & gutter by state. Show existing ROW on both sides of original and new centerline and show total ROW. Plat needs to reflect both sides of ROW. how range on Parcel 70. Show how much ROW was given to TXDOT, include all applicable document numbers for ROW, easements and provide copies of these documents and show on plat. Show legal descriptions on adjacent properties. Subdivision Ordinance: Section 134-105.Monies must be escrowed if

improvements are required prior to final. COM Thoroughfare Plan. State Highway 107: 86 ft. from centerline for 172 ft. ROW existing. Paving by state Curb & gutter by state. Plat references 121.80 ROW dedicated by this plat. Is the 172 already existing? Please clarify, prior to recording. Need to Label the Centerline & dedication on both sides, prior to recording. Provide a copy of the documents referenced on the plat for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20ft. Paving: 16ft. Alley/service drive easement required for commercial/multi-family properties. Alley or service drive cannot dead-end. Show how much is the access easement id given on the north side on plat. Any easements should have a dash line not a slim line. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen". Front: In accordance with the zoning ordinance or in line with existing structures or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Sides; In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S.H 107 and N. Ware Road. Add plat note as shown above, prior to recording. Sidewalk requirement may increase to 5 ft. as per engineering department. Subdivision Ordinance: Section 134-120.Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses on S.H 107 and N. Ware Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: on State Highway 107. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Remove the notes inside lots 1, 2, 3 and 4. May create a table. Lot should only have lot # and lot sf. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form, subject to conditions noted.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in final form. Mr. Gabriel Kamel Second the motion with five members present and voting.

4) SUBDIVISIONS

a) Astrid's Place Subdivision, 324 North 4th Street, Astrid Gutierrez, **(SUB2026-00420 (PRELIMINARY) SPEC**

Ms. Natalie Moreno stated that the property located on 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties/multifamily residential. There is an existing Alley 10 ft. on the east side of the property. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Date Palm Avenue and N. 4th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Lots are fronting Date Palm Avenue. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this subdivision. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public hearing required with noticed may be applicable for single-family residential, prior to recording. Re plat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision". Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted, drainage and utility approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Raul Sesin Second the motion with five members present and voting.

b) Autozone at Taylor Subdivision, 5100 State Highway 107, Waldo Luis & Teresa D. Saldivar de Waldo, **(SUB2026-0047) (PRELIMINARY) SAMES**

Mr. Julio Constantino stated that the property located on R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial developments. Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Pecan Boulevard & N. Bentsen Road. May Increase to 5 ft. as per Engineering Department, prior to final/recording. Need to add Sidewalk plat note. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Need to add buffer plat note as shown above. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Need to add Buffer plat note as shown above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Need to add lot area on the plat. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. If annexed into the City, a rezoning would apply. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Plat is missing the label for the Point of Beginning (P.O.B.). Need to include items in your legend table. On the Location map, make sure to add parcel subdivision information and freeze any layers or text boxes that do not apply to location map. Need to correct the Mayor’s Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows. Mayor, City of McAllen date. On the Mayor's Signature block, you can remove the signature line for the City Secretary. Need to correct the Planning & Zoning Commission Chairman’s Signature Block with correct wording, it should read. Chairman, Planning & Zoning Commission date. Disclaimer: The City of McAllen does not require the Irrigation district’s signature block, but if its presented on the physical Mylar, you must provide for their signature & required recording documents (i.e. U.I.D. Tax Certificates). put on the top left side of your location map viewport for clarity. Clearly label all the streets and add their respective R.O.W. Add the parcel map information on the surrounding parcels of your subdivision. General Plat Notes missing include: Sidewalk Note. Access Easement Note. Common Areas Plat Note. 25X25 ft. Sight Obstruction Easement Note. Alley requirement or Min. 24 ft. Private Service Drive Easement Note. Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. Must comply with City’s Access Management Policy.

Staff recommends approval of the subdivision in Preliminary form, subject to the conditions noted, drainage & utilities Approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

After lengthy discussion, Board member Mr. Reza Badiozzamani moved to approve the subdivision in preliminary form. Mr. Gabriel Kamel Second the motion with five members present and voting.

c) Prime Corp Investments Subdivision, 4313 Colbath Avenue, Prime Corp Investments, LLC, **(SUB2026-0043) (PRELIMINARY) RDE**

Mr. Julio Constantino stated that the property located on 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Corner: 10 ft. or greater for easements. Unified Development Code Section 2.2.4-1: R-3 Dimensional Standards. Garage: 18 ft. except where greater setback is required; greater setback applies. Unified Development Code Section 2.2.4.D.5. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Rezoning Needed Before Final Approval. City Initiated rezoning (REZ2025-0159) approved. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application, need to provide number of dwelling units. As per Parks Department, park land dedication of 0.7473 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park land dedication of 0.7473 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. As per Parks Department, park land dedication of 0.7473 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, drainage, and utility approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in preliminary form. Mr. Gabriel Kamel Second the motion with five members present and voting.

d) Mariel Lucille Subdivision, 836 East Olympia Avenue, Mariel Torres, **(SUB2026-0048) (PRELIMINARY) RPLX**

Mr. Marcos Johnson stated that the property located on 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on application, 3 lot/dwelling units proposed. $2,100.

Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, utility and drainage approvals.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Raul Sesin Second the motion with five members present and voting.

e) MCCOLL CROSSING-APARTMENTS SUBDIVISION, 5801 SOUTH MCCOLL ROAD, JOHN W. BROOKE, **(SUB2026-0044) (PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single Family Residential-OC) Proposed R-1 (Single Family Residential- OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. No rezoning has been submitted for this property. Requirements are based on the R-1 District. if rezoning is submitted and approved, different requirement may be applicable. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the number of lots or units, park fees will be required, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Based on the number of lots or units, park fees will be required, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. No rezoning has been submitted for this property. Requirements are based on

the R-1 District. If rezoning is submitted and approved, different requirement may be applicable. Show legal descriptions of adjacent properties, prior to final. Please provide documents for all existing ROW. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted and utility and drainage approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with five members present and voting.

f) My Home Crossing Dreams Subdivision, 11 South 29th Street, My Home, LLC, **(SUB2025-0120) (REVISED PRELIMINARY) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 03/17/26) MAS**

Ms. Natalie Moreno stated that the property located on South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Block Length for R-3 Zone Districts. Subdivision Article: Section 5.3. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department if the number of units changes, the park fee will be adjusted. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400) or as per Parks Department. if the number of units changes, the park fee will be adjusted. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400) or as per Parks Department. If the number of units changes, the park fee will be adjusted. Perimeter buffers must be built at time of Subdivision Improvements. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. Perimeter sidewalks must be built or money escrowed if not built at this time. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Revision needed. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements, whichever greater applies. New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Comments: Must comply with City's Access Management Policy. Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required. Please confirm if the subdivision will have an HOA. The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026.Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Rezoning Needed Before Final Approval. A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. Zoning Ordinance: Article V. Existing: R-3 Proposed R-3. Zoning Ordinance: Article V.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approvals and disapproval of the variance request.

Applicant requested for item to be removed from the agenda

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to remove the item from the table. Mr. Raul Sesin Second the motion with five members present and voting.

g) The Tree House Subdivision, 801 South Taylor Road, Gura Living Communities, LLC, **(SUB2026-0011) (REVISED PRELIMINARY) ACHCE**

Ms. Marco Johnson stated that the property located on S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW. Paving:52 ft. - 65 ft. Curb & gutter: Both sides. Please provide document of existing ROW for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Please provide the measured centerline distance from the proposed interior street(s) intersecting S. Taylor Road to the centerline of the existing street(s) located west of S. Taylor Road. The dimension shall be clearly shown on the plat to demonstrate compliance with the minimum 125 ft. centerline to centerline offset requirement. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to face required. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Please clarify on plat whether it will be private or public prior to final. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R1. Zoning Ordinance: Article V. City Commission approval for R-1 (UDC) 3.23.26. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Currently zoned as R-3A and application shows R-1. Application for R-1 Zoning submitted on 1-26-26, must be finalized prior to final. If property is rezoned, requirements will be established prior to final. City Commission approval for R-1 (UDC) 3.23.26. Pending review by city management if variance is submitted. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat.

Staff recommends approval of the subdivision in Revised Preliminary Form, subject to the noted conditions, drainage approval, and approval of all three variance requests.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel to approve the subdivision in revised preliminary form also including all of the three variance request. Ms. Isela V. Rios Second the motion with five members present and voting.

h) Rancho Lot 45A Subdivision, 5408 South 27th Street, Adolfo Cortiva Jr, **(SUB2026-0050) (FINAL) SEA**

Ms. Julio Constantino stated that the property located on S. 27th Street: 5 ft. dedication for 25 ft. for a 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: Both sides. Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk. Variances were approved at the Planning and Zoning Commission meeting of March 3, 2026. At the request of the Engineer, item is to be heard in Final Form Pending City Commission approval. To be presented at the City Commission meeting of April 27, 2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW 20 ft. Paving existing conditions remain. Alley/service drive easement required for commercial properties. Proposed is Single-family residential, per application. If the use changes, alley improvements will be required. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning Ordinance or greater for easements or in line with existing structures, whichever greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Garage: 18.0 ft except where greater setback is required; greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 27th Street. Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk. Variances were approved at the Planning and Zoning Commission meeting of March 3, 2026. At the request of the Engineer, item is to be heard in Final Form Pending City Commission approval. To be presented at the City Commission meeting of April 27, 2026. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Subdivision does not include north 1/2 of Lot 45; Clarify before final. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation for one lot single family residential use will be waived. Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk. Variances were approved at the Planning and Zoning Commission meeting of March 3, 2026. At the request of the

Engineer, item is to be heard in Final Form Pending City Commission approval. To be presented at the City Commission meeting of April 27, 2026. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form, subject to the conditions noted.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form. Mr. Raul Sesin Second the motion with five members present and voting.

i) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, INC, **(SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) (TABLED ON 03/17/26) M&H**

Ms. Julio Constantino stated that the property located on Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized, prior to final. Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Subdivision Ordinance: Section 134-105. Front: 20 feet minimum or greater for easements. Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. Garage: 18 feet except where greater setback is required; greater setback applies. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. Revise plat note #16 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Revise plat note as shown above, prior to final/Recording. Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-

168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City’s Access Management Policy. At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements. At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda. At the Planning and Zoning Commission meeting of December 2, 2025, at the request of Raul Sesin, the subdivision was tabled on this Agenda, item to be discussed at the next available P&Z meeting.

Staff recommends approval of the subdivision in final form subject to the conditions noted.

Mr. Julio Constantino stated as per the engineer is requesting for item to be removed item for the agenda.

Being no discussion, Board Member Mr. Raul Sesin moved to remove the item from the table. Mr. Gabriel Kamel Second the motion with five members present and voting.

J) Barton Subdivision, 8501 North Main Street, Antonio Esparza, **(SUB2024-0109) (REVISED FINAL) TE**

Ms. Natalie Moreno stated that the property located on N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft.-105 ft. Curb & gutter: both sides. Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final/recording. Provide a copy of the referenced documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following request: A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the

west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. Planning and Zoning Commission tabled the request on May 7, 2024, for the applicant to further discuss the request with the Engineering Department. At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department. The project engineer resubmitted a variance application (VAR2024-0028) on behalf of the developer with the following request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission at the meeting of June 10, 2024. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. On June 11, 2024, the applicant resubmitted the same request and requested 50 ft. ROW dedication from centerline in lieu of 60 ft. minimum ROW dedication as approved by the City Commission. The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. Staff from Engineering Department were present and indicated that 60 ft. ROW dedication from centerline is needed for N. Bicentennial Boulevard for a future deceleration and right-turn lane at the intersection of Frontera Road and N. Bicentennial Ave. After further discussion, the Board unanimously tabled the item and asked the Engineering Department to provide a layout showing the deceleration and right-turn lane at the intersection to indicated how much ROW will be needed. After further discussion, the item was unanimously tabled. At the Planning and Zoning Commission meeting of August 6, 2024, the item was removed from the agenda, since the variance was going directly to the City Commission. City Commission approved the variance as requested by the applicant on August 12, 2024, to dedicate 50 ft. of ROW from centerline to N. Bicentennial Boulevard. The plat submitted on October 16, 2024, shows 10 ft. additional ROW dedicated by this plat all the way through the boundary of the subdivision along N. Bicentennial Boulevard. Additional detail on the existing ROW to verify compliance prior to final/recording. Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: both sides. Provide a copy of the referenced documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: both sides. Revisions needed: Provide a copy of the referenced documents for staff review prior to final/recording. Clarify/remove the dashed line where the existing 60 ft. ROW merges to existing 80 ft. ROW on the southwest side of the subdivision, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW. Paving: min. 40 ft. Curb & gutter: both sides. Revisions needed: Clarify/remove the dashed line shown on the ROW on the northeast corner of Lot 2, prior to final/recording. Provide a copy of the referenced documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests: A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback

applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Bicentennial Boulevard, Frontera Road, Northgate Lane, and N. Main Street. Revise plat note #9 as shown above prior to final/recording. 5 ft. sidewalk may be required by Engineering Department. Finalize prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard and Frontera Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard, Frontera Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final/recording, since an HOA is not required for a three-lot public subdivision. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final/recording, since an HOA is not required for a three-lot public subdivision. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots 1 seems to be A-O District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots 1 seems to be A-O District. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the latest plat for four single-family residential lots are proposed, so a Park Fee of $2,800based on $700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. Revise the originally submitted application to reflect the updated number of lots prior to final/recording. As per Traffic Department, Trip Generation is waived. Additional Comments: Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions of HCID #2 easement lines on the plat or in a table prior to final/recording. Clarify the claimed easements on the plat or reference the document number prior to final/recording. Use ghosted lines for original lot lines from Ebony Heights Citrus Grove Subdivision, since they are being confused with Barton subdivision lot lines. Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed from the latest submitted plat. Clarify/revise the wording prior to final/recording. Any abandonment must be done by separate instrument and referenced on the plat. Revise the number of lots on the originally submitted application from four to three to match the latest

submittal prior to final/recording. The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer: 1. A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. 2. A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. At the Planning and Zoning Commission meeting of May 7, 2024, the item was unanimously tabled by the Board to discuss it further with the Engineering Department. At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department. A new variance application (VAR2024-0028) has been submitted with the same request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission on 06/10/2024. Planning and Zoning Commission tabled the request for more information. At the Planning and Zoning Commission meeting of August 6, 2024, the item was removed from the agenda, since the variance was going directly to the City Commission. City Commission approved the variance as requested by the applicant on August 12, 2024, to dedicate 50 ft. of ROW from centerline to N. Bicentennial Boulevard.

Staff recommends approval of the subdivision in revised final form subject to conditions noted and approval of the additional of lot.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in revised final form. Mr. Gabriel Kamel Second the motion with five members present and voting.

K) Russell Creek Subdivision, 13701 North 23rd Street, Elite Development 786, LLC, **(SUB2025-0164) (REVISED FINAL) M2**

Ms. Natalie Moreno stated that the property located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both Sides. Pleas clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides.15 ft. SWSC shows to overlap with ROW. Please clarify.

Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. 8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 ft.. back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. The variance was approved at the City Commission for the 50ft of ROW and 40 ft of pavement. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Street names to be finalized, prior to recording. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. all setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road), 8-3/4 Mile Road, and both sides of all interior streets. Sidewalk requirements may increase to 5 ft. per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Russell Road and North 23rd Street (Depot Road). Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Curve dimensions seem to be off set. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone.

On some lot frontage, they do not meet the min lot frontage of minimum 50 ft. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineered agreed to the required 40 ft. of paving. Must comply with City’s Access Management Policy.

Staff recommends approval of the subdivision in revised final form, subject to conditions noted.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised final form. Ms. Isela V. Rios Second the motion with five members present and voting.

5) DISCUSSION:

No Discussion was given to board members.

6) INFORMATION ONLY:

Panning Director Mr. Omar Sotelo, Updated the board members on the City Initiated Rezoning cases, As well the rezoning and Conditional use permit cases from previous City Commission meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:17 p.m. with Ms. Isela V. Rios second the motion with five members present and voting.

Marco Suarez, Chairperson

ATTEST: _____
Valerie Ramos Administrative Clerk

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 21, 2026

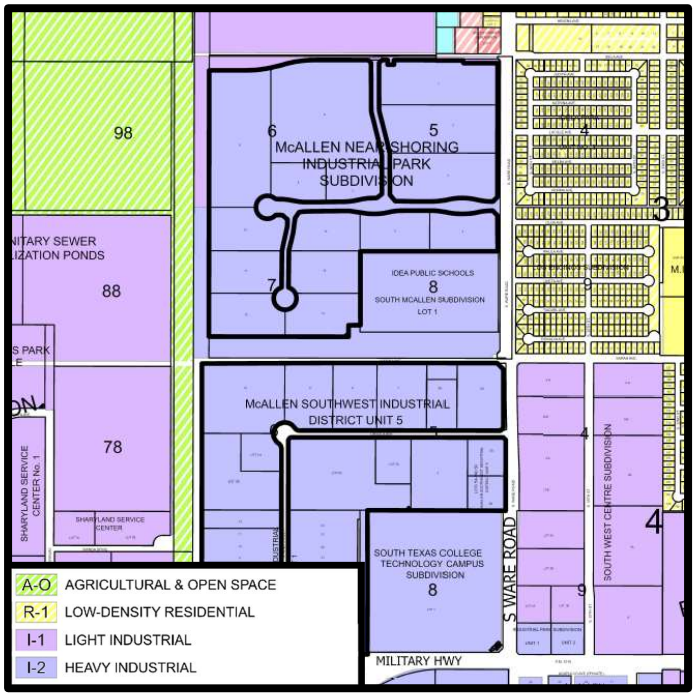
SUBJECT: **REZONING FROM I-2 (HEAVY INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-2 (HEAVY INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0032:

McAllen Near-Shoring Industrial Park Subdivision, Lots 1-3 and 6-7, Hidalgo County, Texas
4600-4901 South 40th Street
McAllen Near-Shoring Industrial Park Subdivision, Lots 4-5 and 8-9, Hidalgo County, Texas
3701-4300 Melba Avenue
McAllen Near-Shoring Industrial Park Subdivision, Lots 10-15, Lots 1-A and 1-B McAllen Southwest Industrial District Unit #5 Subdivision, Lots 1-A and 1-B, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 4-12, Hidalgo County, Texas
5000-5201, 5800, 5900, 6100, 6110, and 6200 South 42nd Street
McAllen Southwest Industrial District Unit 5 Subdivision, Lots 4, 7-10, 6A and 6B, McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 2A and 3A, Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5A, Hidalgo County, Texas
3700-4200 Ursula Avenue
Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5B, Hidalgo County, Texas
5900 South Ware Road
Industrial Park Subdivision Unit 1, Lot A, Industrial Park Subdivision Unit 2, Lot 1, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 1-3 and 13-24, Hidalgo County, Texas
3500, 3600, 4000, and 4324 Military Highway
3916 Military Highway (PID: 509812)

LOCATION: The subject properties are located on the west side of South Ware Road, north of Military Highway.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-2 (Heavy Industrial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).





ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space-UDC) District to the west, R-1 (Low Density Residential-UDC) District to the east, I-1 (Light Industrial-OC) District to the north and east, and I-2 (Heavy Industrial-OC) District to the south and between the subject properties.

LAND USE: The subject properties are vacant and have existing industrial uses. Surrounding uses include single-family homes, a gas station, a public school, a college, and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The Industrial category is largely confined to the southern portion of the city. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend along South Ware Road is industrial uses.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

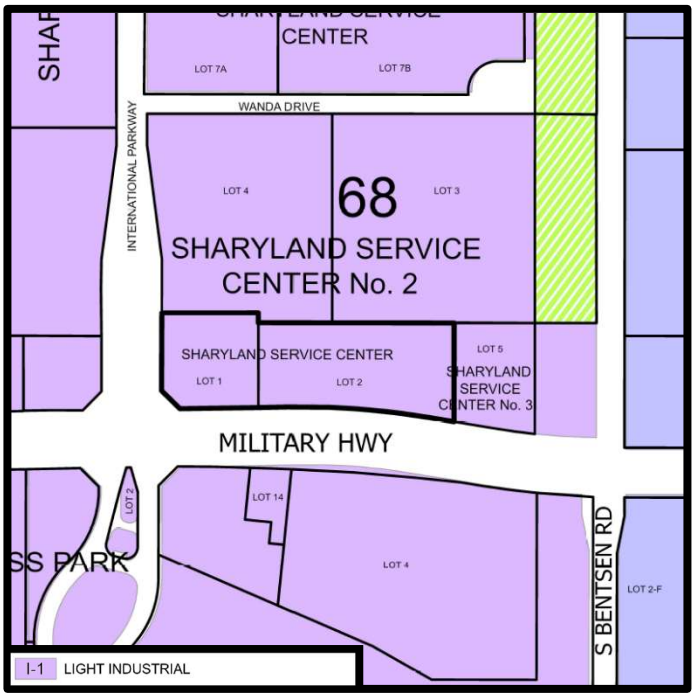
DATE: April 21, 2026

SUBJECT: **REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0039:

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas
4600 and 4712 Military Highway

LOCATION: The subject properties are located on the north side of Military Highway, east of South International Parkway.





PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District in all directions.

LAND USE: The subject properties are being used as a gas station, restaurants, and offices. Surrounding uses include light industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The Industrial category is largely confined to the southern portion of the city. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend along Military Highway is commercial, office, and light industrial uses.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees. Convenience stores and restaurants are permitted in a C-2 (Regional Commercial-UDC) District but not in an I-1 (Light Industrial-UDC) District. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

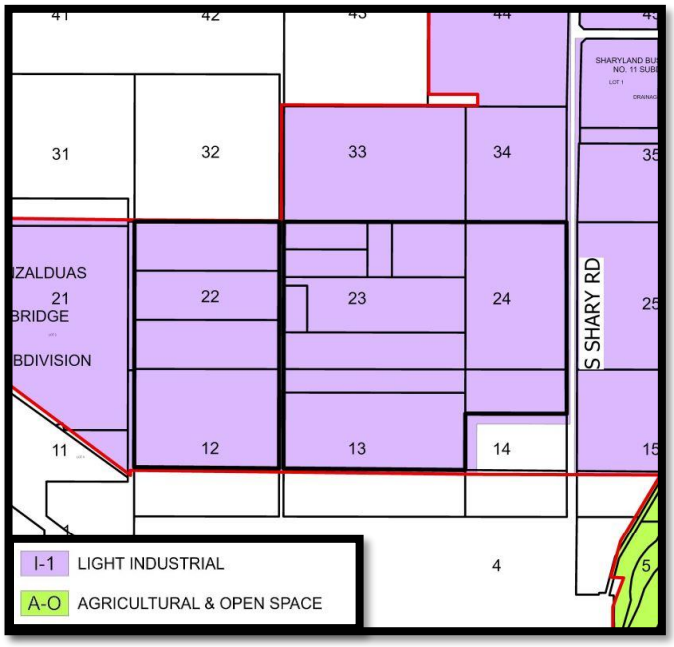
DATE: April 21, 2026

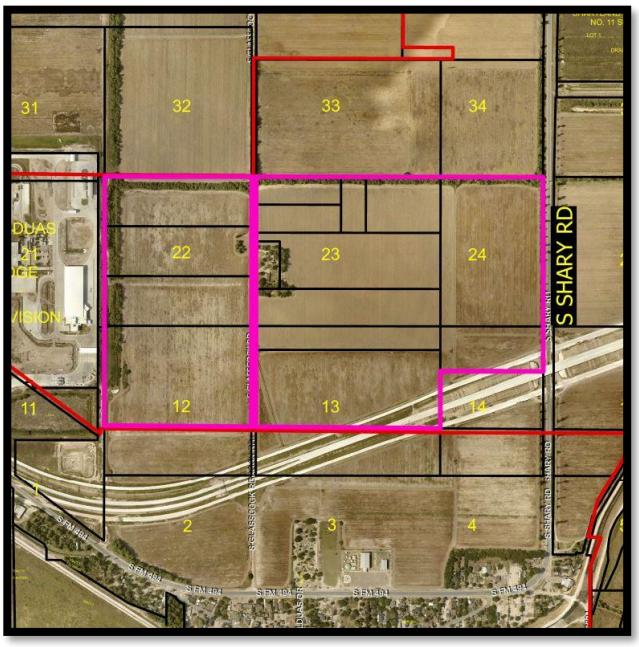
SUBJECT: **REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0040:

7700 South Shary Road (PID: 280751)
8100 South Shary Road (PID: 280737)
7700-8201 South Glasscock Road & Rear 1-2 (PID: 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, 997032)

LOCATION: The subject properties are located along the west side of South Shary Road and south of Old Military Highway.





PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) to the northeast, east, and west, and outside the city limits to the northwest and south.

LAND USE: Surrounding uses include agricultural land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 21, 2026

SUBJECT: **REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0041:

Sharyland Service Center No. 1 Subdivision, Lot 12, Sharyland Service Center Lot 7A Subdivision, Lot 7A, Sharyland Service Center No. 4 Subdivision, Lot 10, Sharyland Business Park Lot 23A and 25 Subdivision, Lots 23A and 25, Hidalgo County, Texas

5700, 5901, 6100, 6901, and 7115 South International Parkway

Sharyland Business Park - Project Circle Subdivision, Lot 1, Sharyland Service Center No. 4 Subdivision, Lots 11-A and 11-B, Hidalgo County, Texas

4800, 5001, and 5109 Tanya Avenue

Sharyland Service Center No. 4 Subdivision, Lot 8, Sharyland Service Center No. 3 Subdivision, Lot 5, Sharyland Service Center No. 7 Subdivision, Lot 9, Sharyland Business Park Phase 1 Lots 4 & A Subdivision, Lot 4, Sharyland Business Park Lot 14 Subdivision, Lot 14, Hidalgo County, Texas

4400, 4403, 4621, 5000, and 5100 Military Highway

Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No. 2 Subdivision, Lots 3 and 4, Hidalgo County, Texas

4301, 4400, and 4701 Wanda Avenue

Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 3, Hidalgo County Texas

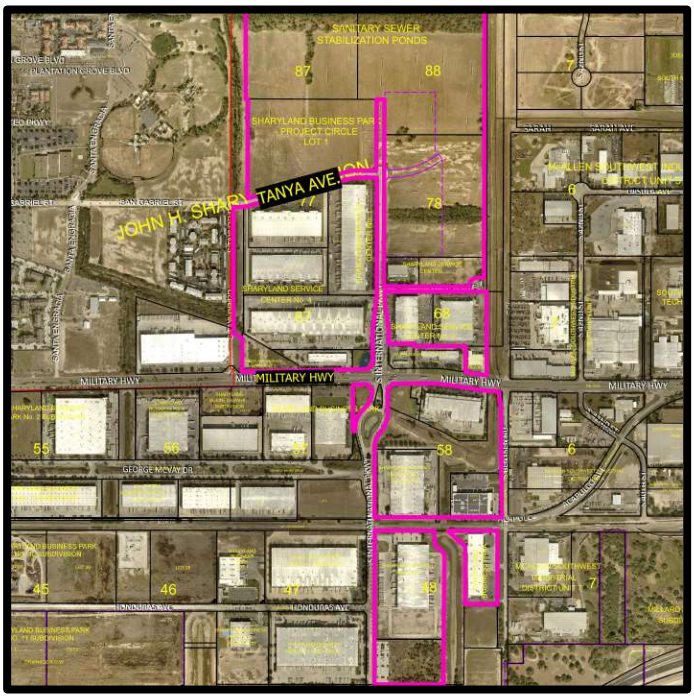
6700 South Bentsen Road

4800 South International Parkway (PID: 699739)
5801 South International Parkway & Rear 1 and 2 (PID: 352440, 516680, 638525)
6602 South International Parkway (PID: 583395)
6800 and 6801 South International Parkway (PID: 573499)
6805 South International Parkway and Rear (PID: 573501 & 583396)
4713 and 4801 Military Highway (PID: 517339)
5150 Tanya Avenue (PID: 674385)

LOCATION: The subject properties are located along both sides of South International Parkway and Military Highway.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).





ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District to the south and I-2 (Heavy Industrial-OC) District and A-O (Agricultural & Open Space-UDC) District to the east.

LAND USE: The subject properties are being used as light industrial spaces. Surrounding uses include industrial uses, a gas station, restaurants, and offices.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The Industrial category is largely confined to the southern portion of the city. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend along Military Highway is light industrial uses.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

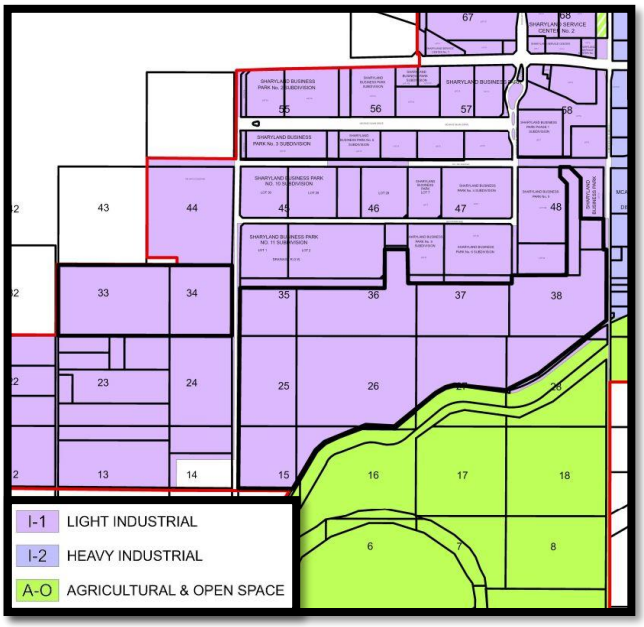
DATE: April 21, 2026

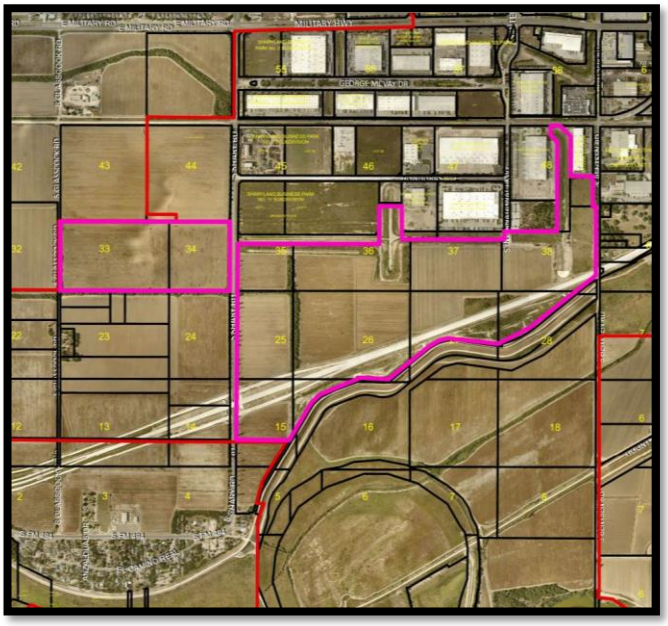
SUBJECT: **REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0043:

7300 South Shary Road & Rear (PID: 280760 & 280761)
7405 South Shary Road & Rear 1-3 (PID: 280762, 280763, 280764, 280765)
7705 South Shary Road & Rear 1-4 (PID: 280752, 280753, 280754, 280756, 1310009)
8105 South Shary Road & Rear (PID: 280738, 550076, 280740)
5125 Honduras Avenue Rear (PID: 722966)
7100 South International Parkway Rear (PID: 713488)
7100 South Bentsen Road & Rear (PID: 280773, 692367)

LOCATION: The subject properties are located along the west side of South Shary Road and south of Old Military Highway.





PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) to the north and west, I-2 (Heavy Industrial-OC) to the east, and A-O (Agricultural and Open Space-OC) to the south.

LAND USE: Surrounding uses include agricultural land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

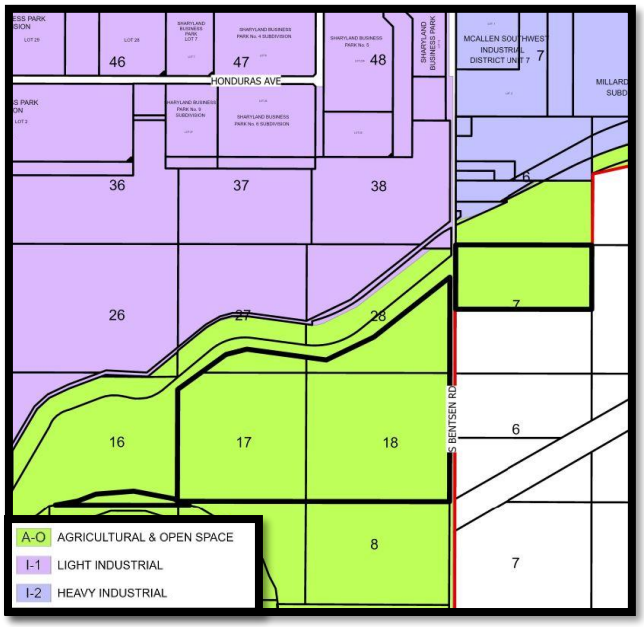
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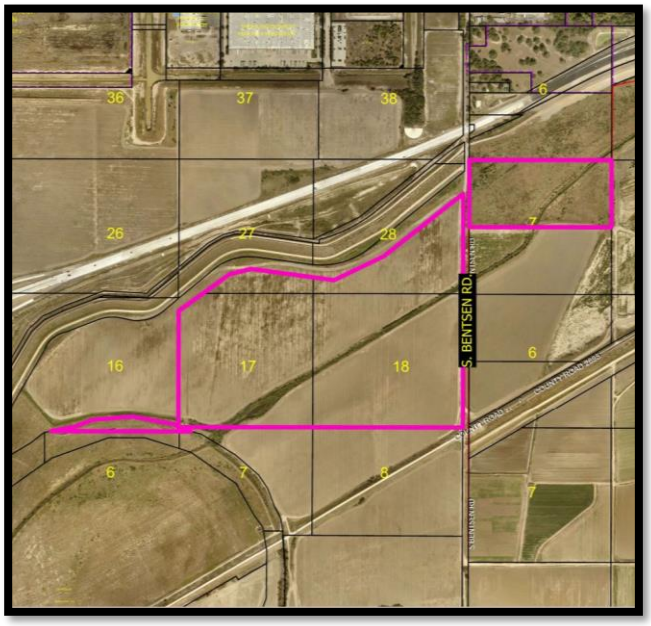
SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0042:

7701 South Bentsen Road (PID: 644464)
7800 South Bentsen Road & Rear (PID: 280757, 280755)
8100 South Bentsen Road & Rear 1-2 (PID: 280742, 280741, 280739)

LOCATION: The subject properties are located along both sides of South Bentsen Road and south of Honduras Avenue.





PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural and Open Space-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural and Open Space-OC) to the north, west, and south, and outside the city limits to the south and east.

LAND USE: Surrounding uses include agricultural land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space.

DEVELOPMENT TRENDS: The development trend of this area is agricultural and industrial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

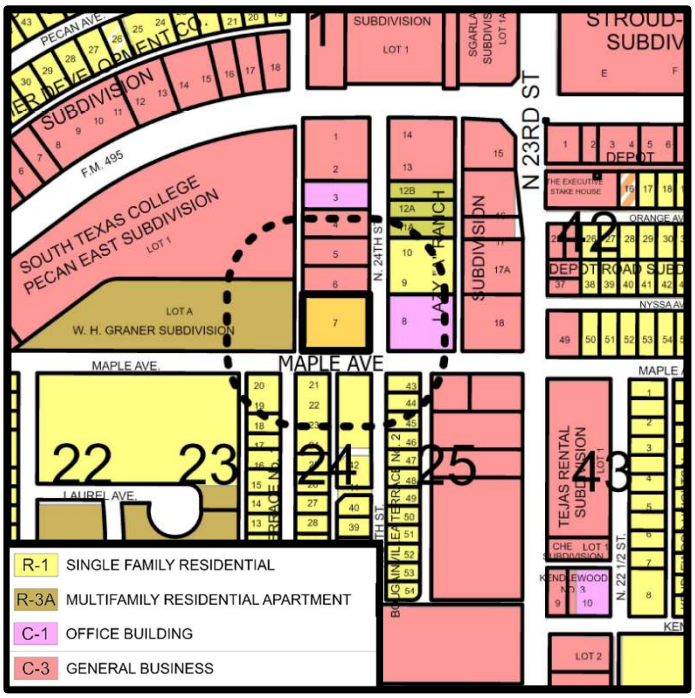
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 21, 2026

SUBJECT: **REZONING FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 7, LAZY-A RANCH ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 MAPLE AVENUE. (REZ2026-0038)**

LOCATION: The subject property is located at the northwest corner of Maple Avenue and North 24th Street.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing daycare.

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the northeast and south, R-3A (Multifamily Residential Apartment-OC) District to the west, C-1 (Office Building-OC) District to the east, and C-3 (General Business-OC) District to the north.

LAND USE: Surrounding uses include single-family homes, apartments, a college building, an office, and a church.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along Maple Avenue is single-family and multifamily homes.

HISTORY: Lazy-A Ranch Addition Subdivision was recorded on October 17, 1950. City Commission approved rezoning requests for the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on August 17, 2006 and from C-1 (Office Building-OC) District to C-2 (Neighborhood Commercial-OC) District on June 24, 2013. City Commission approved rezoning requests for the properties north of the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on September 20, 2006 and from C-1 (Office Building-OC) District to C-3 (General Business-OC) District on March 9, 2015.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

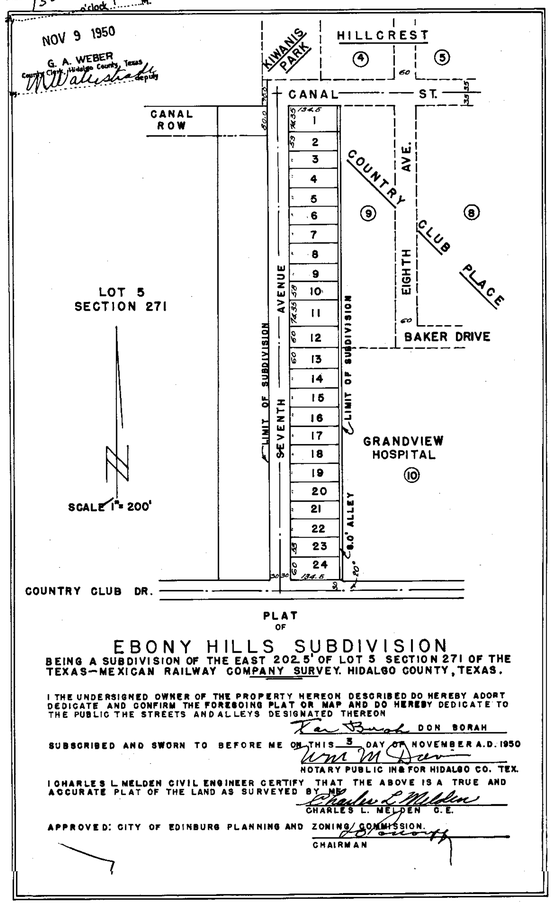
If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends disapproval of the rezoning request. Alternatively, staff recommends rezoning to C-1 (Local Commercial-UDC) District.

19513

FILED FOR RECORD THIS DATE
1:50 o'clock P. M.
NOV 9 1950
G. A. WEBER
County Clerk, Hidalgo County, Texas
M Wallace Deputy



PLAT
OF

EBONY HILLS SUBDIVISION

BEING A SUBDIVISION OF THE EAST 202.5' OF LOT 5 SECTION 271 OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY. HIDALGO COUNTY, TEXAS.

I THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED DO HEREBY ADOPT DEDICATE AND CONFIRM THE FOREGOING PLAT OR MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON

Ken Burch DON BORAH

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3 DAY OF NOVEMBER A.D. 1950

Wm M Dow
NOTARY PUBLIC IN & FOR HIDALGO CO. TEX.

I CHARLES L. MELDEN CIVIL ENGINEER CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LAND AS SURVEYED BY ME

Charles L Melden
CHARLES L. MELDEN C.E.

APPROVED: CITY OF EDINBURG PLANNING AND ZONING COMMISSION.

[illegible]
CHAIRMAN

Recorded: November 15, 1950

STATE OF TEXAS.
COUNTY OF HIDALGO:

We, Floyd C. Platt and Lura M. Platt, Owners of the lands herein shown having caused same to be subdivided, do hereby approve, accept and adopt the accompanying Map of said Subdivision of said lands and we do hereby grant to the public the use of and an entrance into the Streets, shown thereon as public purposes. There are reserved over, across and under the Lots easements as shown on said Map, for water lines, gas lines, Telephone and Telegraph lines, electric Lines, Sewer Lines and other utilities. Such easements are to be for the City of San Juan a Municipal Corporation or those who may, at the time, have franchise under said City.

WITNESS OUR HANDS on this the 21st day of September A.D. 1950.

Floyd C. Platt
Floyd C. Platt Co-owner

Lura M. Platt
Lura M. Platt Co-owner

Approved and accepted by the Commissioners of the City of San Juan at their regular meeting on the 18th day of September, A.D. 1950.

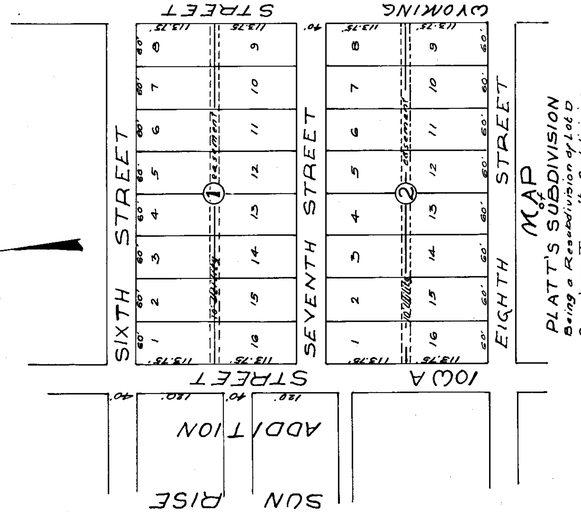
ATTEST Wm B Sorman City Mayor SEAL

ATTEST J. E. Fagan City Secretary

18902

FILED FOR RECORD THIS DATE
1:50 o'clock P. M.
OCT 30 1950

Recorded: November 14, 1950



MAP
OF
PLATT'S SUBDIVISION
Being a Resubdivision of Lot 8
San Juan Townsite Subdivision
Scale 1" = 100'
9/16/1950

STATE OF TEXAS,
COUNTY OF HIDALGO;

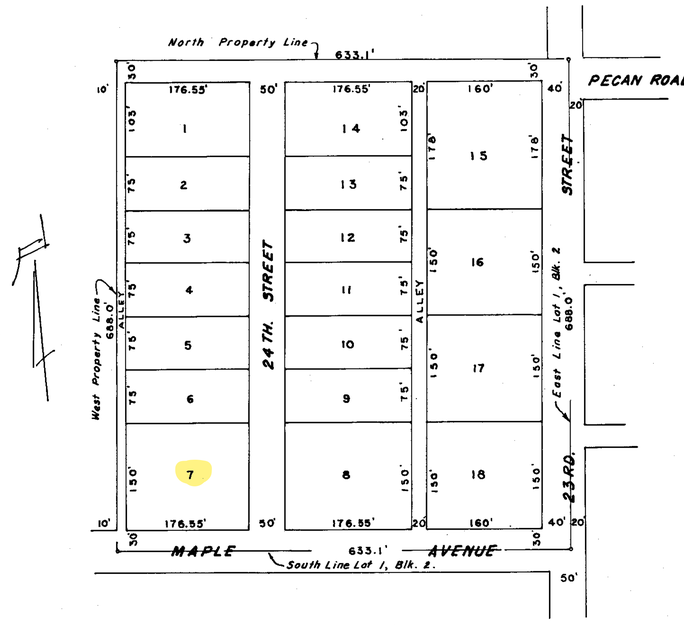
I, M. B. Gore, Civil Engineer & Surveyor do hereby certify that the foregoing MAP is a true and correct representation of a survey made by me on the ground for the owners on the 16th day of September, 1950.

M B Gore
Civil Engineer & Surveyor

SEAL

Subscribed and Sworn to by M. B. Gore before me this the 19th day of September, 1950 to certify which witness my hand & official seal.

Mrs. Frank Gore
NOTARY PUBLIC
In and for Hidalgo County, Texas



I, C. L. Fabian, A Licensed Land Surveyor, do hereby certify the foregoing map to be a true & correct representation of the lands hereon described as set out by me on the ground.

SEAL
C. L. Fabian
C. L. FABIAN
Licensed Land Surveyor
Mc Allen, Texas.

State of Texas:
County of Hidalgo:

We, Lee Akin & Jack Akin, owners of the property, hereon described, do hereby adopt, dedicate & confirm the foregoing map, and do hereby dedicate to the public the streets and alleys designated thereon.

Lee Akin
Lee Akin

Jack Akin
Jack Akin

State of Texas:
County of Hidalgo:
Subscribed and sworn to before me on this the 16th day of Oct. A. D. 1950.

Ramon Lopez SEAL
Notary Public in and for
Hidalgo County, Texas

Approved by the Mc Allen Zoning and Planning Board September 10, 1950.

E. A. Greene
E. A. Greene, chairman

18221

MAP
OF
LAZY-A RANCH ADDITION
TO MC ALLEN, TEXAS.

BEING A SUBDIVISION
OF
THE SOUTHEAST 10.0 ACRES OF LOT 1, BLK. 2,
C. E. HAMMOND'S SUBDIVISION IN PORCIONES 61, 62, 63 & 64,
HIDALGO COUNTY, TEXAS.

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
MCALLEN, TEXAS

SCALE: 1"=100' DATE: Sept. 23, 1950

FILED FOR RECORD THIS DATE
11:00 o'clock A. M.
OCT 17 1950
G. A. WEBER
County Clerk, Hidalgo County, Texas
M Wallace Deputy

Recorded: October 28, 1950

Sub2026-0018

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Jackson Commerce Development Subdivision, Lot 9A & 11A Phase IV

Legal Description JACKSON COMMERCE DEV PH 4 LOT 11 & LOT 9

Location Located on the North side of E Hwy 83/S K Center Street intersection

City Address or Block Number 1021 E Hwy 83

Total No. of Lots 2 Total Dwelling Units 0 Gross Acres 4.146 Net Acres 2.412

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒Commercial (2.41 Acres)/☐ Residential (____ Lots) Replat: ☒Yes/☐No

Existing Zoning I-1 Proposed Zoning I-1 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use Vacant Proposed Land Use Autozone

Irrigation District # HCID2 Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Parcel # 588138, 588141, & 588139

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name Park Place Venture One, LTD Phone 214-924-5098

Address 7700 W Hwy 71, Suite 300 E-mail gpalmer@palmcoinc.com

City Austin State TX Zip 78539

Developer

Name same as owner Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person Greg Palmer

RECEIVED FEB 03 2026 BY: A.V.

Engineer

Name M2 Engineering, PLLC Phone 956-600-8628

Address 1810 E. Griffin Parkway E-mail milo@m2-engineers.com

City Mission State TX Zip 78572

Contact Person Emigdio Salinas

Surveyor

Name Homero Luis Gutierrez, RPLS Phone 956-369-0988

Address PO Box 548 E-mail homero_gutierrez@sbcglobal.net

City McAllen State TX Zip 78501

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

✓ Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
✓ Title Report
✓ Sealed Survey
✓ Location Map
✓ Plat & Reduced Plat
✓ Warranty Deed
✓ DWG File
- Letter of Authorization from the owner (if applicable)
✓ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

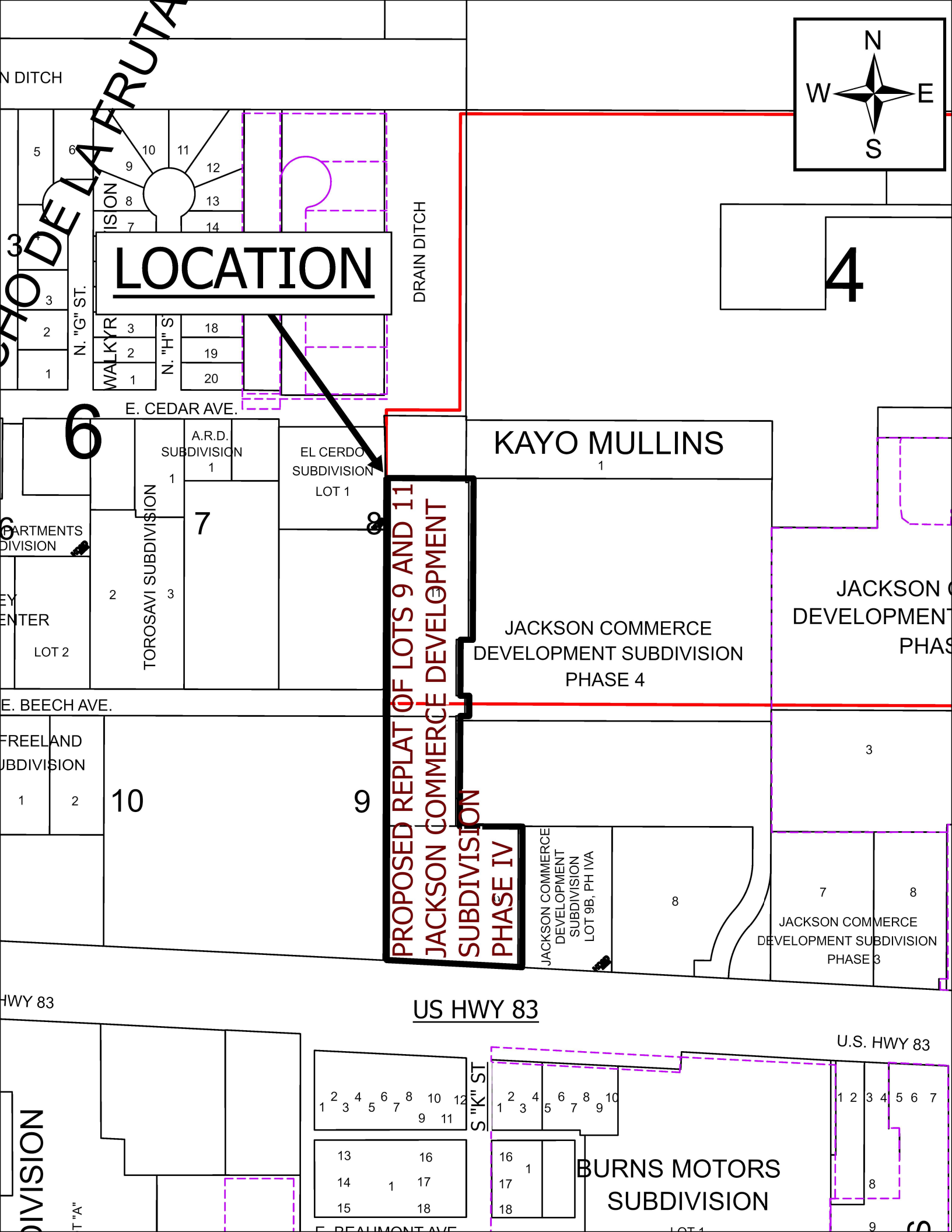
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

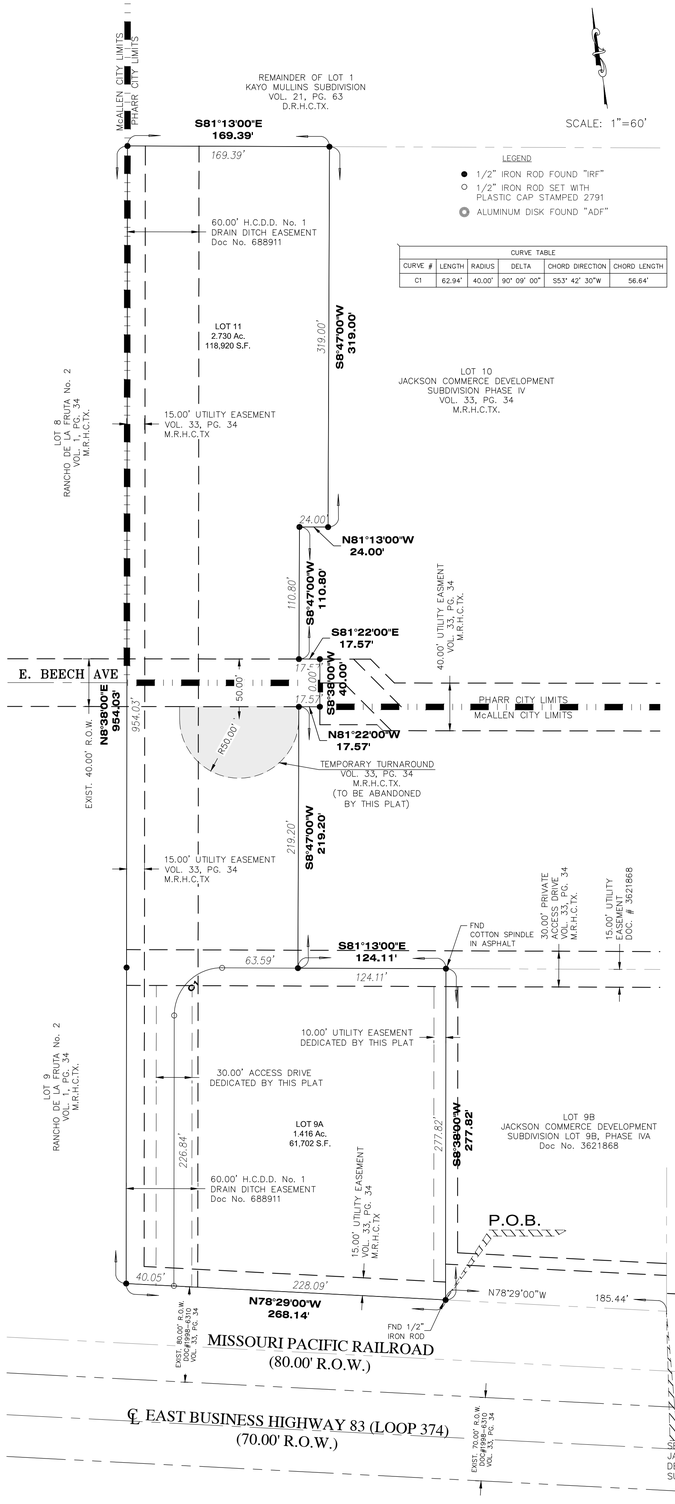
Signature _____ Date 1/23/26

Print Name G. J. Palmer, Jr.

Owner ☑ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
LOCATION
N DITCH
DRAIN DITCH
N. "G" ST.
N. "H" ST.
WALKYR
E. CEDAR AVE.
A.R.D. SUBDIVISION
EL CERDO SUBDIVISION LOT 1
KAYO MULLINS
TOROSAVI SUBDIVISION
JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE 4
PROPOSED REPLAT OF LOTS 9 AND 11 JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV
JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9B, PH IVA
JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE 3
E. BEECH AVE.
FREELAND SUBDIVISION
LOT 2
US HWY 83
U.S. HWY 83
S "K" ST
BURNS MOTORS SUBDIVISION



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	62.94'	40.00'	90° 09' 00"	S53° 42' 30"W	56.64'

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"

ZONE "B" AREAS; AREAS BETWEEN LIMITS OF THE 100–YEAR AND 500– YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

ACCORDING TO COMMUNITY–PANEL NO. 4803430 0005 C,
MAP REVISED: NOVEMBER 2, 1982.

2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE OR EASEMENT LINES, OR APPROVED SITE PLAN WHICHEVER REQUIRES THE GREATER SETBACK.

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF NORTH WARE ROAD AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

MC 79– DESCRIPTION: 30" ALUMINUM PIPE WITH 3–1/4" BRASS MONUMENT CAP ON TOP AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS. 83 AND McCOLL ROAD.
ELEVATION: 116.20
N: 16598335.61518
E: 1078415.43699

5. IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10.318 CUBIC–FEET OR 0.24 ACRE–FEET OF STORM WATER RUNOFF FOR LOT 9A AND A TOTAL OF 18,680 CUBIC–FEET OR 0.43 ACRE–FEET OF STORM WATER RUNOFF..

6. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

7. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

8. 8–FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

10. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

12. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

13. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

14. ADDITIONAL FIRE PREOTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENT.

15. NO PERMANENT STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.

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

17. MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A MINIMUM 10 FT x 10 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY/STREET INTERSECTIONS.

18. THE PRIVATE ACCESS DRIVES SHOWN HEREON PROVIDE INGRESS AND EGRESS TO AND FROM THE LOT CREATED BY THIS SUBDIVISION AND IS INTENDED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS IN THIS SUBDIVISION, THEIR RESPECTIVE TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F–19545

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS REPLAT OF LOTS 9 AND 11 JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS_____DAY OF_____, 2026.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN 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 McALLEN DATE:

ATTESTED BY:

_____ _____ _____
CITY SECRETARY DATE:

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: JANUARY 2026
SUBMITTAL DATE:

METES AND BOUNDS

A 4.146–ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF McALLEN AND THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, CONSISTING OF A THE WEST 1.416 ACRE PORTION OF LOT 9 AND ALL OF LOT 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV (VOLUME 33, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS), REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF BUSINESS US 82 (LOOP 374), APPROXIMATELY 985 FEET WEST OF JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND ON THE APPARENT NORTH LINE OF THE EXISTING MISSOURI PACIFIC RAILROAD 75.00 FEET (80.00 FEET RECORDED) RIGHT–OF–WAY FOR THE APPARENT SOUTHWEST CORNER OF LOT 9B, JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 99, PHASE IV (INSTRUMENT NO. 3621868, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND FOR THE SOUTHEAST CORNER OF SAID 4.146–ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 78°29'00" WEST, WITH THE SAID EXISTING MISSOURI PACIFIC RAILROAD NORTH RIGHT–OF–WAY LINE, THE APPARENT SOUTH LOT LINE OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV (VOLUME 33, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 268.14 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°38'00" EAST, WITH THE APPARENT WEST LOT LINE OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, OF SAID LOT 9 AND OF SAID 4.146–ACRE TRACT 9, A DISTANCE OF 265.03 FEET PAST A NO. 4 REBAR FOUND FOR THE APPARENT COMMON WESTERN LOT CORNER OF SAID LOT 9 AND LOT 11, CONTINUING WITH SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV WEST LOT LINE, OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT FOR A TOTAL DISTANCE OF 954.03 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 169.39 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, NORTHEAST CORNER OF SAID LOT 11 AND NORTHERNMOST NORTHEAST CORNER OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 11 AND THE NORTHERNMOST EAST OF SAID 4.146–ACRE TRACT, A DISTANCE OF 319.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°13'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 24.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 110.80 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°22'00" EAST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°38'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°22'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°13'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID LOT 11 AND AN EASTERN LOT LINE OF SAID 4.146–ACRE TRACT, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 9 AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.146–ACRE TRACT, A DISTANCE OF 124.11 FEET TO A COTTON SPINDLE FOUND IN THE EXISTING ASPHALT FOR THE APPARENT SOUTHERNMOST NORTHEAST CORNER OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°38'00" WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 4.146–ACRE TRACT, A DISTANCE OF 277.82 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.146–ACRE TRACT OF LAND HEREIN DESCRIBED;

ALL COORDINATES, BEARINGS, AND DISTANCES NOTED WITHIN THIS METES AND BOUNDS DESCRIPTION ARE IN U.S. SURVEY FEET AND REFERENCE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205 AND IN GRID COORDINATES.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ, 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 McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

_____ _____
HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 DATE

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT OF LOTS 9 AND 11 JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____ _____
OWNER: PARK PLACE VENTURE ONE, LTD DATE:
GREG JAY PALMER
303 WEST 14TH STREET
AUSTIN, TEXAS 78701

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 THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF PHARR
PLANNING AND ZONING COMMISSION

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

APPROVED THIS THE _____ DAY OF _____, 2026.

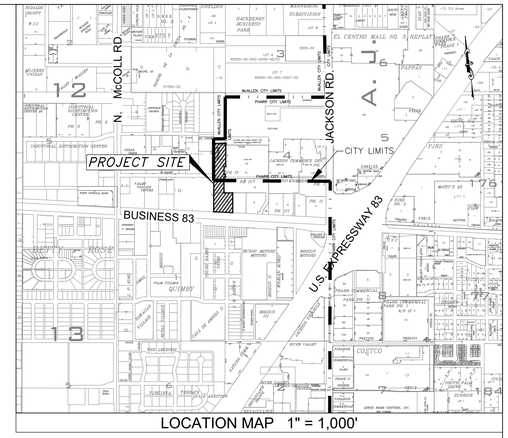
_____
DANNY WYLIE,
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF PHARR
MAYOR APPROVAL

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

_____ _____
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

_____ _____
ATTEST: CITY SECRETARY DATE



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

CERTIFICATE OF APPROVAL
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.

_____ ATTEST: _____
PRESIDENT SECRETARY

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

JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION

BEING A 4.146–ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF WEST 1.416 ACRES OUT OF LOT 9 AND ALL OF LOT 11 JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, VOLUME 33, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS.

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: PARK PLACE VENTURE ONE, LTD	303 WEST 14TH STREET	AUSTIN, TEXAS 78735	
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600–8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369–0988

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/16/2026

SUBDIVISION NAME: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A &11A PHASE IV SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
E. Business Highway 83 (Loop 374): Plat Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final. **Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply. **80.0' R.O.W. also shown for railroad. **Paving: BY STATE. Curb & gutter: BY STATE. Revisions Needed: -Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. -Must Include Document #'s on plat and must provide any documents for staff review as applicable regarding existing R.O.W. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
E. Beech Avenue: 60 ft. Dedication Paving: 40 ft. Curb & gutter: both sides Revisions: -no cul-de-sac will be needed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 600 ft. Maximum Cul-de-Sac -Cul-de-sac commercial requirement is a 200 ft diameter with 180 ft of paving. Plat is showing a 100 ft. diameter, please revise. -Original plat indicates Cul-de-sac as a temporary turnaround, please clarify what the Cul-de-sac references on this plat, prior to final. no cul-de-sac is needed **Subdivision Ordinance: Section 134-105	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties -A 30.0' access easement exists on the north side of property of Lot 9A. -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
* Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. -Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. -(Proposing) 45 ft. or in line with average setbacks or existing structures, or easement, whichever is greater. *If changing or removing restrictions or notes from original plat, vacate and replat will be required. **Zoning Ordinance: Section 138-356	Compliance
* Rear: In accordance with the zoning or greater for easements, whichever greater applies. Revisions: -Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 10 ft. or greater for easements. - ****If changing or removing restrictions or notes from original plat, vacate and replat will be required. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Revisions: -Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 6ft or greater for easements, whichever greater applies. --****If changing or removing restrictions or notes from original plat, vacate and replat will be required. **Zoning Ordinance: Section 138-356	Compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

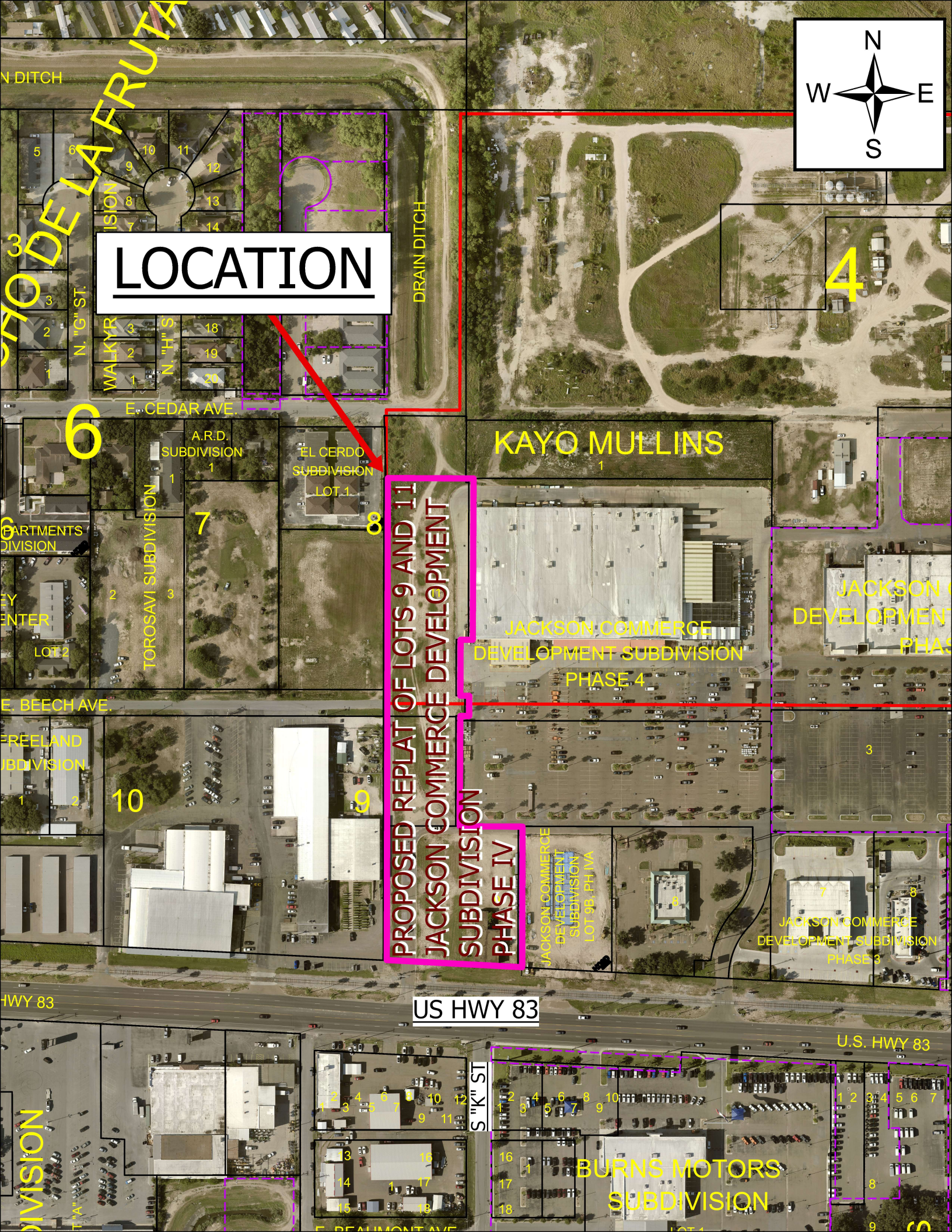
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on - Once we get clarification on E. Beech Ave, sidewalk requirements will be established. -Land Fronting property on the south side is owned by the Missouri Pacific Railroad company, this requirement does not apply along Highway 83. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV. If changing or removing restrictions or notes, vacate and replat will be required.	Compliance
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as state above, prior to final.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. **Subdivision Ordinance: Section 134-1	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Minimum lot width lot area -Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: I-1 Proposed: I-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted.	Applied
PARKS	
* Land dedication in lieu of fee. - this does not pertain to commercial development	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - this does not pertain to commercial development	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - this does not pertain to commercial	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Compliance
COMMENTS	
Comments: - Application will need to be revised to reflect updated subdivision name, prior to final. -* A Public Hearing will be needed for re-plat, prior to final. -*The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. *If changing or removing restrictions or notes, vacate and replat will be required. -*There is an overlap of the H.C.DD #1 drainage ditch and access drive, please clarify if there is no conflict with overlay easements. -* Plat must be in compliance with both city of Pharr and City of McAllen. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


LOCATION
N
W
E
S
DRAIN DITCH
N. "G" ST.
N. "H" ST.
WALKYR
E. CEDAR AVE.
E. BEECH AVE.
A.R.D. SUBDIVISION
EL CERDO SUBDIVISION
LOT 1
TOROSAVI SUBDIVISION
KAYO MULLINS
JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE 4
PROPOSED REPLAT OF LOTS 9 AND 11 JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV
JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9B, PH IVA
JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE 3
US HWY 83
U.S. HWY 83
S "K" ST
BURNS MOTORS SUBDIVISION
4
6
7
8
9
10

SUB2025-0076

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Vacating Plat of Lot 2, Nolana Retail Subdivision to the Replat of Estancia Townhomes Subdivision
Legal Description 3.656 tract of Lot 2, Nolana Retail Subdivision
Location K street, McAllen
City Address or Block Number 3900 N "K" Center St
Total No. of Lots 35 Total Dwelling Units 32 Gross Acres 3.65 Net Acres 3.65
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No
For Fee Purposes: ☐Commercial (____ Acres)/☒Residential (35 Lots) Replat: ☒Yes/☐No
Existing Zoning R2 Proposed Zoning R2 Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use R2 Proposed Land Use R2 Townhomes
Irrigation District # 2 Water CCN: ☒MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Property ID: ____
Estimated Rollback Tax Due N/A Tax Dept. Review ____

Owner

Name Estancia Townhomes LLC Phone 956-739-0830
Address 5705A N. 10th St E-mail myallengray@gmail.com
City McAllen State TX Zip 78504

Developer

Name Same as above Phone 956-310-8373
Address P.O. Box 832 E-mail Jerry@bernaldeseng.com
City Alamo State TX Zip 78516
Contact Person ~~Jerry Bernaldes~~

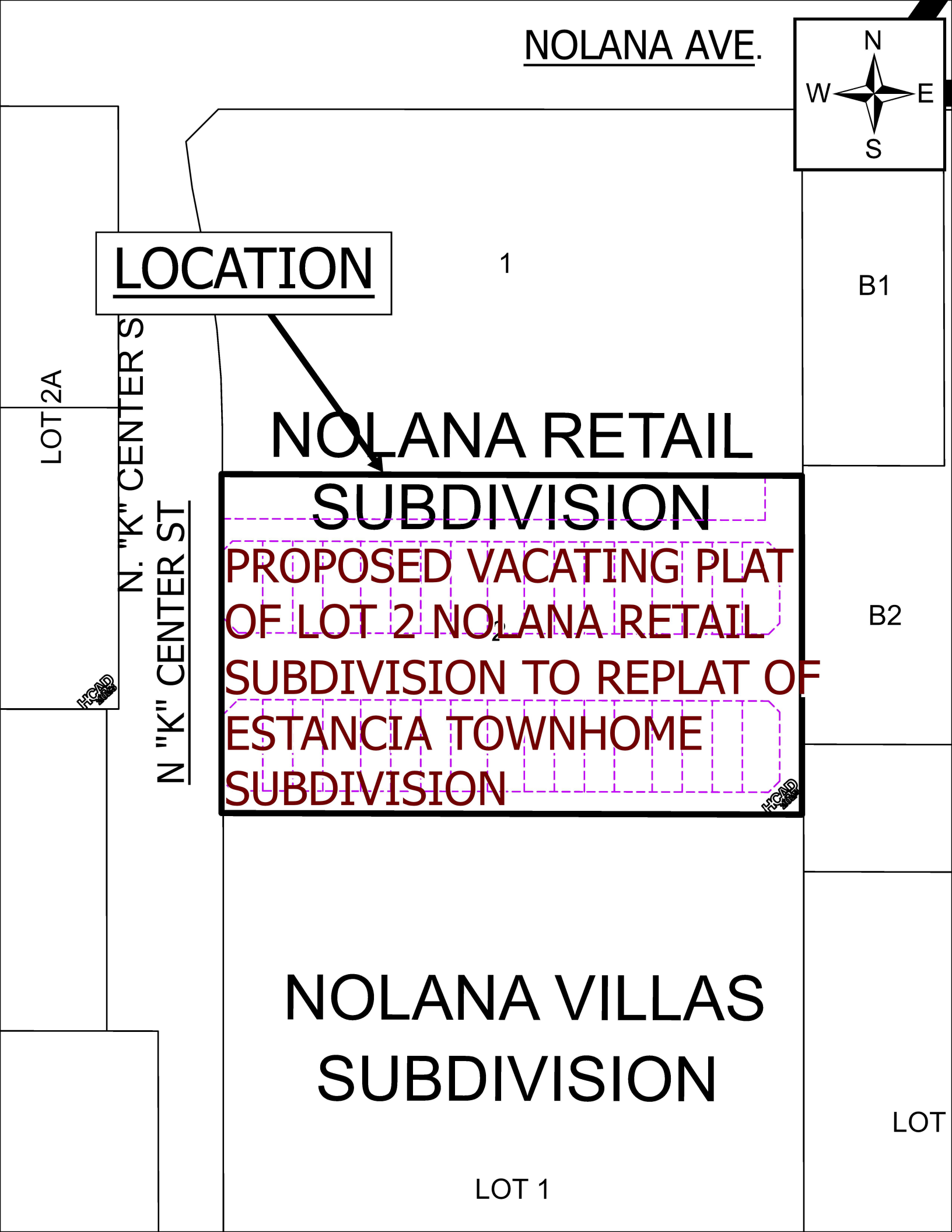
Engineer

Name Jerry Bernaldes Phone 956-310-8373
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

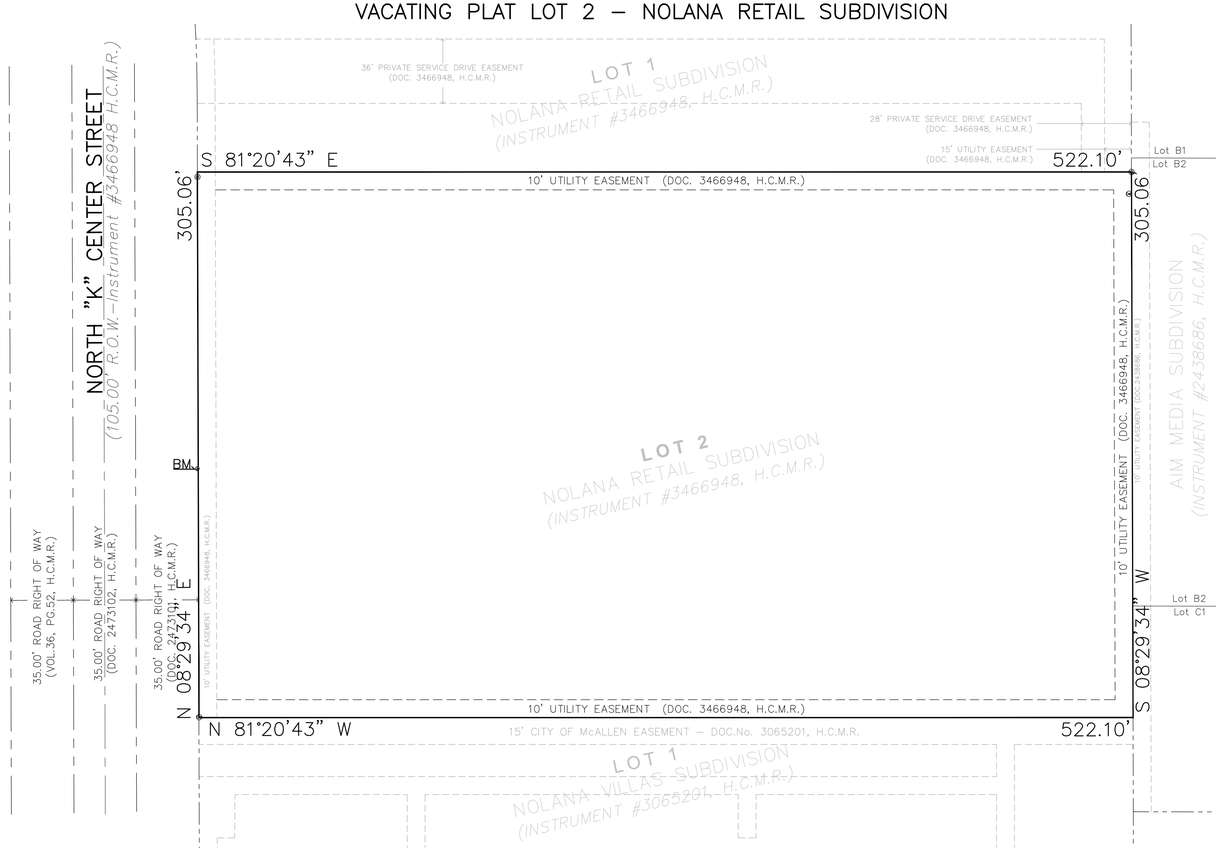
Surveyor

Name Homero L. Gutierrez Phone 956-369-0988
Address P.O. Box 548 E-mail ____
City McAllen State TX Zip 78505

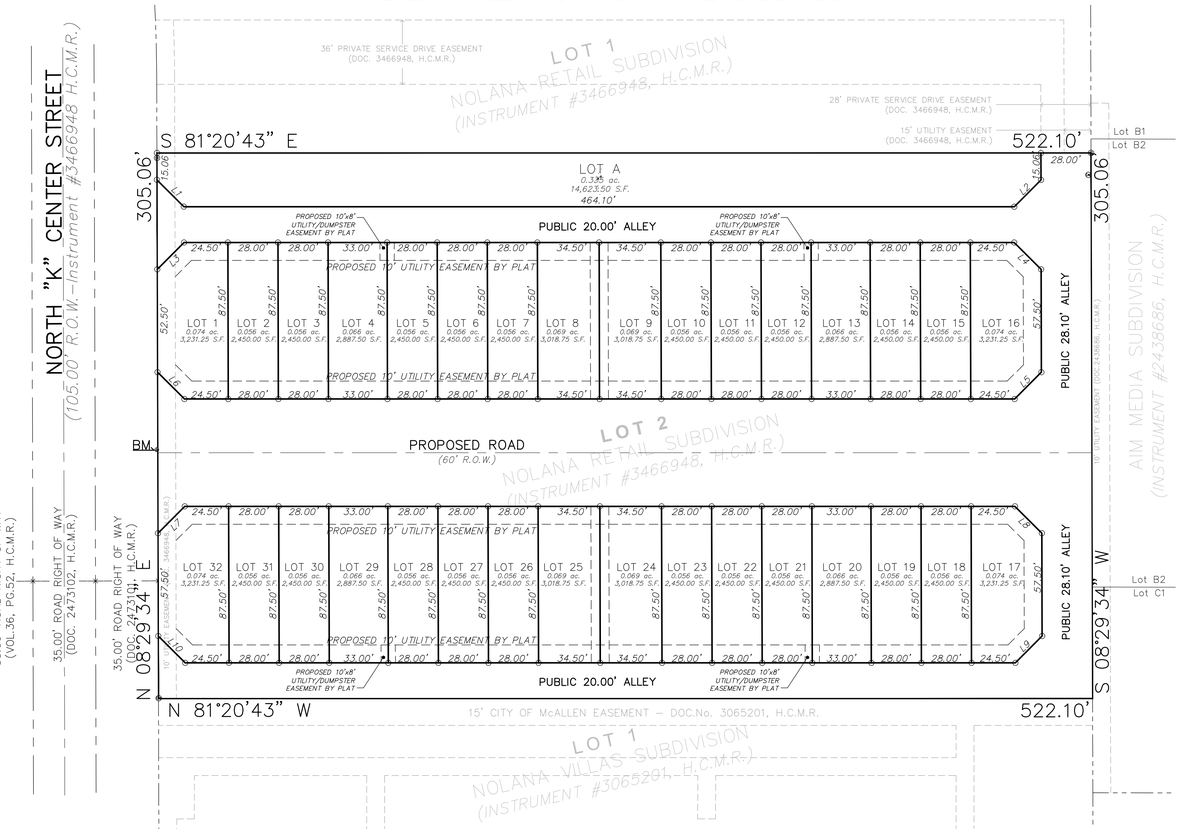
RECEIVED
MAY 16 2025
By DC


NOLANA AVE.
N
W
E
S
LOCATION
1
B1
LOT 2A
N. "K" CENTER S
N "K" CENTER ST
NOLANA RETAIL SUBDIVISION
PROPOSED VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOME SUBDIVISION
2
B2
NOLANA VILLAS SUBDIVISION
LOT
LOT 1

VACATING PLAT LOT 2 – NOLANA RETAIL SUBDIVISION



REPLAT – ESTANCIA TOWNHOME SUBDIVISION



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **ESTANCIA TOWNHOMES SUBDIVISION**, AN ADDITION TO THE CITY OF **McALLEN** TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS, WATER/SEWER/STORM SEWER LINE, HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF McALLEN**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF McALLEN**.

_____
DATE

LEONEL CANTU, MANAGING MEMBER
ESTANCIA TOWNHOMES, LLC
5105 N. 10TH STREET, SUITE A
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____20_____.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____ 20__

_____
GERARDO BENAVIDES, P.E.
LICENSED PROFESSIONAL ENGINEER
No.140950 STATE OF TEXAS

STATE OF TEXAS · GERARDO BENAVIDES · 140950 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, **HOMERO I. 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 ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE **CITY OF McALLEN,** TEXAS

DATED THIS THE ____ DAY OF _____ 20__

_____
HOMERO L. GUTIERREZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2791 STATE OF TEXAS

STATE OF TEXAS · HOMERO L. GUTIERREZ · 2791 · REGISTERED PROFESSIONAL LAND SURVEYOR

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 TEXAS WATER CODES 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 IT'S ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No.1

_____ _____
RAUL E. SESIN, P.E., CFM — DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY **HIDALGO COUNTY IRRIGATION DISTRICT No. 2,** THIS THE ____ DAY OF _____, 20____.

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

_____ _____ _____ _____
PRESIDENT — SECRETARY

_____ _____ _____ _____
DATE — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE **CITY OF McALLEN,** 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 McALLEN — DATE

_____ _____
CITY SECRETARY, CITY OF McALLEN — DATE

SUBDIVISION NOTES

1. FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICH EVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C"
   FEMA FIRM PANEL No. 480334 0400 C
   MAP REVISED NOVEMBER 16, 1982

   ZONE "C" ARE DEFINED AS AREAS OF MINIMAL FLOOD HAZARD AND OUTSIDE THE REGULATORY FLOOD PLAIN.
3. SETBACKS
   FRONT: 10 FEET OR GREATER OF EASEMENTS
   REAR: IN ACCORDANCE WITH ZONING ORDINANCE/UDC OR GREATER FOR APPROVED SITE PLAN OR EASEMENT, WHICHEVER GREATER APPLIES
   SIDE: IN ACCORDANCE WITH ZONING ORDINANCE/UDC OR GREATER FOR APPROVED SITE PLAN OR EASEMENT, WHICHEVER GREATER APPLIES
   CORNER: 10 FEET OR GREATER OF EASEMENTS
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. A 4FT. WIDE SIDEWALK REQUIRED ALONG NORTH "K" STREET AND ALONG BOTH SIDES OF INTERIOR STREETS.
5. BENCHMARK: TOP OF FIRE HYDRANT ALONG EAST R.O.W. OF CENTER 'K' STREET
   NORTHING 16610907.2300
   EASTING 1081852.1260
   ELEVATION 115.12'
6. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
7. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
8. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF McALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **26,804 CUBIC-FEET (0.62 ACRE-FEET)** OF STORM WATER RUNOFF.
10. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS
11. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL/INDUSTRIAL ZONES/USES
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. EXIT TO NOLANA RETAIL SUBDIVISION LOT 1 IS TO BE USED FOR ONLY EMERGENCY PURPOSES AND CITY SERVICES.
14. 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.
15. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS' HOA AND NOT **CITY OF McALLEN.**
16. HOMEOWNERS ASSOCIATION COVENANTS FOR **ESTANCIA TOWNHOMES SUBDIVISION** AS RECORDED UNDER **DOC.#** _____, H.C.D.R.
17. AS PER DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR **ESTANCIA TOWNHOMES SUBDIVISION** RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT **CITY OF McALLEN** SHALL BE RESPONSIBLE OF INSTALLATION MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION **134-168** OF THE CODE OF ORDINANCE OF **CITY OF McALLEN**, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION **134-168** SHALL BE NULL & VOID.
18. COMMON LOT A FOR DETENTION PURPOSES ONLY WILL BE PRIVATE AND MAINTAINED BY THE HOA/PROPERTY OWNERS AND NOT THE **CITY OF McALLEN**
19. **COMMON LOT A IDENTIFIED AS DETENTION POND SHALL BE UTILIZED AND DESIGNATED AS STORM SEWER DETENTION (SHARED BETWEEN NOLANA RETAIL SUBDIVISION LOT 1 AND REPLAT OF LOT 2 NOLANA RETAIL SUBDIVISION)**
20. **A 6FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USES.**
21. **A 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.**
22. **COMMON/DETENTION AREAS MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN**

METES AND BOUNDS

A 3.656-ACRE (3.66 ACRES RECORDED) (158,271.83 SQUARE FEET CALCULATED, 159,270.79 SQUARE FEET RECORDED) TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, NOLANA RETAIL SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3466948, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), LOCATED ON THE EAST SIDE OF NORTH "K" CENTER STREET APPROXIMATELY 390 FEET SOUTH OF EAST NOLANA AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF LOT 1 OUT OF SAID NOLANA RETAIL SUBDIVISION AND THE NORTHEAST CORNER OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT; ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 3.656-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°29'34" W, WITH THE APPARENT EAST LOT LINE OF SAID NOLANA RETAIL SUBDIVISION, AND OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT, A DISTANCE OF 12.30 FEET PAST A NO. 4 REBAR FOUND WITH PLASTIC CAP AT 1.46 FEET TO THE RIGHT, CONTINUING FOR A TOTAL DISTANCE OF 305.06 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP, BEARING S 08°29'342" W A DISTANCE OF 0.97 OF A FOOT FROM AN EXISTING WROUGHT IRON FENCE WITH BRICK COLUMNS CORNER, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT OF LAND HEREIN DESCRIBED;

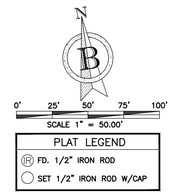
THENCE, N 81°28'14" W, ALONG AN EXISTING WROUGHT IRON FENCE WITH BRICK COLUMNS VARYING FROM 0.87 OF A FOOT TO 0.61 OF A FOOT TO THE LEFT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT, A DISTANCE OF 522.10 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH "K" CENTER STREET FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT OF LAND HEREIN DESCRIBED;

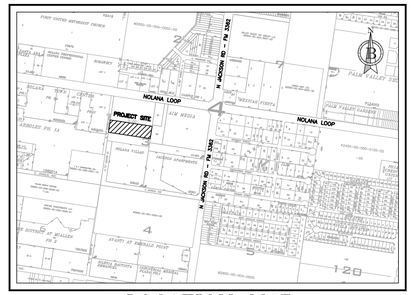
THENCE, N 08°29'34" E, WITH THE SAID NORTH "K" CENTER STREET EXISTING EAST RIGHT-OF-WAY LINE, THE APPARENT WEST LOT LINE OF SAID NOLANA RETAIL SUBDIVISION, AND OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT, A DISTANCE OF 305.06 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, BEARING S 08°29'34" W A DISTANCE OF 2.81 FEET FROM A NO. 4 REBAR FOUND, FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°28'14" E, ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 1.52 FEET TO 1.48 FEET TO THE LEFT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1, AND THE NORTH LOT LINE OF SAID LOT 2 AND OF SAID 3.656-ACRE TRACT, A DISTANCE OF 522.10 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 3.656-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 3.656 ACRES OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet

Parcel Line Table		
Line #	Length	Direction
L1	21.24	S36° 25' 34"E
L2	21.18	N53° 34' 26"E
L3	21.18	N53° 34' 26"E
L4	21.24	S36° 25' 34"E
L5	21.18	S36° 25' 34"S
L6	21.24	N36° 25' 34"W
L7	21.18	N53° 34' 26"E
L8	21.24	S36° 25' 34"E
L9	21.18	S53° 34' 26"W
L10	21.24	N36° 25' 34"W





LOCATION MAP
SCALE : 1" = 1,000'

VACATING PLAT OF LOT 2
NOLANA RETAIL SUBDIVISION
TO THE REPLAT OF

ESTANCIA TOWNHOME SUBDIVISION

IN THE CITY OF McALLEN

A 3.656-ACRE (3.66 ACRES RECORDED) (158,271.83 SQUARE FEET CALCULATED, 159,270.79 SQUARE FEET RECORDED) TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, NOLANA RETAIL SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3466948,

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

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.310.8373

DATE PREPARED 12/08/2024 — DATE REVISED 03/13/2026

OWNER	ESTANCIA TOWNHOMES, LLC	LEONEL CANTU, MANAGING MEMBER	5105 N.10TH ST, STE A – McALLEN TX 78504	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	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548, McALLEN TX 78505	956-369-0988

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2026

SUBDIVISION NAME: VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOME SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North "K" Center Street: 105 ft. existing ROW Paving: approximately 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Applied
Interior Street: proposing 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Street name will be finalized, prior to recording. **Subdivision Ordinance: Section 134-105 and/ or UDC **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 200 - 800 ft. Block Length or twelve lots, whichever is less - A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. -Subdivision has received administrative approval on 4.8.26 from Mr. Sotelo regarding the block length variance. **Subdivision Ordinance: Section 134-118 and/or UDC	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Compliance
* Rear: In accordance with Zoning Ordinance/UDC or greater for approved site plan or easement whichever greater applies. **Zoning Ordinance: Section 138-356 and/or UDC	Compliance
* Sides: In accordance with Zoning Ordinance/UDC or greater for approved site plan or easement whichever greater applies. **Zoning Ordinance: Section 138-356 and/or UDC	Compliance
Corner: 10 ft. or greater of easements. **Zoning Ordinance: Section 138-356 and/or UDC	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along North "K" Center Street and along both sides of interior streets. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120 and/or UDC	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 and/or UDC	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 and/or UDC	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, detention pond, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note as shown above wording to be finalized, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 and/or UDC	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 and or/UDC	Compliance
ZONING/CUP	
* Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) - A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025 ***Zoning Ordinance: Article V and/or UDC	Compliance
* Rezoning Needed Before Final Approval - A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025 ***Zoning Ordinance: Article V and/or UDC	Compliance
PARKS	
* Land dedication in lieu of fee. -Based on the submitted application, the proposed development indicated a total of 34 dwelling units. However, the revised plat dated February 1, 2026 reflects a total of 32 dwelling units. Please clarify the correct number of dwelling units proposed and revise the plat and/or application accordingly so that all submitted documents are consistent Based on revised plat dated 2.1.26, 32 dwelling units are proposed. As per Parks Department, park land dedication of 0.5088 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -Updated application reflects 32 dwelling units. $700x32= $22,400 to be paid prior to recording	Required
* Pending review by the City Manager's Office. -Based on revised plat dated 2.1.26, 32 dwelling units are proposed. As per Parks Department, park land dedication of 0.5088 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Gen approved by traffic 3/18/26. No TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. - Trip Gen approved by traffic 3/18/26. No TIA required.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: -As part of the vacate and replat process, letter from owner of Lot 1 is required prior to final approval. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied


NOLANA AVE
N
W
E
S
LOCATION
1
B1
LOT 2A
N. "K" CENTER S
N "K" CENTER ST
NOLANA RETAIL SUBDIVISION
PROPOSED VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOME SUBDIVISION
2
B2
NOLANA VILLAS SUBDIVISION
LOT 1
LOT

City of McAllen

SUB2025-021

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name VILLAS AT TRENTON

Legal Description LA LOMITA (HOIT) S495' EXC S340'-W360' LOT 52 12.19AC GR 10.27AC NET

Location 8000 N Ware Rd

City Address or Block Number 8000 N WARE RD

Total No. of Lots 93 D.R. Total Dwelling Units 89 D.R. Gross Acres ~~12.19~~ 10.754 D.R. Net Acres ~~10.27~~ 10.638 D.R.

☑ Public Subdivision D.R. Private and Gated /☐ Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**■ **Residential (** 92 D.R. **Lots)** Replat: ☐Yes/■No

Existing Zoning R-2 (new UDC) Proposed Zoning _____ Applied for Rezoning ☐No/■Yes: Date 6-18-25

Existing Land Use Vacant land Proposed Land Use Townhome Subd.

Irrigation District # HCID #1 Water CCN: ■MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Property ID: 210548

Estimated Rollback Tax Due N/A Tax Dept. Review _____

Owner

Name 3400 N AUBURN AVE LLC (Alvaro Gonzalez) Phone 956-605-3951

Address P.O. Box 5085 E-mail alvarogonzalez@rgv.rr.com

City McAllen State TX Zip 78502

Developer

Name 3400 N AUBURN AVE LLC (Alvaro Gonzalez) Phone 956-605-3951

Address P.O. Box 5085 E-mail alvarogonzalez@rgv.rr.com

City McAllen State TX Zip 78502

Contact Person Alvaro Gonzalez

Engineer

Name Donaldo Rodriguez, P.E. (RJC Development Group) Phone 956-400-9279

Address 3805 Plantation Grove Blvd. Suite 33 E-mail donaldo.rodriguez@rjcdevelopers.com

City Mission State TX Zip 78572

Contact Person Donaldo Rodriguez, P.E.

Surveyor

Name Manuel Carrizales, R.P.L.S. Phone 512-470-1489

Address 4807 Gondola Ave E-mail fnfcad@gmail.com

City Edinburg State TX Zip 78542

RECEIVED
AUG 21 2025
By TA

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- ✓ Title Report
- ✓ Sealed Survey
- ✓ Location Map
- ✓ Plat & Reduced Plat
- ✓ Warranty Deed
- ✓ DWG File
- ✓ Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

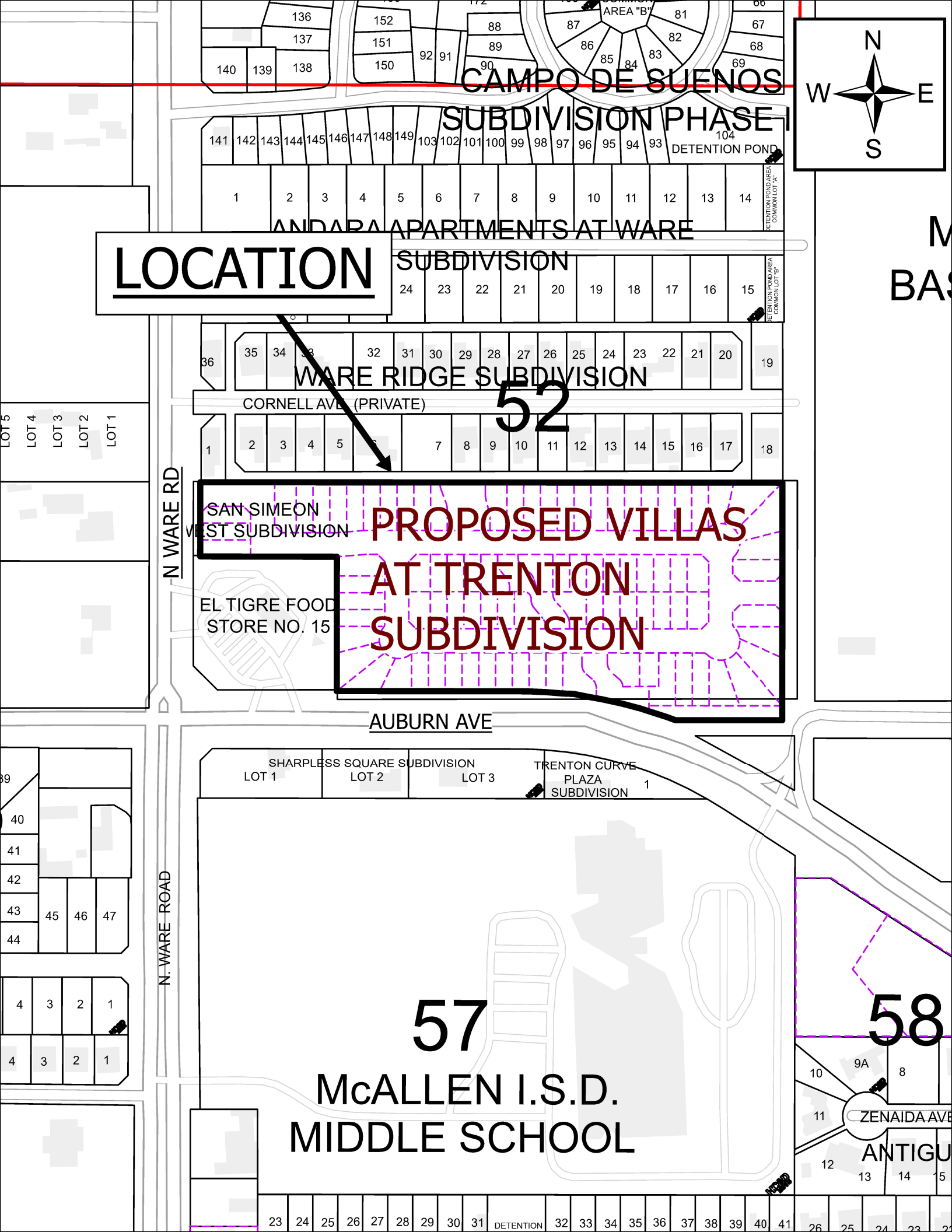
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 8/20/25

Print Name Donaldo Rodriguez, P.E.

Owner ☐ Authorized Agent ■

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED VILLAS AT TRENTON SUBDIVISION
CAMPO DE SUENOS SUBDIVISION PHASE I
ANDARA APARTMENTS AT WARE SUBDIVISION
WARE RIDGE SUBDIVISION
CORNELL AVE (PRIVATE)
52
SAN SIMEON WEST SUBDIVISION
N WARE RD
EL TIGRE FOOD STORE NO. 15
AUBURN AVE
SHARPLESS SQUARE SUBDIVISION
LOT 1
LOT 2
LOT 3
TRENTON CURVE PLAZA SUBDIVISION
N. WARE ROAD
57
McALLEN I.S.D. MIDDLE SCHOOL
58
ZENAIDA AVE
DETENTION POND
DETENTION POND AREA COMMON LOT "A"
DETENTION POND AREA COMMON LOT "B"
AREA "B"
N
W
E
S

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VILLAS AT TRENTON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR NORTH 33RD STREET IS BEING DEDICATED BY THIS PLAT

_____ _____

OWNER: 3400 N AUBURN AVE, LLC DATE

MANAGING MEMBER: ALVARO GONZALEZ

VILLAS AT TRENTON SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2026.

_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING & ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS VILLAS AT TRENTON SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2026 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____

PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

_____ _____

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

GENERAL MANAGER

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

THE _____ DAY OF _____ 2025.

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 EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ _____

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS THE _____ DAY OF _____ 2026.

_____

MANUEL CARRIZALEZ,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
512-380-5152
fnfcad@gmail.com

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALEZ · 6388 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE_____DAY OF_____, 2026.

_____ _____

DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED · PROFESSIONAL ENGINEER

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "C", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0400 C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION IN ZONE "X", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0295 D, REVISED JUNE 6, 2000.

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER.

3. BUILDING SETBACK NOTE:
MINIMUM BUILDING SHALL BE AS FOLLOWS OR EASEMENT LINE; WHICHEVER IS GREATER.

GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
FRONT: 20 FEET OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
REAR: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS.
CORNER: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16626478.690'
EASTING: 1067095.157'
ELEV. = 115.86'
SQUARE CUT IN CONCRETE INLET ALONG AUBURN AVENUE.

5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 80,548 CF. (1.849 AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE PARTIALLY DETAINED ON-SITE WITHIN PROPOSED DETENTION AREA COMMON LOT AS WELL AS THE PARCEL OF LAND OWNED BY THE CITY OF MCALLEN ADJACENT TO THE DETENTION AREA COMMON LOT. AS PART OF LICENSE AGREEMENT DOC#_____.

6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

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

8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

9. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRENTON SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOME OWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, DETENTION AREAS, PARKING, AND LANDSCAPING.

10. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.

11. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

12. 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 PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.

13. 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.

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

15. A 4-FOOT WDE MINIMUM SIDEWALK REQUIRED ALONG N. WARE ROAD, AUBURN AVE, N. 33RD STREET, AND BOTH SIDES OF INTERIOR STREETS.

16. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

17. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. WARE ROAD, AUBURN AVE., N. 33RD STREET.

18. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD, AUBURN AVE., N. 33RD STREET.

THE COUNTY OF HIDALGO · TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

METES AND BOUNDS

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT NO. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS. SAID 10.754 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID LOT 52;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 224.25 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, SAME BEING A POINT ON THE NORTH RIGHT-OFWAY LINE OF W. AUBURN AVENUE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCIBED TRACT AND THE BEGINNING OF A CURVE;

THENCE, ACROSS THE SAID LOT 52, WITH A CURVE TO THE LEFT THROUGH AN ANGLE OF 20°49'02", HAVING A RADIUS OF 920.00 FEET, AN ARC LENGTH OF 334.26 FEET, A CHORD BEARING OF N71°03'19"W, A DISTANCE OF 332.43 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, A DISTANCE OF 378.68 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, SAME BEING THE SOUTHEAST CORNER OF LOT 1, EL TIGRE FOOD STORE NO. 15, RECORDED IN VOLUME 40, PAGE 103, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST LINE OF THE SAID LOT 1, A DISTANCE OF 280.35 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, THE NORTHEAST CORNER OF THE SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH LINE OF THE SAID LOT 1, A DISTANCE OF 284.79 FEET TO AN ALUMINUM DISK FOUND, JOB No. 25-086
THE NORTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 154.65 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING A POINT ON THE SOUTH LINE OF WARE RIDGE SUBDIVISION, RECORDED IN VOLUME 50, PAGE 199, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°27'13"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, A DISTANCE OF 1214.69 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S08°32'47"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF N. 33RD STREET, A DISTANCE OF 495.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.754 ACRE OF LAND, MORE OR LESS.

RJC DEVELOPMENT GROUP

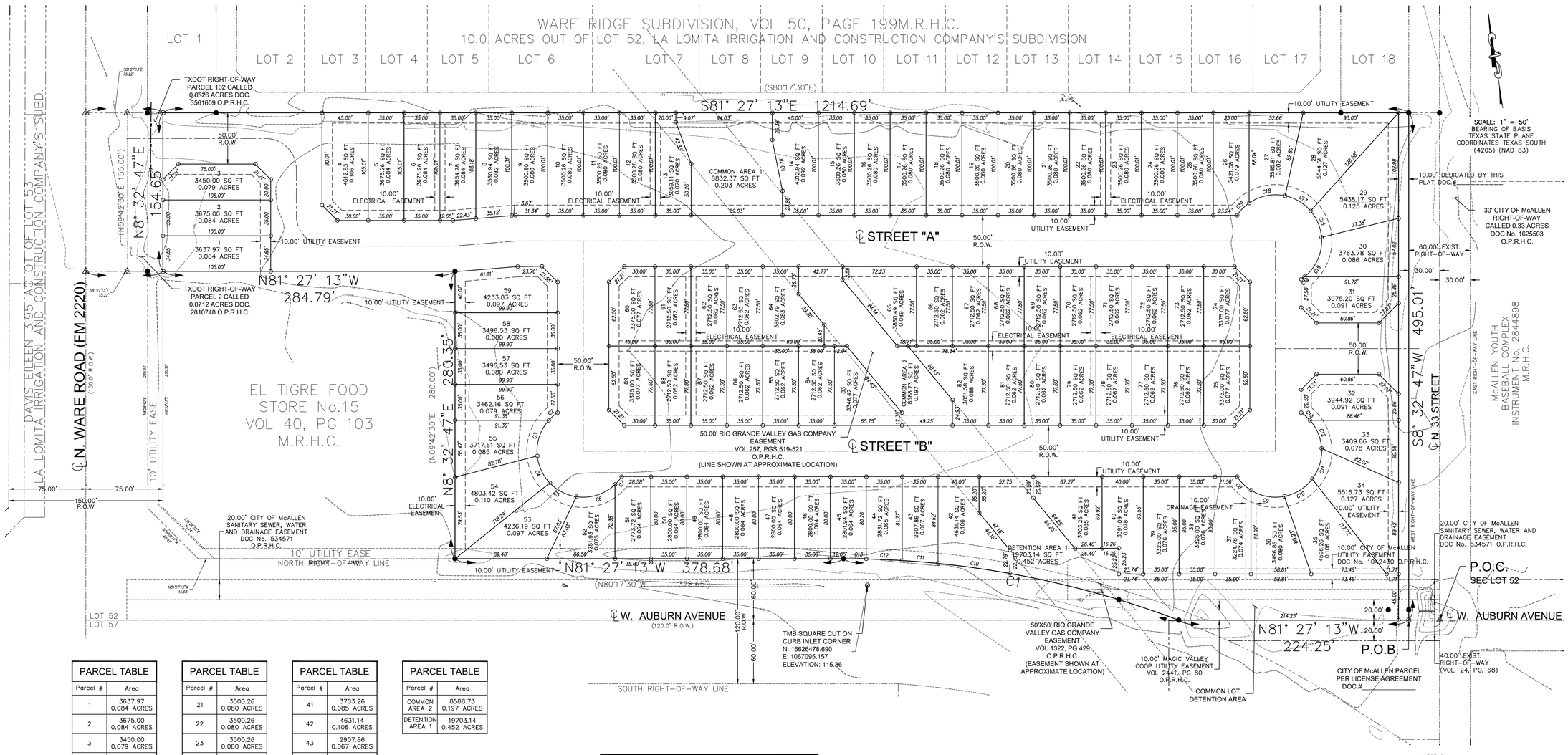
TBPELS FIRM REGISTRATION F-24367

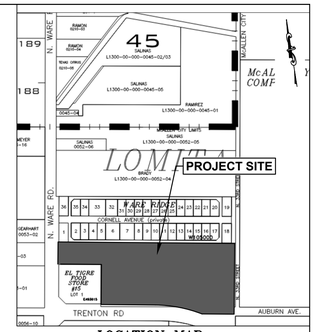
3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
(956) 400-9279

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS





LOCATION MAP
SCALE: 1" = 1000'

PARCEL TABLE	
Parcel #	Area
1	3637.97 0.084 ACRES
2	3675.00 0.084 ACRES
3	3450.00 0.079 ACRES
4	4612.83 0.106 ACRES
5	3675.26 0.084 ACRES
6	3675.26 0.084 ACRES
7	3654.78 0.084 ACRES
8	3560.94 0.082 ACRES
9	3500.80 0.080 ACRES
10	3500.26 0.080 ACRES
11	3500.26 0.080 ACRES
12	3500.26 0.080 ACRES
13	3059.11 0.070 ACRES
14	4012.94 0.092 ACRES
15	3500.26 0.080 ACRES
16	3500.26 0.080 ACRES
17	3500.26 0.080 ACRES
18	3500.26 0.080 ACRES
19	3500.26 0.080 ACRES
20	3500.26 0.080 ACRES

PARCEL TABLE	
Parcel #	Area
21	3500.26 0.080 ACRES
22	3500.26 0.080 ACRES
23	3500.26 0.080 ACRES
24	3500.26 0.080 ACRES
25	3500.26 0.080 ACRES
26	3421.08 0.079 ACRES
27	3585.81 0.082 ACRES
28	5544.51 0.127 ACRES
29	5438.17 0.125 ACRES
30	3763.78 0.086 ACRES
31	3975.20 0.091 ACRES
32	3944.92 0.091 ACRES
33	3409.86 0.078 ACRES
34	5516.73 0.127 ACRES
35	4596.26 0.106 ACRES
36	3496.86 0.080 ACRES
37	3224.78 0.074 ACRES
38	3325.00 0.076 ACRES
39	3325.00 0.076 ACRES
40	3391.09 0.078 ACRES

PARCEL TABLE	
Parcel #	Area
41	3703.26 0.085 ACRES
42	4631.14 0.106 ACRES
43	2907.86 0.067 ACRES
44	2831.72 0.065 ACRES
45	2801.94 0.064 ACRES
46	2800.00 0.064 ACRES
47	2800.00 0.064 ACRES
48	2800.00 0.064 ACRES
49	2800.00 0.064 ACRES
50	2800.00 0.064 ACRES
51	2773.72 0.064 ACRES
52	3251.93 0.075 ACRES
53	4236.19 0.097 ACRES
54	4803.42 0.110 ACRES
55	3717.61 0.085 ACRES
56	3462.16 0.079 ACRES
57	3496.53 0.080 ACRES
58	3496.53 0.080 ACRES
59	4233.83 0.097 ACRES
COMMON AREA 1	8832.37 0.203 ACRES

PARCEL TABLE	
Parcel #	Area
COMMON AREA 2	8588.73 0.197 ACRES
DETENTION AREA 1	19703.14 0.452 ACRES

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	334.26	920.00	20.82	N71° 03' 19"W	332.43
C2	11.34	45.00	14.44	N57° 34' 37"E	11.31
C3	37.65	45.00	47.93	N26° 23' 23"E	36.56
C4	29.47	45.00	37.52	N16° 20' 13"W	28.94
C5	29.76	45.00	37.89	N54° 02' 27"W	29.22
C6	40.85	45.00	52.01	S81° 00' 35"W	39.46
C7	9.98	45.00	12.71	N48° 38' 59"E	9.96
C8	18.89	45.00	24.05	S37° 13' 36"E	18.75
C9	34.02	45.00	43.32	N70° 54' 32"W	33.22
C10	32.73	45.00	41.67	S66° 35' 52"W	32.01
C11	31.80	45.00	40.49	S25° 31' 11"W	31.14
C12	30.27	45.00	38.54	S13° 59' 36"E	29.70
C13	11.34	45.00	14.44	N40° 29' 03"W	11.31
C14	4.08	45.00	5.19	S62° 12' 02"W	4.08
C15	43.67	45.00	55.60	N31° 48' 11"E	41.98
C16	28.23	45.00	35.95	S13° 58' 22"E	27.77
C17	29.44	45.00	37.49	S50° 41' 30"E	28.92
C18	36.74	45.00	46.78	N87° 10' 20"E	35.73
C19	16.87	45.00	21.48	S53° 02' 16"W	16.78

LEGEND
- ● 1/2" IRON ROD FOUND "IRF" "CIRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- ⚠ COTTON PICKER SPINDLE FOUND "CPS"
- ⌀ MAG NAIL SET "MNS"

(S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
O.P.R.H.C. – OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
M.R.H.C. – MAP RECORDS HIDALGO COUNTY
R.O.W. – RIGHT-OF-WAY
P.O.B. – POINT-OF-BEGINNING
P.O.C. – POINT-OF-COMMENCING

RJC DEVELOPMENT GROUP
TBPELS FIRM REGISTRATION F-24367
3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
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2-OF-2

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER: DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR: MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/16/2026

SUBDIVISION NAME: VILLAS AT TRENTON

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review. - On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. - Please label "10' U.E" or "10' Utility easements" on plat, not "10' Utility Ease". ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to recording. *****COM Thoroughfare Plan	Required
Interior Street: Dedication required 60 ft total ROW Paving: 40ft Curb & gutter: Both Sides - Proposing a 50 ft ROW with a 10 ft utility easement on both sides - Street names "Street A, B, C, etc." need to be added on plat, prior to recording. - *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final ***COM Thoroughfare Plan	Required
North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW needed to 33rd Street for City Project. Paving: 40 ft. Curb & gutter: Both sides Revisions needed: - Label documents numbers regarding how existing ROW was dedicated. - Add document number on what the City Acquired, prior rot recording	Required
Auburn Avenue: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides - Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
200 ft.~ Block Length for R-2 Zone Districts* - Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a 134-118	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 300 ft. Maximum Cul-de-Sac ft. of R.O.W. back of curb around Cul-de-Sac required. ***Unified Development Code Section 5.3.9.H.4 4-105	Compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
Front: 20 ft. or greater for easements, whichever is greater applies. **Unified Development Code Section 2.2.3.D.4	Compliance
Rear: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the UDC, or greater for easements. -Revise plat not as stated above, prior to final. (Proposing) - Lot 1 shall be 5 feet on the south side -Lot 2 & 3 shall be 0 feet on the south side -lot 2 shall be 0 feet on the north side lot 4 shall be 5 feet on the east side lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side lot 13 shall be 5 feet on west side and 0 feet on east side * Sides: In accordance with the UDC, or greater for easements. -Revise plat not as stated above, prior to final. (Proposing) - Lot 1 shall be 5 feet on the south side -Lot 2 & 3 shall be 0 feet on the south side -lot 2 shall be 0 feet on the north side lot 4 shall be 5 feet on the east side lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side lot 13 shall be 5 feet on west side and 0 feet on east side lot 14 shall be 0 feet on west side and 5 feet on east side lot 31 shall be 5 feet on north side lot 32 shall be 5 feet on south side lot 41 shall be 5 feet on the east side and 0 feet on the west side lot 42 shall be 0 feet on the east side and 5 feet on the west side lot 59 shall be 5 feet on the south side lot 60 shall be 5 feet on the east side lot 64 shall be 5 feet on the west side and 0 feet on the eastside lot 65 shall be 0 feet on the west side and 5 feet on the east side lot 74 and 75 shall be 5 feet on west side lot 82 shall be 0 feet on the west side and 5 feet on the east side lot 83 shall be 5 feet on the west side and 0 feet on east side lot 89 shall be 5 feet on the east side ***Zoning Ordinance: Section 138-356	Compliance
** Corner: 10 ft. or greater for easements, whichever is greater. ***Zoning Ordinance: Section 138-356	Compliance
* Garage :18 ft. except where a greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

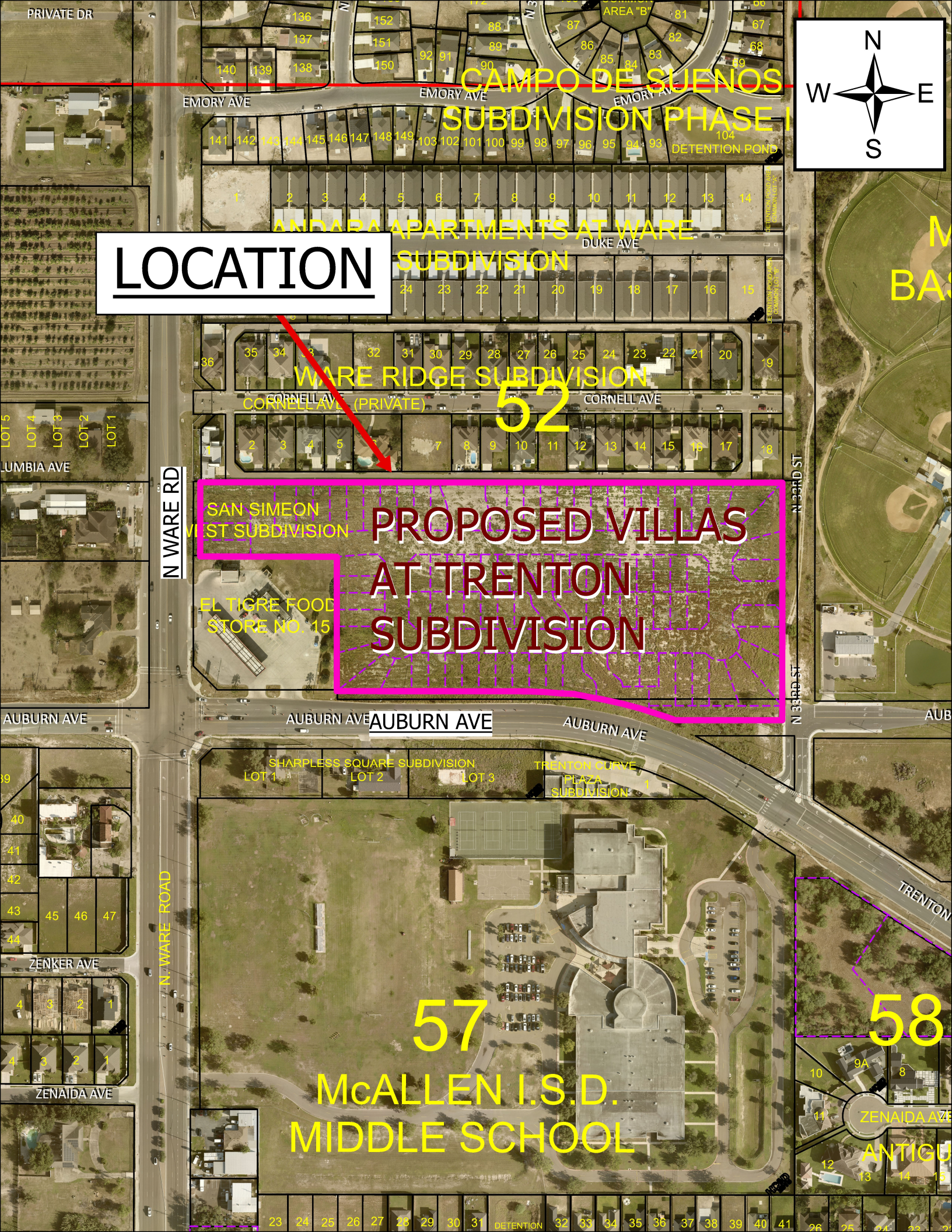
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. **Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street.. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Masonry wall will be required along the recorded El Tigre Food Store No. 15. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
*Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area -Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. **Zoning Ordinance: Section 138-356	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
Existing : R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) - Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) ***Zoning Ordinance: Article V	Applied
Rezoning Needed Before Final Approval - Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) ***Zoning Ordinance: Article V	Applied
PARKS	
Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC. * Park Fee of $700 per lot/dwelling unit to be paid prior to recording,	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: -Please show a breakdown of ROW on the southeast corner of the property, above the license agreement. - Common lot detention area is labeled incorrectly. Please revise accordingly. -If subdivision is Public or private but not gated, please come by office to revise application. - On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. - Missing plats note about Common Area. - Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to recording. - Needs to add parcel information for properties located to the North and West of N. Ware Rd. - Verify and review the bearings and distances / Metes and bounds. - Verify that the curve tables match the lot widths shown on the plat, it is currently missing the CURVE DATA POINTS (o) *Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONED NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


LOCATION
PROPOSED VILLAS AT TRENTON SUBDIVISION
CAMPO DE SUENOS SUBDIVISION PHASE I
ANDARA APARTMENTS AT WARE SUBDIVISION
WARE RIDGE SUBDIVISION
52
57
58
McALLEN I.S.D. MIDDLE SCHOOL
SAN SIMEON WEST SUBDIVISION
EL TIGRE FOOD STORE NO. 15
SHARPLESS SQUARE SUBDIVISION
TRENTON CURVE PLAZA SUBDIVISION
N WARE RD
N. WARE ROAD
N 33RD ST
AUBURN AVE
EMORY AVE
DUKE AVE
CORNELL AVE
CORNELL AVE (PRIVATE)
ZENKER AVE
ZENAIDA AVE
PRIVATE DR
DETENTION
N
S
E
W

SUB2025-0113

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Anaqua at Tres Lagos Phase II Subdivision

Legal Description 28.662 Acres out of Sections 227 & 230, Texas-Mexican Railway Company Survey, Volume 4, pages 142-143, H.C.D.R., City of McAllen, Hidalgo County, Texas

Location SW of Anaqua at Tres Lagos Phase I

City Address or Block Number 14000 Stewart Rd

Total No. of Lots 125 Total Dwelling Units 125 Gross Acres 28.622 Net Acres _____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 125 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single-Fam Homes

Irrigation District # UID Water CCN: ☐MPU/☑Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 294609

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name ML Rhodes, LTD Phone 956-287-2800

Address 200 S 10th Street, Ste 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development Phone 956-287-2800

Address 200 S 10th Street, Ste 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby

Engineer

Name Melden & Hunt, Inc Phone 956-381-0981

Address 115 W. McIntyre Street E-mail beto@meldenandhunt.com

City Edinburg State Tx Zip 78541

Contact Person Beto De La Garza

Surveyor

Name Melden & Hunt, Inc Phone 956-381-0981

Address 115 W. McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

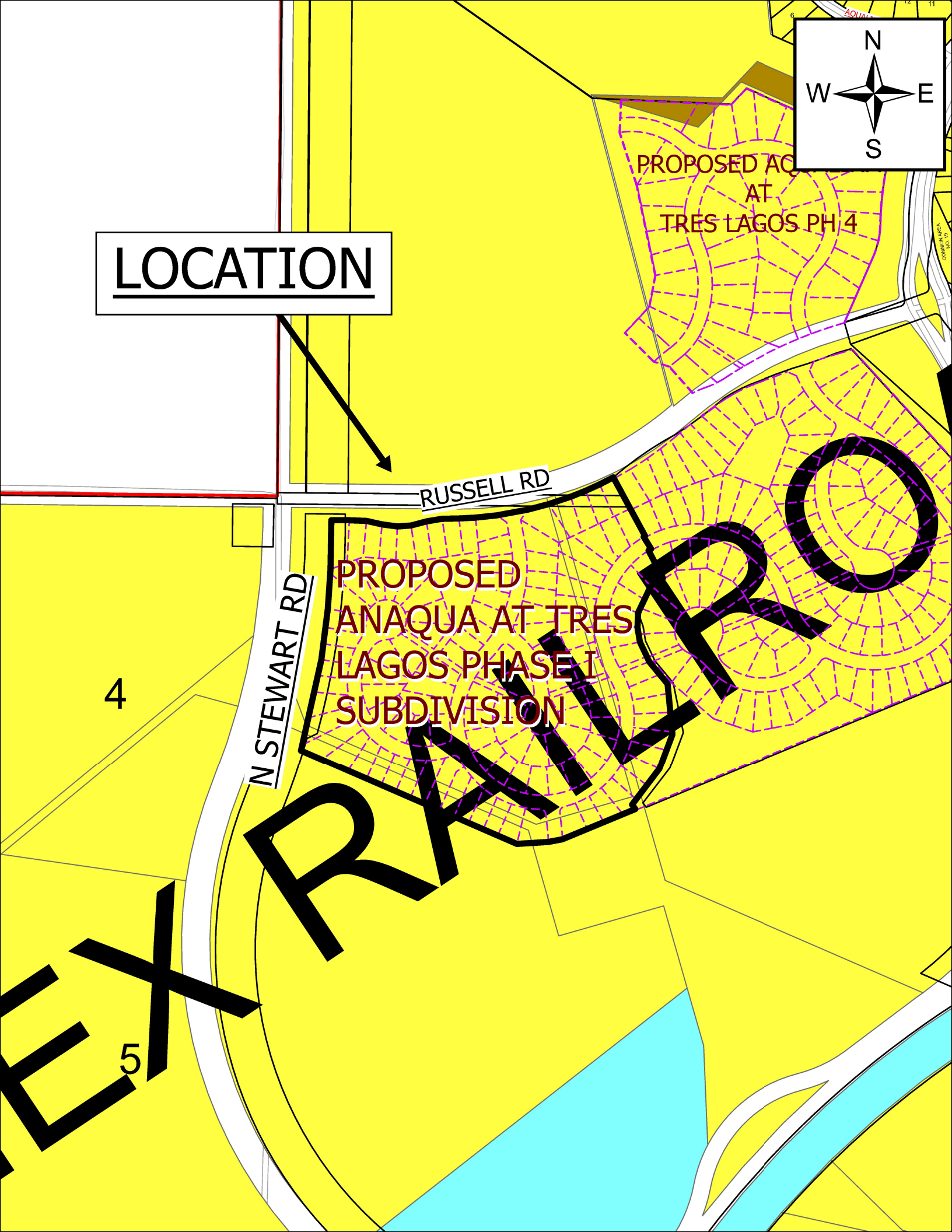
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7/25/2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
PROPOSED AQ
AT
TRES LAGOS PH 4
LOCATION
RUSSELL RD
N STEWART RD
PROPOSED
ANAQUA AT TRES
LAGOS PHASE I
SUBDIVISION
4
5
RAILRO
EX



LOT AREA		
LOT #	SQ. FT.	ACRES
130	7,317.70	0.168
131	7,126.24	0.164
132	7,650.25	0.176
133	8,452.01	0.194
134	11,775.17	0.270
135	9,077.89	0.208
136	7,102.91	0.163
137	6,208.34	0.143
138	6,748.23	0.155
139	8,321.91	0.191
140	9,015.57	0.207
141	6,446.95	0.148
142	5,663.97	0.130
143	6,247.05	0.143
144	6,711.68	0.154
145	7,593.41	0.174
146	7,821.66	0.180
147	7,849.84	0.180
148	7,838.91	0.180
149	7,803.88	0.179
150	7,766.75	0.178
151	7,460.73	0.171
152	10,359.50	0.238
153	11,656.75	0.268
154	8,317.85	0.191
155	6,745.17	0.155
156	6,732.83	0.155
157	6,710.21	0.154
158	6,694.84	0.154
159	6,704.94	0.154
160	6,707.92	0.154
161	6,727.42	0.154
162	6,716.03	0.154
163	6,718.36	0.154
164	6,680.54	0.153
165	6,795.73	0.156
166	6,822.59	0.157
167	6,360.41	0.146
168	6,024.17	0.138
169	5,738.60	0.132
170	6,669.02	0.153
171	7,954.41	0.183
172	8,103.35	0.186
173	8,783.97	0.202
174	10,132.13	0.233
175	11,203.61	0.257
176	9,803.25	0.225
177	7,824.56	0.180
178	6,922.69	0.159
179	7,014.55	0.161
180	6,889.67	0.158
181	7,002.65	0.161
182	6,880.34	0.158
183	6,817.67	0.157
184	6,868.34	0.158
185	6,134.69	0.141
186	7,138.15	0.164
187	6,636.41	0.152
188	7,128.19	0.164
189	6,934.43	0.159
190	7,051.61	0.162
191	6,784.17	0.156
192	6,101.85	0.140
193	7,667.83	0.176
194	6,348.04	0.146

LOT AREA		
LOT #	SQ. FT.	ACRES
195	5,890.23	0.135
196	6,596.07	0.151
197	7,724.30	0.177
198	8,834.11	0.203
199	7,738.79	0.178
200	6,744.22	0.155
201	7,060.86	0.162
202	7,955.13	0.183
203	9,151.62	0.210
204	11,259.90	0.258
205	9,118.71	0.209
206	7,799.86	0.179
207	7,221.65	0.166
208	7,298.52	0.168
209	8,544.35	0.196
210	10,746.03	0.247
211	13,086.78	0.300
212	11,754.34	0.270
213	8,019.64	0.184
214	7,683.45	0.176
215	6,215.34	0.143
216	6,376.88	0.146
217	7,228.09	0.166
218	8,979.11	0.206
219	10,611.38	0.244
220	12,885.99	0.296
221	8,899.59	0.204
222	8,572.77	0.197
223	13,256.67	0.304
224	14,241.84	0.327
225	12,027.75	0.276
226	9,411.35	0.216
227	8,018.29	0.184
228	9,623.83	0.221
229	9,673.05	0.222
230	9,142.66	0.210
231	8,511.77	0.195
232	7,775.30	0.178
233	7,650.40	0.176
234	6,812.74	0.156
235	8,877.53	0.204
236	9,962.88	0.229
237	9,316.72	0.214
238	6,818.90	0.157
239	6,717.33	0.154
240	8,240.58	0.189
241	9,854.15	0.226
242	10,755.70	0.247
243	11,211.15	0.257
244	6,765.08	0.155
245	6,164.15	0.142
246	7,760.13	0.178
247	10,369.64	0.238
248	10,307.62	0.237
249	8,217.78	0.189
250	7,691.12	0.177
251	6,993.70	0.161
252	6,769.31	0.155
253	7,576.30	0.174
254	7,881.88	0.181
255	8,295.66	0.190

COMMON AREA		
CA. ID.	SQ. FT.	ACRES
C.A.1	2,063	0.047
C.A.2	4,317	0.099
C.A.3	4,949	0.114
C.A.4	8,242	0.189
C.A.5	5,235	0.120
C.A.6	3,833	0.088

LOT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S06° 00' 00"W	46.58'
L2	S79° 00' 00"W	33.94'
L3	S50° 41' 57"E	18.99'
L4	S79° 42' 57"W	41.34'
L5	N24° 25' 12"W	23.63'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
"C1"	066° 02' 32"	930.00'	98.08'	49.08	S83° 53' 42"E	98.03'
"C2"	066° 02' 32"	870.00'	91.75'	45.92	S83° 53' 42"E	91.71'
"C3"	028° 49' 27"	1,220.00'	613.75'	313.52	N84° 42' 51"E	607.30'
"C4"	000° 55' 02"	355.00'	5.68'	2.84	S68° 48' 06"W	5.68'
"C5"	001° 55' 16"	305.00'	10.23'	5.11	S67° 36' 10"W	10.23'
"C6"	015° 38' 42"	2,719.96'	742.70'	373.67	N16° 45' 49"E	740.39'
C7	000° 27' 12"	2,374.51'	18.79'	9.40	N24° 23' 17"E	18.79'
C8	002° 06' 48"	3,031.86'	111.83'	55.92	N23° 00' 44"E	111.82'
C9	001° 55' 00"	1,772.81'	59.30'	29.66	N21° 12' 36"E	59.30'
C10	001° 16' 21"	3,681.92'	81.76'	40.88	N19° 44' 25"E	81.76'
C11	001° 10' 48"	2,719.39'	56.00'	28.00	N18° 14' 25"E	56.00'
C12	001° 10' 47"	2,720.33'	56.01'	28.00	N17° 06' 10"E	56.01'
C13	001° 14' 20"	2,591.59'	56.04'	28.02	N15° 54' 48"E	56.04'
C14	001° 23' 40"	2,634.08'	64.11'	32.06	N14° 38' 52"E	64.11'
C15	002° 37' 17"	2,361.78'	108.05'	54.04	N12° 50' 05"E	108.04'
C16	001° 28' 45"	2,720.00'	70.22'	35.11	N10° 57' 25"E	70.22'
C17	001° 57' 46"	1,768.27'	60.58'	30.29	N9° 34' 46"E	60.58'
C18	001° 11' 51"	930.00'	19.44'	9.72	S81° 28' 21"E	19.44'
C19	000° 45' 08"	930.00'	12.21'	6.10	S82° 42' 50"E	12.21'
C20	007° 32' 48"	300.00'	39.51'	19.79	N79° 19' 00"W	39.49'
C21	008° 44' 35"	300.00'	45.78'	22.93	N69° 29' 30"W	45.73'
C22	000° 34' 51"	250.00'	2.53'	1.27	S65° 24' 38"E	2.53'
C23	003° 32' 11"	250.00'	15.43'	7.72	S67° 28' 09"E	15.43'
C24	010° 45' 40"	250.00'	46.95'	23.55	S74° 37' 05"E	46.89'
C25	002° 09' 24"	250.00'	9.41'	4.71	S81° 04' 37"E	9.41'
C26	008° 57' 22"	250.00'	39.08'	19.58	S86° 38' 00"E	39.04'
C27	003° 24' 44"	250.00'	14.89'	7.45	N87° 10' 57"E	14.89'
C28	005° 17' 31"	250.00'	23.09'	11.55	N82° 49' 49"E	23.08'
C29	003° 31' 00"	300.00'	18.41'	9.21	S81° 56' 34"W	18.41'
C30	008° 18' 19"	300.00'	43.49'	21.78	N89° 44' 21"W	43.45'
C31	002° 24' 22"	300.00'	12.60'	6.30	N84° 23' 01"W	12.60'
C32	001° 52' 10"	300.00'	9.79'	4.89	N82° 14' 45"W	9.79'
C33	001° 43' 20"	1,546.56'	46.49'	23.24	S82° 24' 10"E	46.48'
C34	002° 45' 12"	1,167.25'	56.09'	28.05	S84° 48' 42"E	56.08'
C35	003° 32' 45"	1,102.38'	68.23'	34.12	S87° 43' 51"E	68.21'
C36	004° 11' 19"	425.00'	31.07'	15.54	N0° 10' 42"E	31.06'
C37	009° 36' 26"	425.00'	71.26'	35.72	N7° 04' 34"E	71.18'
C38	009° 30' 29"	425.00'	70.53'	35.34	N16° 38' 02"E	70.45'
C39	009° 24' 30"	425.00'	69.79'	34.97	N26° 05' 31"E	69.71'
C40	009° 36' 18"	425.00'	71.25'	35.71	N35° 35' 56"E	71.16'
C41	008° 40' 49"	425.00'	64.39'	32.26	N44° 44' 29"E	64.33'
C42	004° 42' 47"	425.00'	34.96'	17.49	N51° 26' 17"E	34.95'
C43	003° 43' 30"	325.00'	21.13'	10.57	S51° 55' 56"W	21.13'
C44	009° 57' 06"	325.00'	56.45'	28.30	S45° 05' 38"W	56.38'
C45	003° 32' 17"	325.00'	20.07'	10.04	S38° 20' 56"W	20.07'
C46	008° 06' 12"	313.75'	44.37'	22.22	S32° 40' 08"W	44.34'
C47	008° 52' 08"	304.99'	47.21'	23.65	S24° 35' 49"W	47.16'
C48	008° 22' 38"	331.44'	48.46'	24.27	S16° 09' 51"W	48.42'
C49	014° 03' 48"	340.01'	83.46'	41.94	S4° 32' 03"W	83.25'
C50	083° 48' 09"	20.00'	29.25'	17.95	N39° 04' 38"E	26.71'
C51	012° 26' 45"	225.00'	48.87'	24.53	N87° 12' 05"E	48.78'
C52	022° 52' 09"	224.25'	89.51'	45.36	S75° 10' 47"E	88.92'
C53	023° 43' 48"	221.08'	91.56'	46.45	S52° 07' 41"E	90.91'
C54	023° 10' 28"	224.44'	90.78'	46.02	S28° 54' 53"E	90.16'
C55	024° 36' 38"	225.00'	96.65'	49.08	N5° 03' 05"W	95.90'
C56	025° 18' 18"	225.00'	99.37'	50.51	N19° 54' 23"E	98.57'
C57	021° 52' 05"	60.00'	22.90'	11.59	N57° 10' 04"E	22.76'
C58	013° 40' 30"	225.00'	53.70'	26.98	N39° 23' 47"E	53.57'
C59	022° 20' 32"	60.00'	23.40'	11.85	N79° 16' 23"E	23.25'
C60	030° 44' 14"	70.00'	37.55'	19.24	N75° 04' 32"E	37.10'
C61	016° 25' 44"	70.75'	20.29'	10.21	N51° 24' 15"E	20.22'
C62	022° 37' 09"	75.87'	29.95'	15.17	N30° 49' 47"E	29.76'
C63	024° 21' 48"	70.00'	29.77'	15.11	N6° 22' 37"E	29.54'
C64	024° 59' 08"	70.00'	30.53'	15.51	S18° 17' 51"E	30.28'
C65	024° 36' 44"	70.00'	30.07'	15.27	S43° 05' 47"E	29.84'
C66	022° 11' 57"	70.00'	27.12'	13.73	S66° 30' 07"E	26.95'
C67	012° 19' 39"	70.00'	15.06'	7.56	S83° 45' 56"E	15.03'
C68	024° 07' 22"	70.00'	29.47'	14.96	N77° 56' 19"E	29.25'
C69	024° 31' 28"	70.00'	29.96'	15.21	N53° 36' 54"E	29.73'
C70	034° 28' 44"	70.00'	42.12'	21.72	N24° 06' 48"E	41.49'
C71	002° 50' 51"	70.00'	3.48'	1.74	N5° 27' 01"E	3.48'
C72	023° 19' 44"	150.00'	61.07'	30.97	N15° 41' 27"E	60.65'
C73	011° 09' 01"	150.00'	29.19'	14.64	N32° 55' 50"E	29.15'
C74	007° 00' 06"	238.96'	29.20'	14.62	S35° 27' 50"W	29.18'
C75	011° 55' 24"	272.59'	56.73'	28.47	S26° 30' 48"W	56.62'
C76	011° 41' 17"	275.44'	56.19'	28.19	S14° 45' 02"W	56.09'
C77	011° 34' 24"	230.86'	46.63'	23.39	S4° 02' 31"W	46.55'
C78	008° 33' 51"	326.97'	48.87'	24.48	S5° 54' 24"E	48.83'
C79	009° 16' 00"	230.79'	37.33'	18.70	S14° 53' 14"E	37.29'
C80	009° 34' 29"	251.36'	42.00'	21.05	S23° 08' 57"E	41.96'
C81	007° 39' 55"	246.16'	32.93'	16.49	S30° 57' 16"E	32.91'
C82	010° 43' 00"	268.16'	50.16'	25.15	S39° 36' 33"E	50.08'
C83	011° 44' 32"	275.95'	56.55'	28.38	S50° 43' 31"E	56.45'
C84	011° 45' 28"	274.21'	56.27'	28.23	S62° 28' 43"E	56.17'
C85	012° 18' 41"	272.24'	58.50'	29.36	S74° 26' 03"E	58.39'
C86	013° 41' 03"	269.32'	64.32'	32.32	S87° 13' 40"E	64.17'
C87	005° 29' 23"	275.00'	26.35'	13.18	S83° 19' 38"W	26.34'
C88	081° 36' 06"	20.02'	28.51'	17.28	N58° 33' 52"W	26.17'
C89	006° 09' 16"	324.99'	34.91'	17.47	S20° 53' 59"E	34.89'
C90	007° 38' 37"	325.00'	43.36'	21.71	S27° 47' 55"E	43.32'
C91	010° 35' 45"	325.00'	60.10'	30.14	S36° 55' 06"E	60.02'
C92	010° 03' 43"	325.00'	57.07'	28.61	S47° 14' 50"E	57.00'
C93	009° 53' 08"	325.00'	56.07'	28.11	S57° 13' 15"E	56.01'

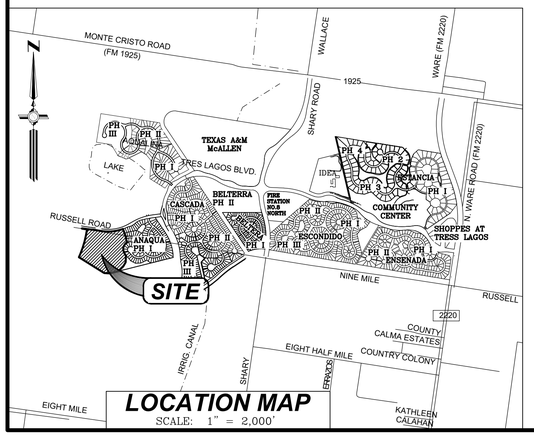
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C94	009° 02' 23"	325.00'	51.28'	25.69	S66° 41' 01"E	51.22'
C95	008° 33' 32"	325.00'	48.55'	24.32	S75° 28' 58"E	48.50'
C96	008° 45' 44"	325.00'	49.70'	24.90	S84° 08' 36"E	49.65'
C97	008° 48' 14"	325.00'	49.94'	25.02	N87° 04' 25"E	49.89'
C98	009° 32' 20"	325.00'	54.11'	27.12	N77° 54' 09"E	54.04'
C99	009° 16' 45"	325.00'	52.63'	26.37	N68° 29' 36"E	52.58'
C100	009° 12' 37"	325.00'	52.24'	26.18	N59° 14' 56"E	52.19'
C101	003° 31' 35"	325.00'	20.00'	10.00	N52° 52' 50"E	20.00'
C102	009° 32' 31"	325.00'	54.12'	27.12	N46° 20' 47"E	54.06'
C103	008° 24' 11"	325.00'	47.66'	23.88	N37° 22' 26"E	47.62'
C104	008° 51' 30"	325.00'	50.25'	25.17	N28° 44' 36"E	50.20'
C105	008° 45' 02"	325.00'	49.64'	24.87	N19° 56' 20"E	49.59'
C106	008° 39' 09"	325.00'	49.08'	24.59	N11° 14' 14"E	49.03'
C107	009° 07' 58"	325.00'	51.80'	25.96	N2° 20' 41"E	51.75'
C108	008° 43' 21"	325.00'	49.48'	24.79	N6° 34' 59"W	49.43'
C109	010° 03' 35"	325.00'	57.06'	28.60	N15° 58' 26"W	56.99'
C110	002° 07' 46"	325.00'	12.08'	6.04	N22° 04' 07"W	12.08'
C111	001° 31' 58"	305.00'	8.16'	4.08	S22° 22' 01"E	8.16'
C112	014° 07' 47"	305.00'	75.22'	37.80	S14° 32' 08"E	75.03'
C113	014° 35' 24"	305.00'	77.67'	39.04	S0° 10' 33"E	77.46'
C114	014° 52' 55"	305.00'	79.22'	39.83	S14° 33' 36"W	79.00'
C115	014° 53' 28"	305.00'	79.27'	39.86	S29° 26' 48"W	79.05'
C116	014° 34' 32"	305.00'	77.59'	39.01	S44° 10' 47"W	77.38'
C117	015° 10' 28"	305.00'	80.78'	40.63	S59° 03' 17"W	80.54'
C118	010° 18' 48"	355.00'	63.90'	32.04	S64° 06' 13"W	63.82'
C119	008° 56' 49"	355.00'	55.43'	27.77	S54° 28' 24"W	55.38'
C120	005° 53' 25"	355.00'	36.50'	18.26	S47° 03' 18"W	36.48'
C121	007° 23' 13"	355.00'	45.77'	22.92	S40° 24' 59"W	45.74'
C122	006° 59' 16"	355.00'	43.30'	21.67	S33° 13' 44"W	43.27'
C123	006° 51' 41"	355.00'	42.51'	21.28	S26° 18' 16"W	42.49'
C124	008° 01' 32"	355.00'	49.73'	24.90	S18° 51' 40"W	49.68'
C125	007° 51' 39"	355.00'	48.71'	24.39	S10° 55' 04"W	48.67'
C126	008° 24' 26"	355.00'	52.09'	26.09	S2° 47' 02"W	52.04'
C127	008° 57' 40"	355.00'	55.52'	27.82	S5° 54' 01"E	55.47'
C128	009° 52' 25"	355.00'	61.18'	30.66	S15° 19' 04"E	61.10'
C129	002° 52' 43"	355.00'	17.84'	8.92	S21° 41' 38"E	17.83'
C130	000° 31' 37"	275.00'	2.53'	1.26	N22° 52' 11"W	2.53'
C131	013° 33' 29"	275.00'	65.07'	32.69	N15° 49' 38"W	64.92'
C132	016° 56' 02"	275.00'	81.28'	40.94	N0° 34' 53"W	80.98'
C133	017° 13' 04"	275.00'	82.64'	41.63	N16° 29' 40"E	82.33'
C134	017° 03' 06"	275.00'	81.84'	41.23	N33° 37' 45"E	81.54'
C135	017° 11' 42"	275.00'	82.53'	41.58	N50° 45' 09"E	82.22'
C136	017° 03' 06"	275.00'	81.84'	41.23	N67° 52' 34"E	81.54'
C137	017° 03' 37"	275.00'	81.88'	41.25	N84° 55' 55"E	81.58'
C138	017° 03' 49"	275.00'	81.90'	41.26	S78° 00' 22"E	81.60'
C139	017° 03' 41"	275.00'	81.89'	41.25	S60° 56' 37"E	81.59'
C140	017° 03' 13"	275.00'	81.85'	41.23	S43° 53' 10"E	81.55'
C141	017° 11' 53"	275.00'	82.54'	41.58	S26° 45' 37"E	82.23'
C142	017° 03' 18"	275.00'	81.86'	41.23	S9° 38' 02"E	81.56'
C143	017° 03' 52"	275.00'	81.90'	41.26	S7° 25' 34"W	81.60'
C144	020° 22' 03"	275.00'	97.76'	49.40	S26° 08' 31"W	97.24'
C145	004° 11' 12"	275.00'	20.09'	10.05	S38° 25' 08"W	20.09'
C146	013° 16' 57"	275.00'	63.75'	32.02	S47° 09' 12"W	63.61'
C147	009° 06' 59"	475.00'	75.58'	37.87	N49° 14' 11"E	75.50'
C148	091° 17' 51"	20.00'	31.87'	20.46	N89° 40' 22"W	28.60'
C149	020° 08' 11"	225.00'	79.08'	39.95	N33° 57' 21"W	78.67'
C150	029° 40' 47"	225.00'	116.55'	59.61	N9° 02' 52"W	115.25'
C151	006° 41' 47"	70.00'	8.18'	4.10	N9° 08' 25"E	8.18'
C152	037° 07' 38"	70.00'	45.36'	23.51	N31° 03' 08"E	44.57'
C153	001° 11' 48"	60.00'	1.25'	0.63	S49° 01' 03"W	1.25'
C154	039° 19' 16"	60.00'	41.18'	21.44	S28° 45' 31"W	40.37'
C155	033° 19' 37"	60.00'	34.90'	17.96	S7° 33' 56"E	34.41'
C156	033° 01' 10"	60.00'	34.58'	17.78	S40° 44' 19"E	34.10'
C157	033° 29' 06"	60.00'	35.07'	18.05	S73° 59' 27"E	34.57'
C158	032° 53' 04"	60.00'	34.44'	17.71	N72° 49' 28"E	33.97'
C159	033° 05' 21"	60.00'	34.65'	17.82	N39° 50' 15"E	34.17'
C160	035° 37' 57"	60.00'	37.31'	19.28	N5° 28' 36"E	36.72'
C161	015° 12' 11"	60.00'	15.92'	8.01	N19° 56' 28"W	15.87'
C162	014° 50' 10"	150.00'	38.84'	19.53	S20° 07' 28"E	38.73'
C163	007° 39' 01"	150.00'	20.03'	10.03	S8° 52' 53"E	20.01'
C164	007° 25' 27"	150.00'	19.44'	9.73	S1° 20' 39"E	19.42'
C165	008° 31' 13"	275.00'	40.89'	20.49	N1° 53' 32"W	40.86'
C166	011° 32' 33"	275.00'	55.40'	27.79	N11° 55' 25"W	55.31'
C167	011° 12' 27"	275.00'	53.79'	26.98	N23° 17' 55"W	53.71'
C168	017° 07' 16"	275.00'	82.18'	41.40	N37° 27' 47"W	81.87'
C169	080° 13' 22"	20.00'	28.00'	16.85	S5° 54' 44"E	25.77'
C170	010° 57' 14"	475.00'	90.81'	45.54	N28° 43' 19"E	90.67'
C171	006° 28' 30"	475.00'	53.68'	26.87	N20° 00' 27"E	53.65'
C172	006° 35' 08"	475.00'	54.60'	27.33	N13° 28' 39"E	54.57'
C173	008° 36' 58"	475.00'	71.43'	35.78	N5° 52' 36"E	71.36'
C174	003° 29' 04"	475.00'	28.89'	14.45	N0° 10' 25"W	28.88'
C175	003° 37' 25"	1,220.00'	77.16'	38.59	N83° 41' 21"E	77.15'
C176	003° 50' 28"	1,220.00'	81.79'	40.91	N79° 57' 24"E	81.77'
C177	002° 40' 23"	1,220.00'	56.91'	28.46	N76° 41' 59"E	56.91'
C178	002° 32' 38"	1,220.00'	54.17'	27.09	N74° 05' 29"E	54.16'
C179	002° 31' 02"	1,220.00'	53.60'	26.80	N71° 33' 39"E	53.59'
C180	041° 13' 00"	450.00'	323.72'	169.22	N18° 41' 33"E	316.78'
C181	056° 29' 28"	250.00'	246.49'	134.31	N22° 27' 13"W	236.63'
C182	014° 29' 38"	450.00'	113.83'	57.22	N46° 32' 52"E	113.53'
C183	064° 07' 21"	300.00'	335.74'	187.91	S21° 44' 01"W	318.50'
C184	165° 00' 08"	250.00'	719.95'	1,899.21	S16° 55' 08"E	495.72'
C185	192° 48' 20"	300.00'	1009.53'	2,673.37	N73° 16' 10"E	596.26'
C186	091° 34' 41"	330.00'	527.45'	339.22	S22° 39' 21"W	473.07'

SUBDIVISION MAP OF

ANAQUA AT TRES LAGOS SUBDIVISION PHASE II

BEING 28.672 ACRES

OUT OF SECTIONS 227 AND 230, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.



LOCATION MAP
SCALE: 1" = 2,000'

LEGEND & ABBREVIATIONS

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

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
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
R.O.W. - RIGHT-OF-WAY
N.E. COR. - NORTHEAST CORNER
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
D.E. - DRAINAGE EASEMENT
N.T.S. - NOT TO SCALE
C.A. - COMMON AREA
D.B.P. - DEDICATED BY PLAT
℄ - CENTER LINE
o - INDICATOR FOR BEGIN AND END CURVE

DRAWN BY: J.L.G. DATE 08/15/2025
REVISED BY: A.A DATE 02/04/2026
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES, MANAGER	200S. 10TH ST., STE 1700	MCALLEN, TEXAS 78501		FAX
ENGINEER:	MARIO A REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

I:\Land Development\Subdivisions\Anaqua\2027 - Rhodes - Anaqua at Tres Lagos 2\Autocad files\2027 - Ana_ph II 9-10-25.dwg, 9/10/2025 11:13:38 AM, DWG To PDF.pc3

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 28.672 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTIONS 227 AND 230, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, WHICH SAID 28.622 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 28.672 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16649060.2179, EASTING: 1057006.0448] AT THE NORTHWEST CORNER OF SAID SECTION 230;

THENCE, S 81° 01' 46" E A DISTANCE OF 80.00 FEET;

THENCE, S 08° 57' 52" W A DISTANCE OF 30.21 FEET TO A NO. 4 REBAR SET [NORTHING: 16649017.8965, EASTING: 1057080.4004] FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 80° 52' 26" E A DISTANCE OF 179.64 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 06° 02' 32", A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 98.08 FEET, A TANGENT OF 49.08 FEET AND A CHORD THAT BEARS S 83° 53' 42" E A DISTANCE OF 98.03 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 06° 02' 32", A RADIUS OF 870.00 FEET, AN ARC LENGTH OF 91.75 FEET, A TANGENT OF 45.92 FEET AND A CHORD THAT BEARS S 83° 53' 42" E A DISTANCE OF 91.71 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, S 80° 52' 26" E A DISTANCE OF 174.35 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 28° 49' 27", A RADIUS OF 1,220.00 FEET, AN ARC LENGTH OF 613.75 FEET, A TANGENT OF 313.52 FEET AND A CHORD THAT BEARS N 84° 42' 51" E A DISTANCE OF 607.30 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 19° 55' 57" E A DISTANCE OF 146.06 FEET PASS THE EXISTING SOUTH LINE OF SAID SECTION 227 AND THE NORTH LINE OF SAID SECTION 230, CONTINUING A TOTAL DISTANCE OF 235.05 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 00° 55' 02", A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 5.68 FEET, A TANGENT OF 2.84 FEET AND A CHORD THAT BEARS S 68° 48' 06" W A DISTANCE OF 5.68 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 23° 00' 00" E A DISTANCE OF 50.02 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01° 55' 16", A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 10.23 FEET, A TANGENT OF 5.11 FEET AND A CHORD THAT BEARS S 67° 36' 10" W A DISTANCE OF 10.23 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 19° 00' 00" E A DISTANCE OF 109.42 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, S 65° 00' 00" W A DISTANCE OF 50.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 34° 00' 00" W A DISTANCE OF 103.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 11° 00' 00" W A DISTANCE OF 52.02 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 01° 00' 00" E A DISTANCE OF 51.98 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 17° 00' 00" E A DISTANCE OF 56.37 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, S 16° 07' 06" E A DISTANCE OF 20.02 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 31° 00' 00" E A DISTANCE OF 102.05 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, S 03° 00' 00" W A DISTANCE OF 178.67 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 29° 00' 00" W A DISTANCE OF 134.35 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 46° 00' 00" W A DISTANCE OF 156.59 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, S 28° 00' 00" E A DISTANCE OF 19.31 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
22. THENCE, S 76° 00' 00" W A DISTANCE OF 387.73 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, N 58° 00' 00" W ALONG THE SOUTH LINE OF A 30.00-FOOT EXCLUSIVE EASEMENT CONVEYED TO UNITED IRRIGATION DISTRICT UNDER DOCUMENT NUMBER 3121516, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 894.02 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
24. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 15° 38' 42", A RADIUS OF 2,719.96 FEET, AN ARC LENGTH OF 742.71 FEET, A TANGENT OF 373.67 FEET AND A CHORD THAT BEARS N 16° 45' 49" E A DISTANCE OF 740.39 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
25. THENCE, N 08° 56' 30" E A DISTANCE OF 69.82 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
26. THENCE, N 80° 52' 26" W A DISTANCE OF 139.97 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 08° 57' 52" E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.672 ACRES OF LAND, MORE OR LESS.

DRAWN BY:	J.L.G. DATE 07/14/2025
REVISED BY:	A.A DATE 04/02/2026
SURVEYED, CHECKED:	DATE
FINAL CHECK:	DATE

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :

   FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENT

   REAR : 10 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

   SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 375,368 C.F. (8.617 Ac. Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652949.4951, 1067206.29414, ELEV.=128.79
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6-FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG RUSSELL ROAD (MILE 9 ROAD)
9. 8 FT. MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE- FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRAIL OR MULTI-FAMILY ZONES OR USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
15. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
16. 4-FT WIDE MINIMUM SIDEWALK REQUIRED ALONG RUSSELL ROAD (9 MILE ROAD). INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
17. UNITED IRRIGATION DISTRICT NOTES;
    - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
    - 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 UNITED IRRIGATION DISTRICT.
    - 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.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
18. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANAQUA AT TRES LAGOS SUBDIVISION PHASE II, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER __2821589___, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
19. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
20. A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED.
21. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
22. COMMON AREAS 1, 2, 3, 4, 5, & 6 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THESE LOTS WILL BE MAINTAINED BY THE LOT OWNERS/ HOA/ PID AND NOT THE CITY OF MCALLEN.
23. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATE OTHERWISE.
24. COMMON AREAS 1, 2, 3 4, 5, & 6 WILL BE MAINTAINED BY LOT OWNERS/ HOA/ PID AND NOT THE CITY OF MCALLEN.

SUBDIVISION MAP OF

ANAQUA AT TRES LAGOS SUBDIVISION PHASE II

BEING 28.672 ACRES
OUT OF SECTIONS 227 AND 230, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT

ON THIS THE_____DAY OF_____20_____.

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

ATTEST: _____ _____
PRESIDENT SECRETARY

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ANAQUA AT TRES LAGOS SUBDIVISION PHASE II LOCATED AT CITY OF McALLEN 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 DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS
COUNTY OF HIDALGO

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

ANAQUA AT TRES LAGOS SPE, LLC
A LIMITED LIABILITY PARTNERSHIP

_____ _____
NICK RHODES, MANAGER DATE:
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE _____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVED TRES LAGOS PUBLIC IMPROVEMENT DISTRICT

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____ _____
NICK RHODES, CHAIRMAN DATE :
TRES LAGOS PUBLIC IMPROVEMENT DISTRICT

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE_____DAY OF_____20_____.

_____
NOTARY PUBLIC, FOR THE STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____. MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/16/2025
DATE REVISED:
ENGINEERING JOB # 25077.00

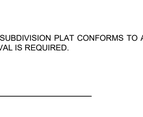


STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 06/16/2025
SURVEY JOB # 25077.02



I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, 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 McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE



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

I:\Land Development\Subdivision\Anaqua\Anaqua Phase II\2077 - Rhodes - Anaqua at Tres Lagos (Advanced Res)\2077-1 dwg, 4/3/2026 11:14:59 AM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/16/2026

SUBDIVISION NAME: ANAQUA AT TRES LAGOS PHASE II SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Russell Road (9 Mile Line) Dedication as needed for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides - There was a ROW Agreement that ranged between 60 ft. to 80 ft. and was recorded with the county. Please add the recorded document on plat, prior to recording. - Thoroughfare Plan designates Russell Road (Mile 9 Line) as a Minor Arterial with 100 ft. ROW. Provide ROW detail detail along Russell Road regarding centerline, existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Submitted plat does not show proposed ROW. Need to label ROW on plat to assure compliance. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
N. Stewart Road: dedication for 80 ft. ROW Paving: 52' - 65' Curb & gutter: both sides - Submitted plat does not show ROW. Need to revise plat showing the ROW to finalize dedication requirements, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 600 ft. Maximum Cul-de-Sac: Cul-de-Sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. - Provide Cul-de-Sac details, as per Fire Department, paving must be 96 ft. in diameter fact to face with 10 ft. of ROW back of curb. If islands proposed, must meet 36 ft. minimum pavement face to face with "fire lanes" striped around the cul-de-sac areas. - Temporary paved turnarounds needed if any street is not continuous until future phase develops, as needed. If needed, Fire Department requires 96 ft. paving diameter face to face. **Subdivision Ordinance: Section 134-105	Required
ALLEYS	
ROW: 20 ft. Paving: 16 ft. -- There was a ROW Agreement that ranged between 60 ft. to 80 ft. and was recorded with the county. Please add the recorded document on plat, prior to recording. -Lots 246-255 and 130-134 front Russell Road (9 Mile Road): In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide and built to city plans and specifications by the developer, finalize service street requirements. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
Front 20 ft. minimum or greater for easements. Revisions required: - Revise front setbacks to 20 ft. or greater for easements. -Note requirements subject to change once lot frontage requirements have been finalized. -For lots 246-255 and 130-134; In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; finalize wording for not as applicable, prior to recording. - must comply with PID requirements. **Zoning Ordinance: Section 138-356 -356	Required
Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 6	Applied
Interior Sides: 5 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

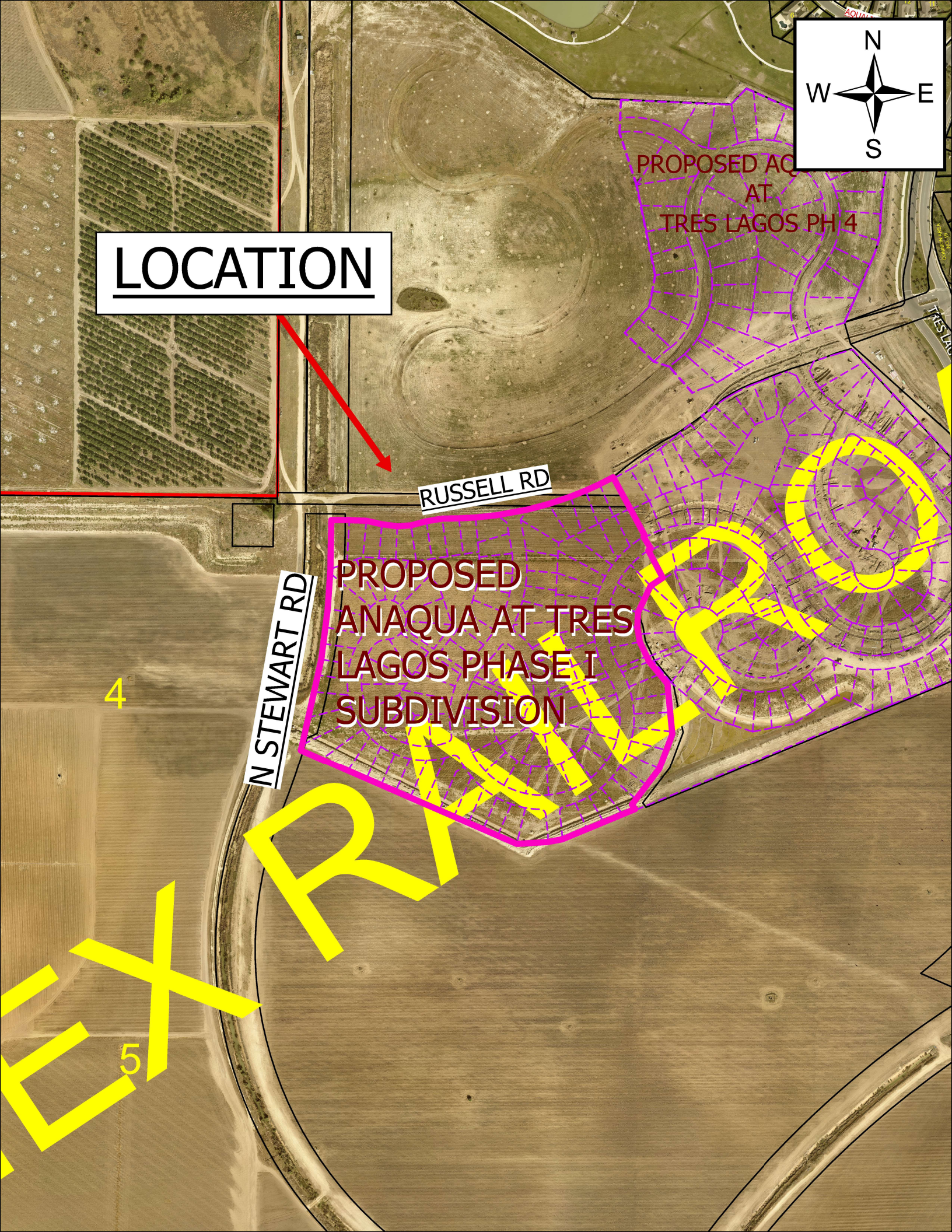
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Road) and N. Stewart Road. Interior sidewalks: City ordinance will not apply provided a sidewalks have at least and adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. - Finalize wording, prior to recording. *May increase to 5 ft. depending on engineering dept. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Russell Road (9 Mile Line line) and N. Stewart Road. -Need to revise Note #8 as shown above.	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along - Staff is reviewing requirements/ restrictions as Russell Road is a Minor Arterial on the Thoroughfare Map.	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: - Ensure that detention area meets 25 ft. minimum frontage requirements for common/detention areas. Review and revise as applicable, - Need to finalize lot frontage for Lots 246-255 and 130-134 as Russell Road is a Minor Arterial on the Thoroughfare Plan. **Subdivision Ordinance: Section 134-1	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Minimum lot width and lot area and lot area: Lots must comply with the minimum frontage as per agreement	Applied
ZONING/CUP	
* Existing R-1 Proposed R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required. -Master TG Approved, TIA Waived with the following condition: • Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. -Master TG Approved, TIA Waived with the following condition: • Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions.	Applied
COMMENTS	
Comments: - Clarify portion of plat boundary extending to N. Stewart Road so as to establish requirements such as setbacks. - Any abandonments must be done by separate process, not by plat. -Clarify any Islands/ boulevards proposed along Russell Road. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


N
W
E
S
LOCATION
PROPOSED AQ
AT
TRES LAGOS PH 4
RUSSELL RD
N STEWART RD
PROPOSED
ANAQUA AT TRES
LAGOS PHASE I
SUBDIVISION
4
5
EXHIBIT

SUB 2025-0162

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Aqualina at Tres Lagos Phase V Subdivision

Legal Description: Being a subdivision of 19.392 acres situated in the city of McAllen, Hidalgo County Texas-Mexican Railway Company's survey according to the plat or map therof recorded in Vol. 4 Pages 142-143, Hidalgo Coutny Deed Records

Location: South of Aqualina PH.II, West of Aqualina PH. IV and Cascada

City Address or Block Number: 6800 Russell Rd (Rear)

Total No. of Lots: 50 Total Dwelling Units: 50 Gross Acres: 20.873 Net Acres: _____

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☐**Commercial** (____ **Acres)**/☒ **Residential** (46 **Lots)** Replat: ☐Yes/☒No

Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ☒No/☐Yes: Date: _____

Existing Land Use: Vacant Proposed Land Use: single family residential

Irrigation District #: UID Water CCN: ☐MPU/☒Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☐No Parcel #: 1,333,607

Estimated Rollback Tax Due: Ø Tax Dept. Review: I.D.L

Owner

Name: RHODES DEVELOPMENT, INC Phone: (956) 287-2800

Address: 200 S. 10th Street, Suite 1700 E-mail: bfrisby@rhodes.com

City: McAllen State: Tx. Zip: 78501

Developer

Name: RHODES DEVELOPMENT, INC Phone: (956) 287-2800

Address: 200 S. 10th Street, Suite 1700 E-mail: bfrisby@rhodes.com

City: McAllen State: Tx Zip: 78501

Contact Person: Brad Frisby, VP

Engineer

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: beto@meldenandhunt.com

City: Edinburg State: Tx Zip: 78541

Contact Person: _____

Surveyor

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: robert@meldenandhunt.com

City: Edinburg State: TX Zip: 78541

NOV 10 2025

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

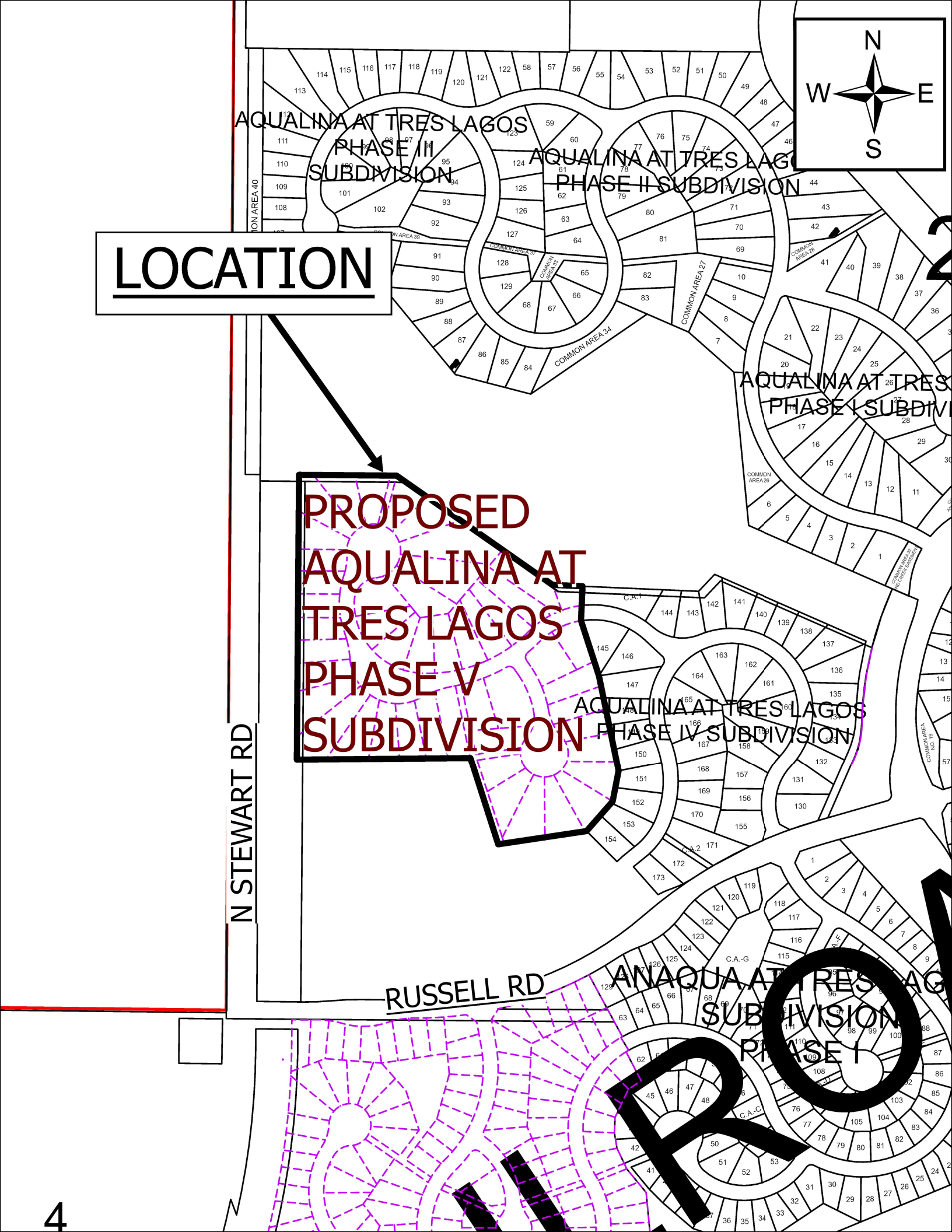
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 11-10-25

Print Name Mario Reyna, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED AQUALINA AT TRES LAGOS PHASE V SUBDIVISION
AQUALINA AT TRES LAGOS PHASE III SUBDIVISION
AQUALINA AT TRES LAGOS PHASE II SUBDIVISION
AQUALINA AT TRES LAGOS PHASE I SUBDIVISION
AQUALINA AT TRES LAGOS PHASE IV SUBDIVISION
ANAQUA AT TRES LAGOS SUBDIVISION PHASE I
N STEWART RD
RUSSELL RD
COMMON AREA 34
COMMON AREA 27
COMMON AREA 28
COMMON AREA 26
COMMON AREA 37
COMMON AREA 39
COMMON AREA 40
N
W
E
S

SUBDIVISION MAP OF
AQUALINA AT TRES LAGOS PHASE V SUBDIVISION

BEING A SUBDIVISION OF 20.873 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

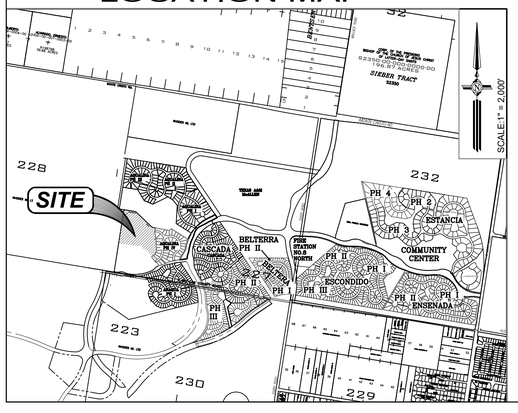
A TRACT OF LAND CONTAINING 20.873 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS SAID 20.873 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 20.873 ACRES WERE CONVEYED TO RHODES DEVELOPMENT INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207085, HIDALGO COUNTY OFFICIAL RECORDS, SAID 20.873 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 227;

THENCE, N 61° 48' 45" W A DISTANCE OF 4,340.57 FEET TO A NO. 4 REBAR SET AT THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 11° 00' 00" W A DISTANCE OF 115.38 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 09° 30' 00" E A DISTANCE OF 193.58 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 03° 09' 53" E A DISTANCE OF 326.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 19° 30' 00" W A DISTANCE OF 111.67 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 51° 24' 11" W A DISTANCE OF 126.17 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 90° 00' 00" W A DISTANCE OF 298.78 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 09° 30' 00" W A DISTANCE OF 266.96 FEET TO A NO. 4 REBAR SER FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 003° 27' 42", A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 37.45 FEET, A TANGENT OF 18.73 FEET, AND A CHORD THAT BEARS N 07° 46' 09" W A DISTANCE OF 37.45 FEET, TO A NO. 4 REBAR SET AT AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 82° 00' 00" W A DISTANCE OF 580.61 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
10. THENCE, N 08° 56' 31" E A DISTANCE OF 952.84 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
11. THENCE, S 81° 00' 00" E A DISTANCE OF 331.48 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 46° 14' 40" E A DISTANCE OF 632.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 79° 00' 00" E A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.873 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE AQUALINA AT TRES LAGOS PHASE V SUBDIVISION LOCATED AT CITY OF McALLEN 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 — DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, 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 McALLEN — DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____, 20_____.

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

ATTEST: _____ _____
PRESIDENT — SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AQUALINA AT TRES LAGOS PHASE V, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
RHODES DEVELOPMENT, INC. — DATE
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS
RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____ _____
NICK RHODES — DATE
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 11/07/2025
ENGINEERING JOB # 25198.00

THE 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 THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE_____DAY OF_____20_____.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 03/19/2026
T-, PG.
SURVEYING JOB No. 25198.00

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

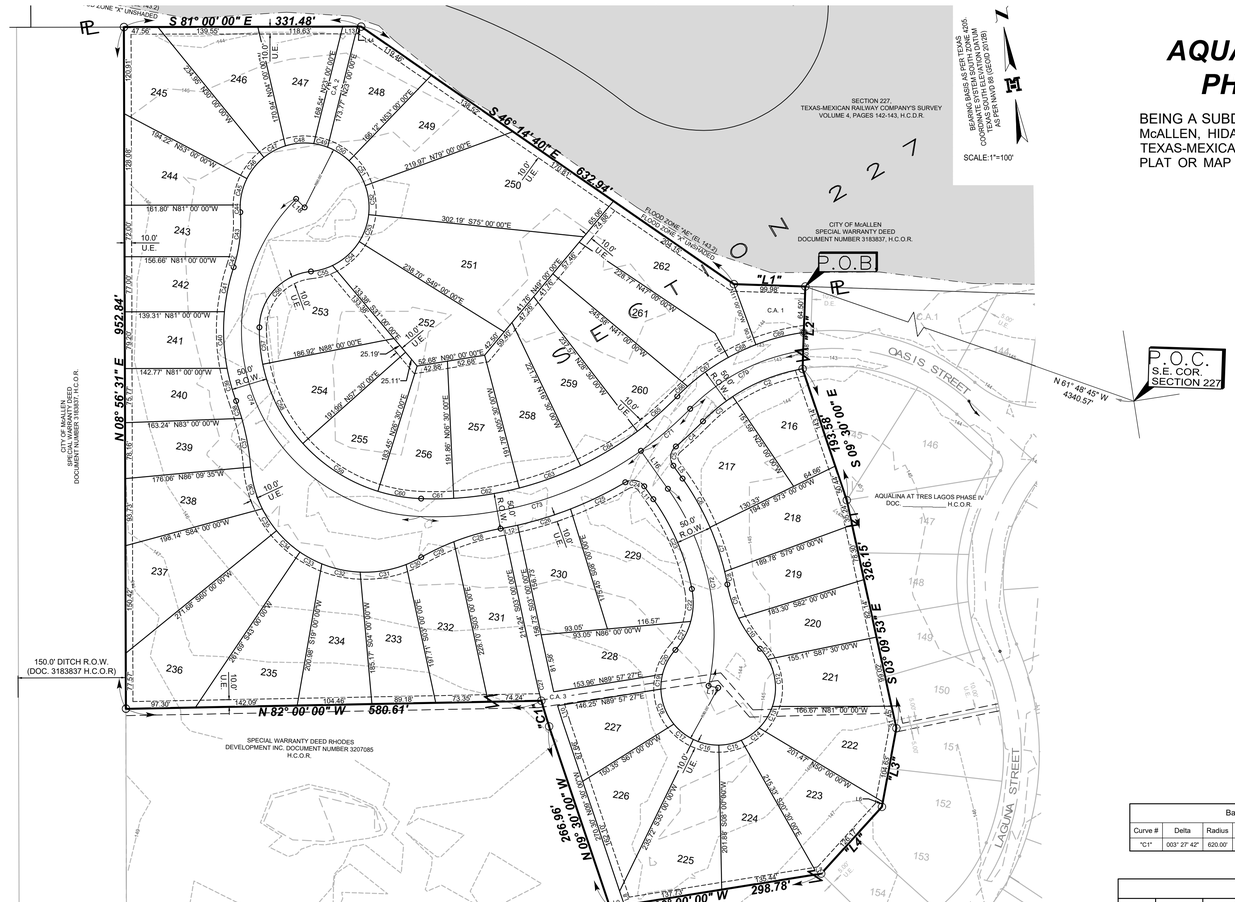
SHEET 1 OF 2 SHEETS

DRAWN BY: A.A DATE 03-27-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES, MANAGER	200 S.10TH ST., SUITE 1700	MCALLEN, TX 78501		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Y:\Land Development\Residential\AA\Site\25198 -Rhodes - Aqualina at Tres Lagos Phase V\Autocad Rev\25198-AQUALINA V-PLAT.dwg, 1/27/2026 2:23:43 PM, DWG To PDF.pc3



SUBDIVISION MAP OF
AQUALINA AT TRES LAGOS PHASE V SUBDIVISION

BEING A SUBDIVISION OF 20.873 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

Boundary Line Table		
Line #	Direction	Length
"L1"	S 79° 00' 00" E	99.98'
"L2"	S 11° 00' 00" W	115.38'
"L3"	S 19° 30' 00" W	111.67'
"L4"	S 51° 24' 11" W	126.17'

Line Table		
Line #	Length	Direction
L5	22.00'	N26° 13' 06"W
L6	7.03'	N19° 30' 00"E
L7	5.33'	N90° 00' 00"E
L8	20.55'	N09° 30' 00"W
L9	20.28'	S90° 00' 00"E
L10	23.66'	N08° 22' 13"W
L11	22.00'	S26° 13' 06"E
L12	20.00'	N87° 34' 53"E
L13	20.61'	N81° 00' 00"W
L14	5.12'	N81° 00' 00"W
L15	38.44'	N19° 41' 23"W
L16	65.14'	S26° 13' 06"E
L17	13.81'	N68° 52' 14"W
L18	16.86'	N35° 50' 29"W

Lot Area Table		
Lot #	SQ. FT.	AC.
216	12,721.74	0.292
217	16,799.34	0.386
218	14,412.25	0.331
219	13,709.75	0.315
220	12,581.97	0.289
221	12,850.47	0.295
222	15,259.56	0.350
223	17,154.88	0.394
224	16,792.17	0.385
225	19,925.85	0.457
226	15,805.31	0.363
227	11,742.58	0.270
228	13,621.52	0.313
229	24,125.59	0.554
230	13,949.88	0.320
231	17,217.25	0.395
232	15,373.82	0.353
233	14,514.05	0.333
234	15,051.21	0.346
235	18,527.76	0.425
236	25,779.44	0.592
237	19,317.99	0.443
238	14,093.17	0.324
239	12,515.48	0.287
240	11,127.48	0.255

Lot Area Table		
Lot #	SQ. FT.	AC.
241	11,023.71	0.253
242	11,285.83	0.259
243	11,595.80	0.266
244	13,909.75	0.319
245	19,707.75	0.452
246	15,522.42	0.356
247	12,982.50	0.298
248	13,152.53	0.302
249	15,722.62	0.361
250	30,387.67	0.698
251	26,294.23	0.604
252	18,310.58	0.420
253	16,100.89	0.370
254	14,276.38	0.328
255	14,118.35	0.324
256	13,971.91	0.321
257	14,015.25	0.322
258	14,820.25	0.340
259	15,864.97	0.364
260	16,387.87	0.376
261	17,765.48	0.408
C.A. 1	18,792.66	0.431
C.A. 2	6,229.14	0.143
C.A. 3	3,415.65	0.078

Baundary Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	003° 27' 42"	620.00'	37.46'	18.73'	37.45'	N 07° 46' 09" W

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C2	023° 42' 29"	255.00'	105.51'	53.52	N77° 29' 18"E	104.76'
C3	012° 13' 32"	255.00'	54.41'	27.31	N59° 31' 17"E	54.31'
C4	005° 38' 13"	525.00'	51.65'	25.85	N56° 13' 38"E	51.63'
C5	085° 15' 50"	20.00'	29.76'	18.41	N16° 24' 49"E	27.09'
C6	011° 59' 36"	375.00'	78.50'	39.39	N20° 13' 18"W	78.35'
C7	009° 56' 28"	375.00'	65.06'	32.61	N9° 15' 16"W	64.98'
C8	002° 47' 58"	375.00'	18.32'	9.16	N2° 53' 03"W	18.32'
C9	015° 55' 19"	180.00'	50.02'	25.17	N9° 26' 43"W	49.86'
C10	016° 37' 44"	180.00'	52.24'	26.31	N25° 43' 15"W	52.06'
C11	013° 14' 12"	80.00'	18.48'	9.28	N27° 25' 02"W	18.44'
C12	048° 51' 20"	80.00'	68.22'	36.34	N3° 37' 44"E	66.17'
C13	025° 20' 54"	80.00'	35.39'	17.99	N40° 43' 51"E	35.10'
C14	021° 52' 26"	80.00'	30.54'	15.46	N64° 20' 31"E	30.36'
C15	023° 03' 55"	80.00'	32.21'	16.32	N86° 48' 41"E	31.99'
C16	026° 25' 29"	80.00'	36.90'	18.78	S68° 26' 37"E	36.57'
C17	025° 04' 55"	80.00'	35.02'	17.80	S42° 41' 25"E	34.74'
C18	038° 05' 10"	80.00'	53.18'	27.61	S11° 06' 23"E	52.20'
C19	014° 54' 05"	80.00'	20.81'	10.46	S15° 23' 15"W	20.75'
C20	027° 39' 52"	80.00'	38.63'	19.70	S36° 40' 14"W	38.25'
C21	026° 12' 38"	100.00'	45.75'	23.28	S37° 23' 51"W	45.35'
C22	026° 16' 00"	100.00'	45.84'	23.33	S11° 09' 32"W	45.44'
C23	024° 14' 38"	325.00'	137.52'	69.80	S14° 05' 47"E	136.49'
C24	085° 15' 50"	20.00'	29.76'	18.41	S68° 51' 00"E	27.09'
C25	009° 16' 37"	525.00'	85.00'	42.60	N73° 09' 23"E	84.91'
C26	008° 26' 59"	525.00'	77.43'	38.78	N82° 01' 12"E	77.35'
C27	003° 02' 18"	620.00'	32.88'	16.44	S4° 31' 09"E	32.88'
C28	011° 05' 28"	350.00'	67.75'	33.98	N83° 22' 20"E	67.65'
C29	008° 15' 53"	350.00'	50.49'	25.29	N73° 41' 39"E	50.44'
C30	008° 26' 09"	160.00'	23.56'	11.80	N73° 46' 48"E	23.54'
C31	023° 27' 21"	160.00'	65.50'	33.22	N89° 43' 33"E	65.04'
C32	019° 40' 17"	160.00'	54.93'	27.74	S68° 42' 38"E	54.66'
C33	012° 29' 33"	160.00'	34.89'	17.51	S52° 37' 43"E	34.82'
C34	015° 52' 45"	160.00'	44.34'	22.31	S38° 26' 34"E	44.20'
C35	013° 08' 20"	160.00'	36.69'	18.43	S23° 56' 02"E	36.61'
C36	021° 47' 12"	160.00'	60.84'	30.79	S6° 28' 15"E	60.47'
C37	011° 20' 03"	350.00'	69.24'	34.73	S1° 14' 41"E	69.12'
C38	004° 11' 19"	350.00'	25.59'	12.80	S9° 00' 22"E	25.58'

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C39	009° 32' 50"	285.00'	47.49'	23.80	S6° 19' 36"E	47.44'
C40	015° 59' 24"	285.00'	79.54'	40.03	S6° 26' 31"W	79.28'
C41	012° 46' 35"	285.00'	63.55'	31.91	S20° 49' 31"W	63.42'
C42	004° 26' 56"	200.00'	15.53'	7.77	S24° 59' 20"W	15.53'
C43	017° 52' 47"	200.00'	62.41'	31.46	S13° 49' 29"W	62.16'
C44	006° 24' 34"	90.00'	10.07'	5.04	S8° 05' 22"W	10.06'
C45	024° 27' 06"	90.00'	38.41'	19.50	S23° 31' 12"W	38.12'
C46	024° 18' 48"	90.00'	38.19'	19.39	S47° 54' 09"W	37.91'
C47	021° 52' 12"	90.00'	34.35'	17.39	S70° 59' 39"W	34.15'
C48	025° 22' 04"	90.00'	39.85'	20.26	N85° 23' 13"W	39.52'
C49	012° 45' 35"	90.00'	20.04'	10.06	N66° 19' 24"W	20.00'
C50	022° 42' 14"	90.00'	35.66'	18.07	N48° 35' 30"W	35.43'
C51	026° 34' 11"	90.00'	41.74'	21.25	N23° 57' 17"W	41.36'
C52	026° 06' 57"	90.00'	41.02'	20.87	N2° 23' 16"E	40.67'
C53	025° 41' 34"	90.00'	40.36'	20.52	N28° 17' 32"E	40.02'
C54	032° 16' 19"	90.00'	50.69'	26.04	N57° 16' 29"E	50.03'
C55	020° 01' 33"	90.00'	31.46'	15.89	N83° 25' 24"E	31.30'
C56	083° 15' 09"	80.00'	116.24'	71.09	N51° 48' 36"E	106.28'
C57	012° 37' 27"	235.00'	51.78'	25.99	N3° 52' 18"E	51.67'
C58	030° 37' 46"	235.00'	125.63'	64.35	N17° 45' 18"W	124.14'
C59	030° 40' 56"	235.00'	125.84'	64.47	N48° 24' 40"W	124.35'
C60	014° 58' 23"	235.00'	61.41'	30.88	N71° 14' 19"W	61.24'
C61	005° 29' 41"	475.00'	45.55'	22.79	N81° 28' 21"W	45.54'
C62	011° 12' 34"	475.00'	92.93'	46.61	N89° 49' 28"W	92.78'
C63	011° 00' 10"	475.00'	91.22'	45.75	S79° 04' 10"W	91.08'
C64	011° 12' 55"	475.00'	92.98'	46.64	S67° 57' 37"W	92.83'
C65	008° 56' 39"	475.00'	74.15'	37.15	S57° 52' 51"W	74.07'
C66	003° 46' 48"	305.00'	20.12'	10.06	S55° 17' 55"W	20.12'
C67	013° 07' 18"	305.00'	69.85'	35.08	S63° 44' 58"W	69.70'
C68	007° 59' 44"	305.00'	42.56'	21.32	S74° 18' 29"W	42.53'
C69	012° 58' 05"	305.00'	69.03'	34.66	S84° 47' 24"W	68.88'
C70	036° 59' 14"	280.00'	180.75'	93.65	S71° 54' 08"W	177.63'
C71	010° 22' 23"	500.00'	90.52'	45.39	S58° 35' 43"W	90.40'
C72	047° 20' 51"	350.00'	289.23'	153.45	S2° 32' 40"E	281.07'
C73	037° 29' 35"	500.00'	327.19'	169.69	S82° 31' 42"W	321.38'
C74	132° 53' 02"	260.00'	603.01'	596.31	N12° 17' 00"W	476.66'

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0300 D MAP REVISED: JUNE 6, 2000. REVISED TO RELECT LOMR: MAY 1, 2023
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL BE:

   FRONT: 20 FEET OR GREATER FOR EASEMENTS
   REAR: 11 FEET OR GREATER FOR EASEMENTS
   INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS
   SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS
   GARAGE: 18 FEET, EXCEPT WHERE GRATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94,599 C.F. (2.172 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC 22, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF WALLACE ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16653575.4252, E=1063531.96275, ELEV.=135.74.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG RUSSELL ROAD (9 MILE LINE) AND TRES LAGOS BLVD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
12. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
13. A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG RUSSELL ROAD (9 MILE LINE) INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. UNITED IRRIGATION DISTRICT NOTES:
   - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
   - 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 UNITED IRRIGATION DISTRICT.
   - 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.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES.

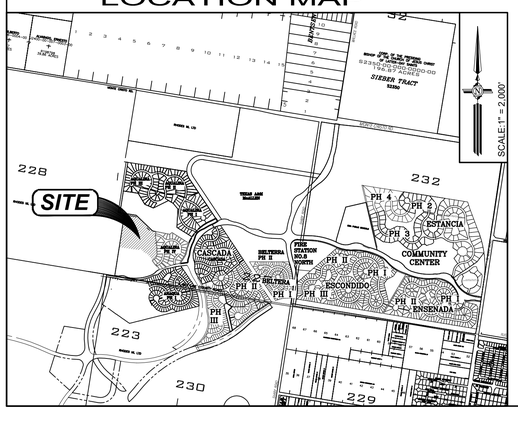
    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OR ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO HE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
18. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
19. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
20. COMMON/DETENTION AREAS, TEMPORARY TURNAROUNDS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
21. NO CURB CUT, ACCESS, OR LOT FRONTAGE ALLOWED ALONG RUSSELL ROAD (MILE 9 LINE).
22. COMMON AREAS 1 & 2 WILL MAINTAIEND BY THE PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.
23. COMMON AREA 3 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICE. THIS COMMON AREA WILL BE MAINTAINED BY THE LOT OWNERS / HOA / PID AND NOT THE CITY OF MCALLEN
24. DEVELOPER / TRES LAGOS PUBLIC IMPROVEMENTS DISTRICT (PID) / OWNER / HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH TEMPORARY TURN AROUND SHOWN ON PLAN.
25. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ◦ CURVE PC AND PT

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
R.O.W. - RIGHT-OF-WAY
S.W. COR. - SOUTHWEST CORNER
SQ.FT. - SQUARE FEET
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
U.E. - UTILITY EASEMENT BY THIS PLAT
T.E. - TECHNOLOGY EASEMENT BY THIS PLAT
D.E. - DRAINAGE EASEMENT BY THIS PLAT
C.A. - COMMON AREA

LOCATION MAP



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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES, MANAGER	200 S.10TH ST., SUITE 1700	MCALLEN, TX 78501		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

DRAWN BY: A.A DATE 03-27-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

J:\Developments\Rhodes\AQUALINA\Ph V\Plat\Aqualina Tres Lagos Phase V\Autocad\Ver25.0\96 AQUALINA V PLAT.dwg, 3/27/2026 3:13:12 PM, Ver.15.0*P.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2026

SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE V

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Stewart Road: Dedication 80 ft. R.O.W Paving: 52 ft. Curb & gutter: both sides Stewart Road west of this location Revisions Required: - Please show centerline and dedication on both sides, prior to final - Please provide the special warranty deed document, prior to final. - Provide copy of documents of any existing dedications on plat **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Dedication of 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be established prior to recording. -Please provide temporary paved turnaround at the end of interior streets on Lots 223 and 265. - Access to subdivision will be from phase IV of Aqualina. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

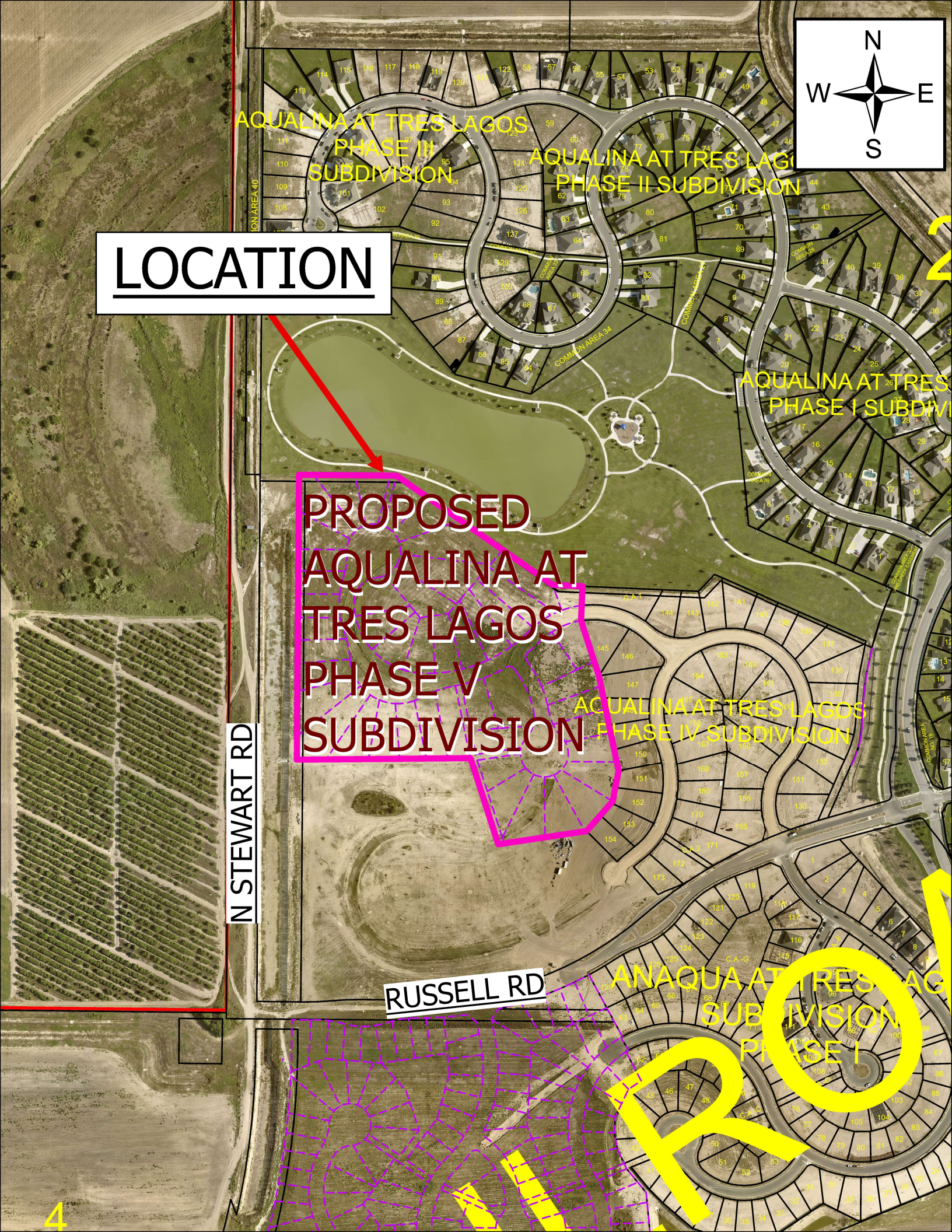
* 600 ft. Maximum Cul-de-Sac: - Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walk/drives are provided, per agreement. - as per Fire department, paving must be 96 ft. in diameter face to face. -Clarify if any islands may be proposed which will affect paving requirements, prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
Front: 20 ft. or greater for easements - The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356	Applied
Rear- 11 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Sides: 5 ft. or greater for easements. - The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356	Applied
Side Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft, except where greater setback is required, greater setbacks applies. Revisions required: - Please correct spelling from "grater" to "greater" **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Stewart Road. Revisions required: -Plat note #15 mentions Russell Road and Tres Lagos, please revise prior to final. -Other sidewalks will not apply provided a sidewalk having at least an adequate width for pedestrians and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit development, per agreement. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Stewart Road. Revisions Required: - Plat note #8 references Russell Road and Tres Lagos Blvd, please revise and correct, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Stewart Road. Revision Required: - Plat note #12 references roads that do not pertain to this phase, please correct and revise prior to final. -The subdivision will be having access from Aqualina Phase IV. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: -Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: - Common area no. 2 is not fronting a public street, please clarify prior to final. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. -Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Please revise plat note #8,15 and 21, they reference streets that do not pertain to this phase. - Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat, prior to final. -Provide the special warranty deed documents, prior to final. -Common area no. 2 is not fronting a public street, please clarify prior to final. How will you access common area no. 2. -How would common area no. 3 service as emergency access point. - P&Z for new layout on 04/21/2026. - Need to provide a new master layout for phase V and IV *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL	Applied


LOCATION
PROPOSED AQUALINA AT TRES LAGOS PHASE V SUBDIVISION
AQUALINA AT TRES LAGOS PHASE III SUBDIVISION
AQUALINA AT TRES LAGOS PHASE II SUBDIVISION
AQUALINA AT TRES PHASE I SUBDIVI
AQUALINA AT TRES LAGOS PHASE IV SUBDIVISION
N STEWART RD
RUSSELL RD
N
W
E
S

SUB2026-0042

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Astrid's Place

Legal Description: All of Lot 1 and the North 1/2 of Lot 2, Bryan's Addition to McAllen

Location: Southeast corner of Datepalm and N. 4th Street

City Address or Block Number: 324 N 4th St

Total No. of Lots: 3 Total Dwelling Units: 3 Gross Acres: 0.24 Net Acres: 0.23

■Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/■No

For Fee Purposes: □Commercial (____ Acres)/■ Residential (3 Lots) Replat: □Yes/■No

Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ■No/□Yes: Date: _____

Existing Land Use: Vacant Proposed Land Use: Residential

Irrigation District #: 1 Water CCN: ■MPU/□Sharyland Water SC Other: _____

Agricultural Exemption: □Yes/■No Parcel #: 127844

Estimated Rollback Tax Due: n/a Tax Dept. Review: _____

Owner

Name: Astrid Gutierrez Phone: 956-683-1000

Address: 2205 S. 45th Street E-mail: jamestuxedos@gmail.com

City: McAllen State: Texas Zip: 78503

Developer

Name: Same as Owner Phone: _____

Address: _____ E-mail: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000

Address: 510 S. Broadway E-mail: sec@spooreng.com

City: McAllen State: Texas Zip: 78501

Contact Person: Steve Spoor, P.E.

Surveyor

Name: Robles & Associates - Reynaldo Robles Phone: 956-968-2422

Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com

City: Weslaco State: Texas Zip: 78596

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 03-06-26

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

VAR2026-0008

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: Lot 1 and the North 1/2 of Lot 2, Block 2, Bryan's Addition

PROPOSED ASTRID'S PLACE SUBDIVISION

Street Address: 324 N. 4th Street

Number of lots: 3 Gross acres: 0.24

Existing Zoning: R-1 Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name: Spoor Engineering Consultants Phone: 956-683-1000

Address: 510 S. 4th Street E-mail: sec@spooreng.com City: McAllen State: Texas Zip: 78501

Owner

Name: Astrid Gutierrez Phone: 956-683-1000

Address: 2205 S. 45th Street E-mail: jamestuxedos@gmail.com

City: McAllen State: Texas Zip: 78503

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: [signature] Date: 03-06-26

Print Name: Steve Spoor, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ■ $250.00

Accepted by: NM Payment received by: Natalie Date: March 9, 2026

Rev 10/18

MAR 10 2026

BY: CW

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

Please see attachment

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

Please see attachment

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

Please see attachment

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Please see attachment

Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
510 S. Broadway St. McAllen, Texas 78501
956-683-1000 sec@spooreng.com

Astrid's Place February 27, 2026

Variance to Subdivision Process Application

Variances Requested:

A. Variance to allow lot frontage of less than 50 feet. -2D0A
B. Variance to allow lot area of less than 5,000 square feet. -2B0A

D. Variance to allow a front setback of 10 feet instead of 25 feet -P+Z

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provision of this chapter would deprive the applicant of the reasonable use of his land.

A and B. Smaller lot sizes are more affordable and the lots in this area are not much larger than the lots in this proposed subdivision. The three proposed lots are for siblings

D. The lesser front setback will allow a more reasonably sized home to be built, especially on the corner lots.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

A and B. Smaller lot sizes are more affordable and the lots in this area are not much larger than the lots in this proposed subdivision. The three proposed lots are for siblings

D. The lesser front setback will allow a more reasonably sized home to be built, especially on the corner lots.

MAR 10 2026
BY: CW

Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
510 S. Broadway St. McAllen, Texas 78501
956-683-1000 sec@spooreng.com

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

A and B. Smaller lots sizes and frontages are already located in the area.

loped. The

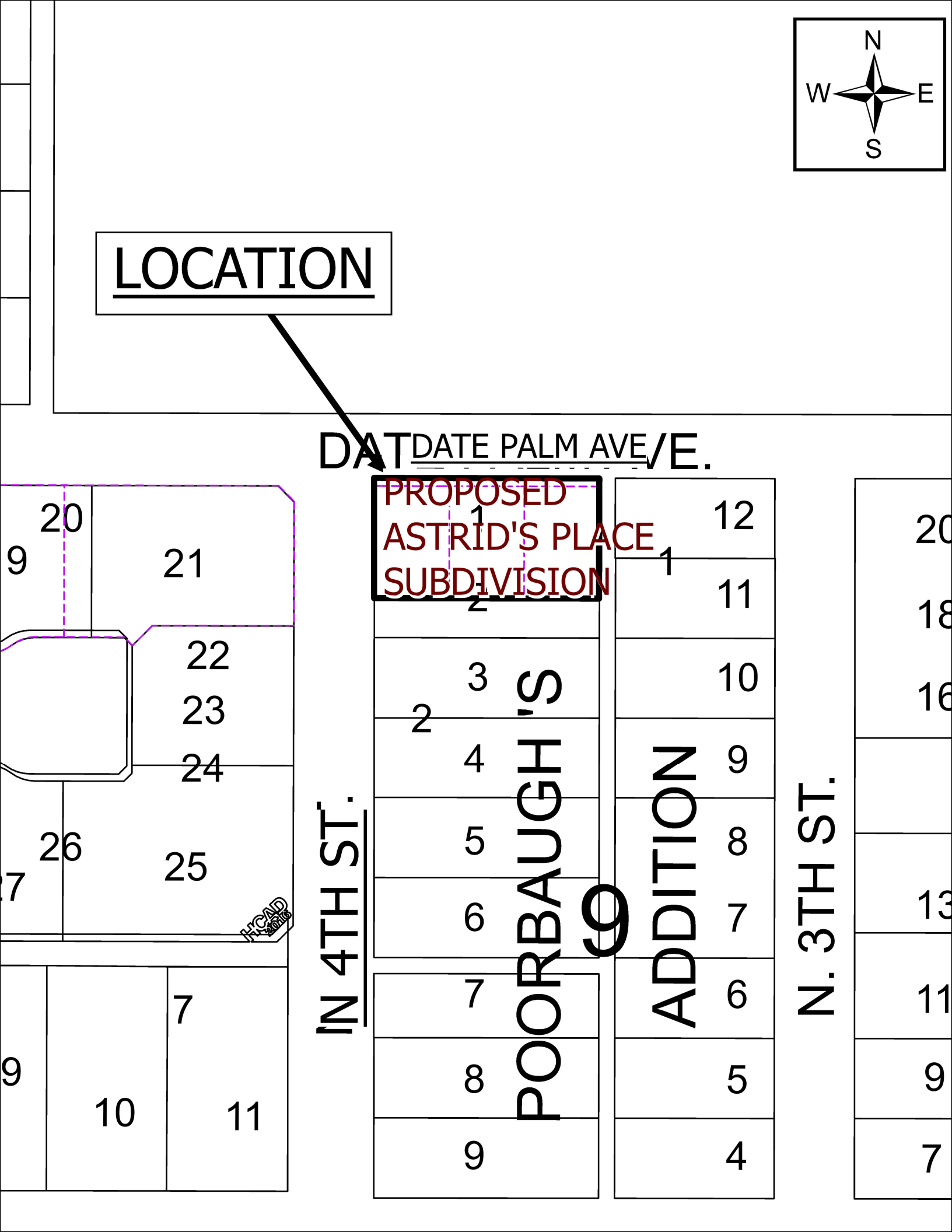
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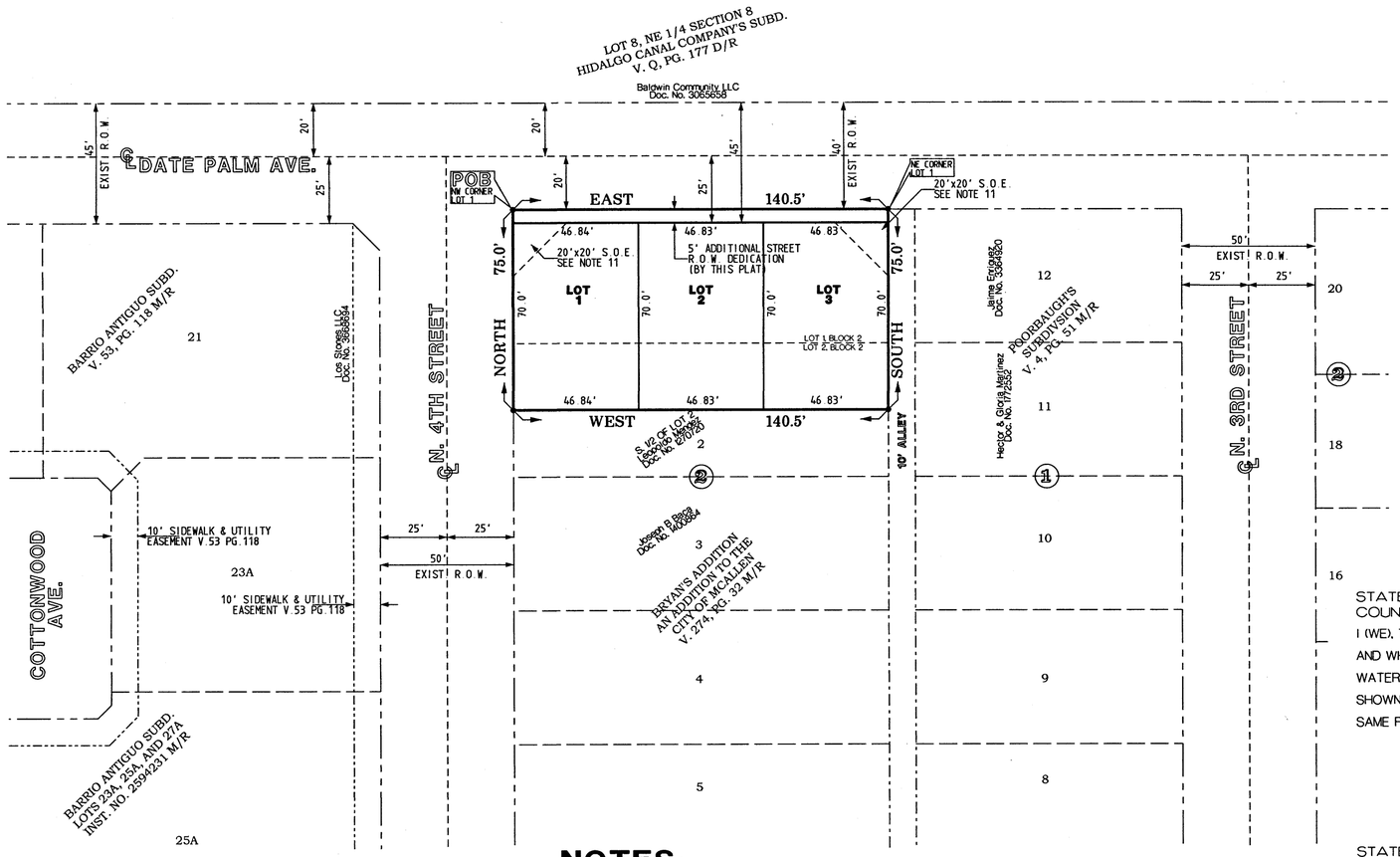
D. A lesser front setback will not affect the other property owners in the area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision in the area in accordance with the provisions of this chapter.

A and B. Most of the surrounding area has already been subdivided. These variances would not affect neighboring properties.

D. Most of the adjacent properties are already subdivided. The lesser front setback will not affect.


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LOCATION
DATE PALM AVE
PROPOSED
ASTRID'S PLACE
SUBDIVISION
IN 4TH ST.
POORBAUGH'S
9
ADDITION
N. 3TH ST.
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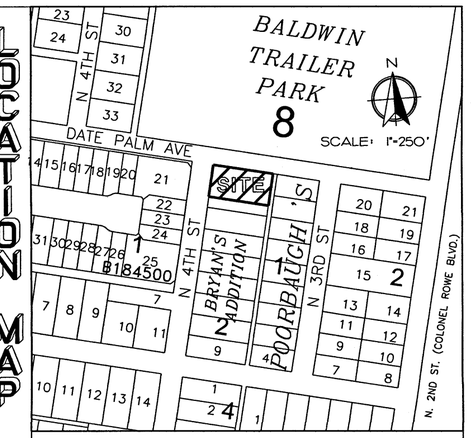


FEB. 27, 2026
Scale: 1"=40'
REV:

SUBDIVISION PLAT
OF
ASTRID'S PLACE
SUBDIVISION

BEING A SUBDIVISION OF LOT 1, AND THE NORTH½OF LOT 2, BLOCK 2, BRYAN'S ADDITION TO MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 274, PAGE 32 AND 33, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 0.24 ACRES OF LAND, MORE OR LESS

LOCATION MAP



Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F6003
510 S. BROADWAY McALLEN, TEXAS 78501
SEC@spooreng.com 956-683-1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

ASTRID GUTIERREZ
2205 S. 45TH ST.
MCALLEN, TEXAS 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ASTRID GUTIERREZ, 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

NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   - FRONT: 10 FEET OR GREATER FOR EASEMENTS
   - SIDE: 6 FEET OR GREATER FOR EASEMENTS.
   - GARAGE: 18 FEET OR GREATER FOR EASEMENTS.
   - REAR: 10 FEET OR GREATER FOR EASEMENTS
   - CORNER: 10 FEET OR GREATER FOR EASEMENTS
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0005C, MAP REVISED NOVEMBER 2, 1982.
4. A 6 FT. OPAQUE BUFFER IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
5. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
6. BENCHMARK STATION NAME: MC78 ELEVATION 121.67 - BRASS MONUMENT AT SOUTHWEST CORNER OF BUSINESS 83 AND ASH AVENUE
7. A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON DATE PALM AVENUE AND N. 4TH STREET.
8. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. DRAINAGE DETENTION OF 0.04 ACRE-FEET (1,740 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY.
10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
11. S.O.E. DENOTES SIGHT OBSTRUCTION EASEMENT (BY THIS PLAT)

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

METES & BOUNDS

ALL OF LOT 1, AND THE NORTH ONE-HALF OF LOT 2, BLOCK 2, BRYAN'S ADDITION TO McALLEN, HIDALGO COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN VOLUME 274, PAGE 32 AND 33, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of the Lot 1, for the northwest corner of the following described tract of land; said point being on the intersection of the South line of Date Palm Avenue and the East line of N. 4" Street;

THENCE, with the South line of Date Palm Avenue and the North line of Lot 1, EAST, 140.5 feet to the northeast corner of Lot 1, for the northeast corner hereof; said point being on the West line of dedicated alley;

THENCE, with the East line of Lots 1 and 2, and the West line of said alley SOUTH, at 50.0 feet pass the common east corner between Lots 1 and 2, and at 75.0 feet the southeast corner of the north one-half of Lot 2, for the southeast corner hereof;

THENCE, with the South line of the North one-half of Lot 2, WEST, 140.5 feet to the southwest corner of the north one-half of Lot 2, for the southwest corner hereof; said point being on the East line of N. 4" Street;

THENCE, with the West line of Lot 2 and Lot 1 and the East line of N. 4" Street, NORTH, at 25.0 feet pass the common west corner between Lots 2 and 1, and at 75.0 feet the POINT OF BEGINNING; containing 0.24 acre of land, more or less.

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

MAYOR, DATE
CITY OF MCALLEN

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFT THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, R.P.L.S. #4032 DATE
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

STEPHEN SPOOR 03-06-26
REGISTERED PROFESSIONAL ENGINEER DATE
P. E. REGISTRATION No. 56752

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/10/2026

SUBDIVISION NAME: ASTRID'S PLACE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Date palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides Revisions required: -Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides Revisions Required: -Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily residential. - There is an existing Alley 10 ft. on the east side of the property. **Subdivision Ordinance: Section 134-106	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

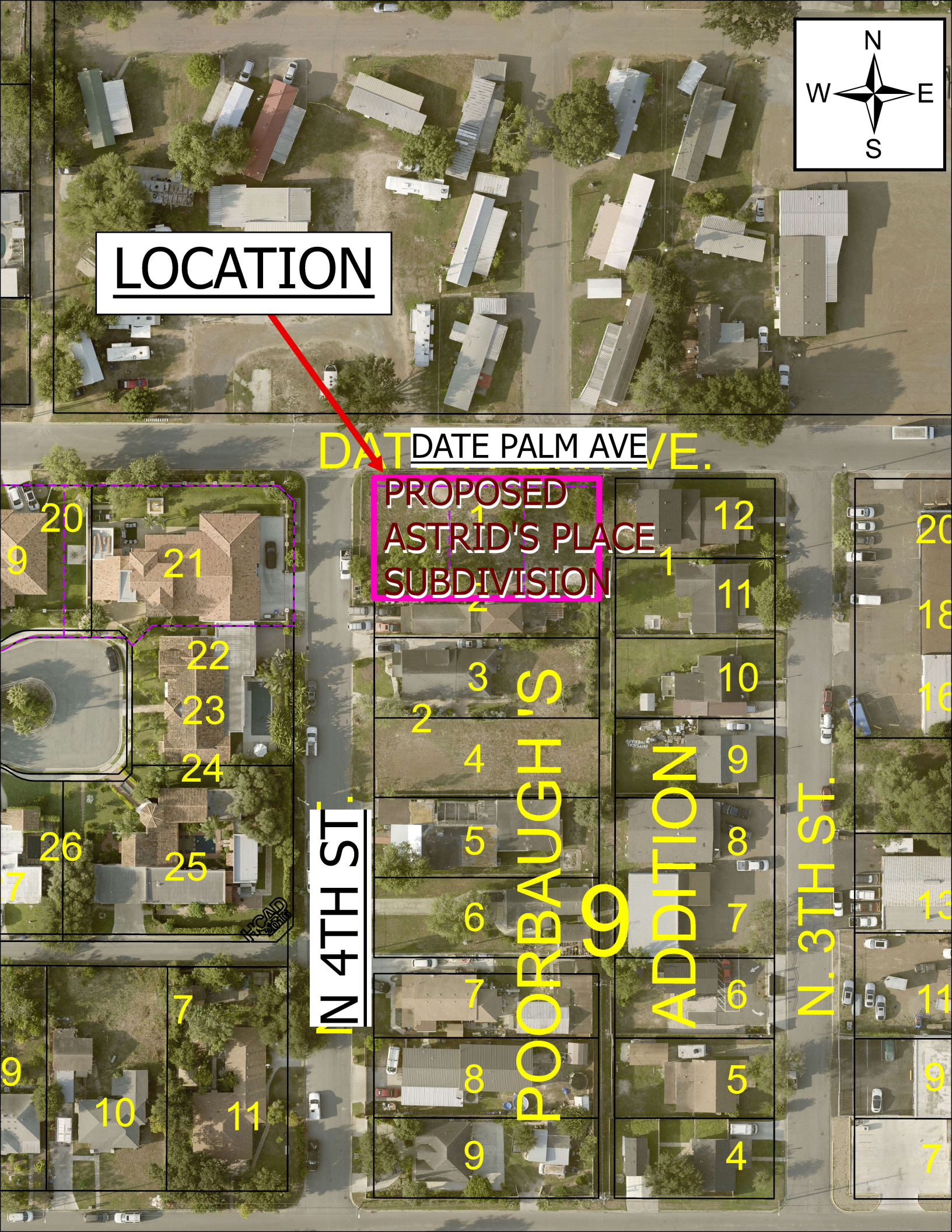
SETBACKS	
* Front: 25 ft. or greater for easements - Add plat note as stated above, prior to final. - Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements - Add plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except, where greater setback is required, greater setbacks applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Date palm Avenue and N. 4th Street. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
*Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets: Lots are fronting Date Palm Avenue. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Lot width should be 50 ft. and lot area should be 5,000 sq ft. - Lot area and width do not meet requirements at the moment. lot width of 46.84 and lot area of 3,278.1 sqft - Engineer submitted a variance request to the ZBOA board. - This requirement is still pending approval if granted. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed: R-1 (Sigle-Family Residential) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted for this subdivision.	Applied
PARKS	
* Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. * Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - Public hearing required with noticed may be applicable for single-family residential, prior to recording. - Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision" - Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. - Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied


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LOCATION
DATE PALM AVE
DATE PALM AVE.
PROPOSED
ASTRID'S PLACE
SUBDIVISION
N. 4TH ST.
PORBAUGH'S
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ADDITION
N. 3TH ST.
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SUB2026-0025

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name CASCADA AT CHAMPION LAKES SUBDIVISION

Legal Description BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Location AGUSTA ST. & 29 TH, MCALLEN, TX.78503

City Address or Block Number 3300 Agusta Ave

Total No. of Lots 159 Total Dwelling Units 159 Gross Acres _____ Net Acres 38.19

□Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/☑No

For Fee Purposes: □**Commercial (** ____ **Acres)/**□ **Residential (** 159 **Lots)** Replat: □Yes/□No

Existing Zoning A-O Proposed Zoning R-1 Applied for Rezoning □No/□Yes: Date _____

Existing Land Use Agricultural & Open Space Proposed Land Use Single-Family Resident

Irrigation District # HCWID#3 Water CCN: ☑MPU/□Sharyland Water SC Other _____

Agricultural Exemption: □Yes/□No Parcel # 715627

Estimated Rollback Tax Due $2,620.05 Tax Dept. Review MR 2/13/26

Owner

Name Villa de Santiago, LLC. Phone _____

Address 500 Frio St. E-mail _____

City Mission State Tx Zip 78572

Developer

Name Villa de Santiago, LLC. Phone _____

Address 500 Frio St. E-mail _____

City Mission State Tx Zip 78572

Contact Person Leobardo Trevino

Engineer

Name Victor H. Trevino Phone (956) 424-3335

Address 900. S. Stewart Rd. Ste 13 E-mail victor@southtexasig.com

City Mission State Tx Zip 78572

Contact Person _____

Surveyor

Name Victor H. Trevino Phone 956) 424-3335

Address 900. S. Stewart Rd. Ste 13 E-mail victor@southtexasig.com

City Mission State Tx Zip 78572

FEB 13 2026

BY: _____

VAR2026-0011

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS

Proposed Subdivision (if applicable): Cascada at Champions Lake Subdivision

Street Address: AGUSTA ST. & 29 TH, MCALLEN, TX,78503

Number of lots: 159 Gross acres: 38.19

Existing Zoning: A-O Existing Land Use: Agricultural & Open Space

☑ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Victor H. Trevino Phone: (956)424-3355

Address: 900 S. Stewart Rd. Suite 13 E-mail: victor@southtexasig.com

City: Mission State: Texas Zip: 78572

Owner

Name: Villa de Santiago, LLC, Phone:

Address: 500 Frio St. E-mail: gabriel@kamelinvestments.com

City: Mission State: Texas Zip: 78572

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☑ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 03-10-26

Print Name: Victor H. Trevino ☐ Owner ☑ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ $250.00

Accepted by: NM Payment received by: NM Date: March 17 2026

Rev 06/21

RECEIVED
MAR 17 2026
BY: AV.

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The configuration and dimensions of the property, along with the layout of adjacent parcels and existing roadways, limit the ability to reduce the block length to the required standard. Strict application of the regulation would require significant redesign of the subdivision layout and the elimination of proposed lots, which would unnecessarily limit the reasonable development and use of the property.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

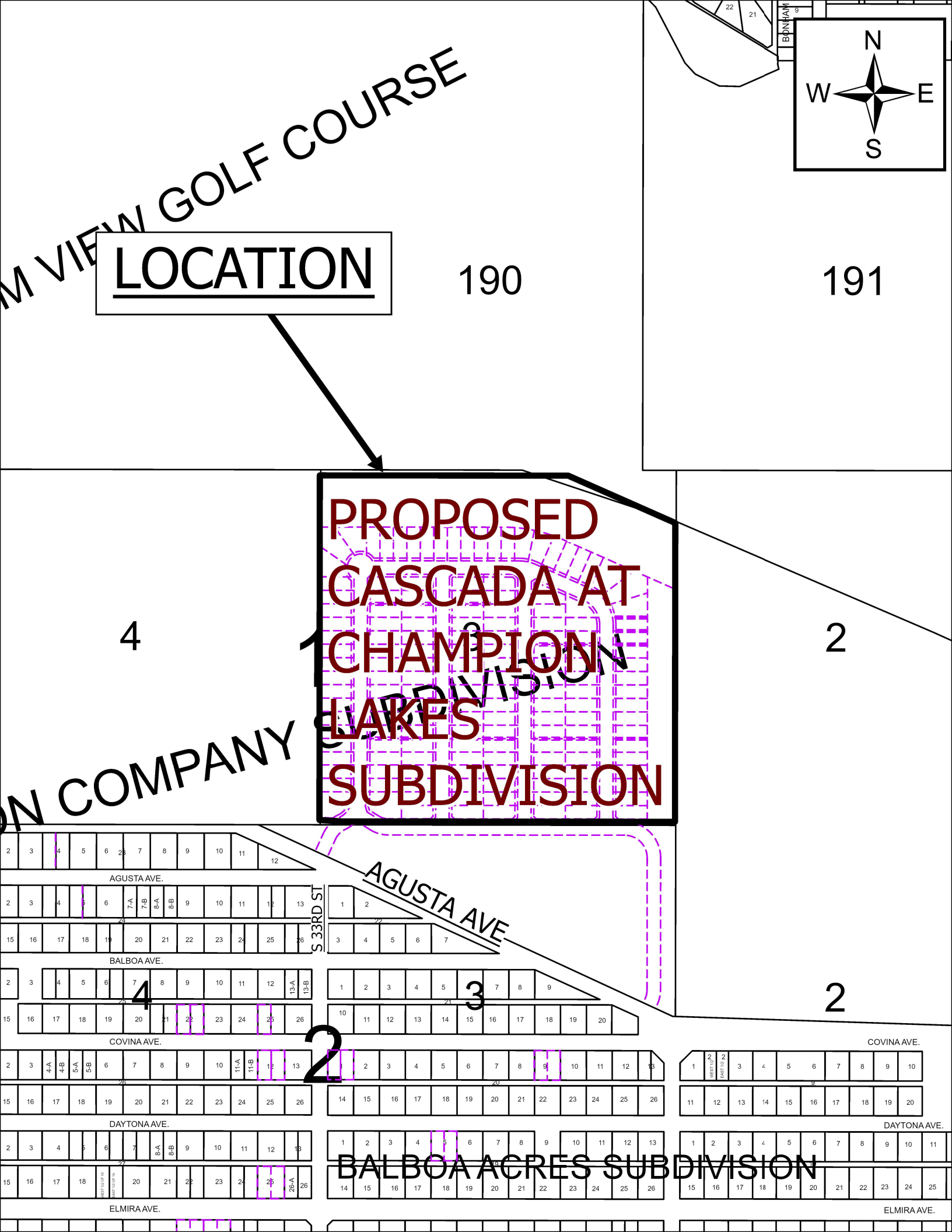
Granting the requested variance will allow the property owner to develop the land in a reasonable and efficient manner consistent with the intended residential use. Without the variance, the owner would be required to significantly modify the layout and reduce the number of lots, which would restrict the ability to fully utilize the property.

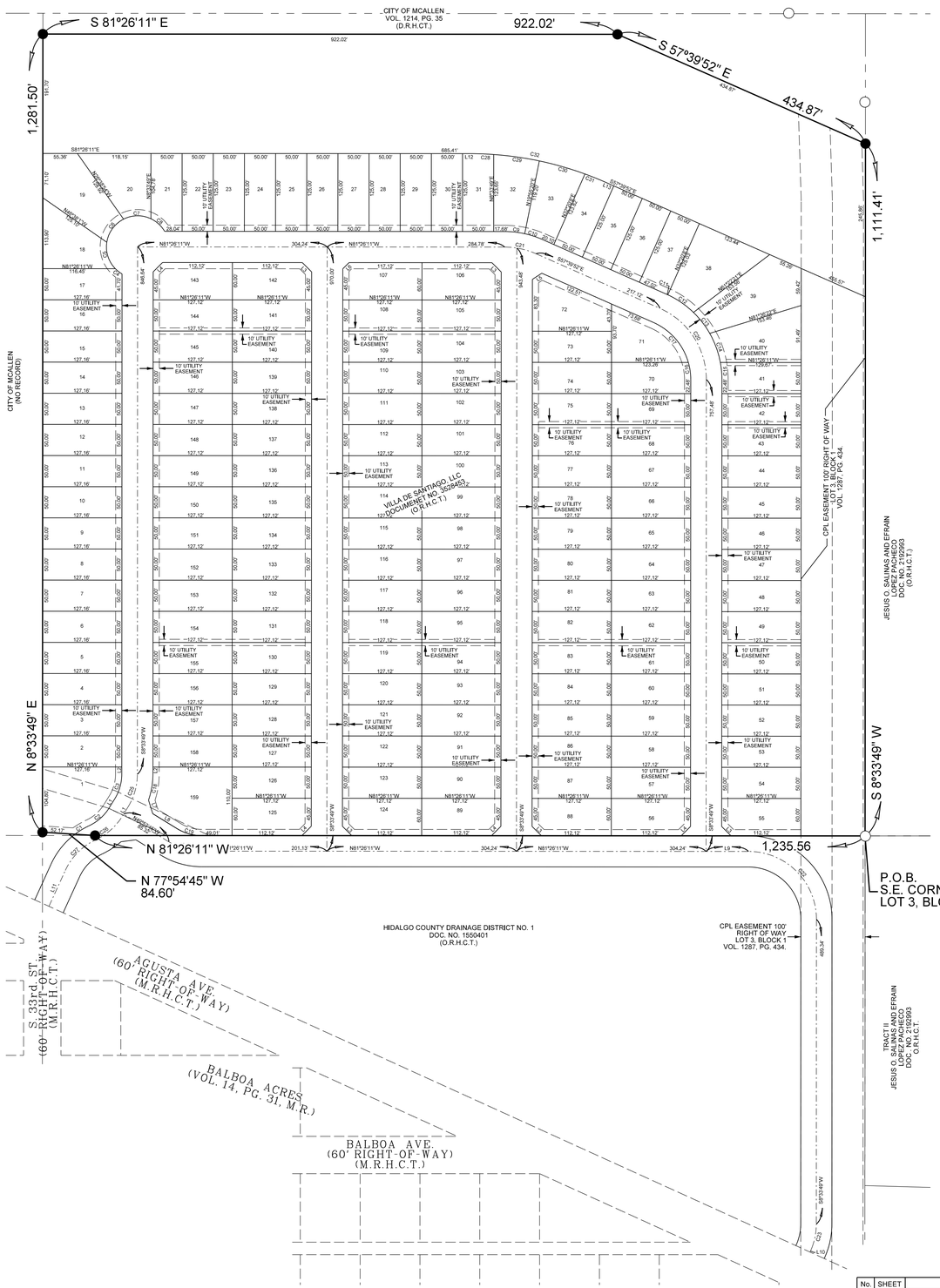
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The proposed block length of approximately 970 feet will not negatively impact public health, safety, or welfare. The subdivision design maintains adequate access, internal circulation, and emergency vehicle accessibility. The proposed layout is consistent with standard subdivision design practices and will not adversely affect neighboring properties or surrounding development.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Approval of this variance will not interfere with the orderly subdivision of surrounding properties. The proposed layout remains compatible with the existing and future development patterns in the area and maintains appropriate access and connectivity for adjacent properties. The request is limited to this specific condition and will not hinder future subdivision development in accordance with applicable regulations.


LOCATION
PROPOSED CASCADA AT CHAMPION LAKES SUBDIVISION
BALBOA ACRES SUBDIVISION
N
W
E
S
190
191
4
2
3
AGUSTA AVE
S 33RD ST
AGUSTA AVE.
BALBOA AVE.
COVINA AVE.
DAYTONA AVE.
ELMIRA AVE.
BONHAM



HIDALGO COUNTY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF CASCADA AT CHAMPION LAKES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF CASCADA AT CHAMPION LAKES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
DATE:

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

_____
MAYOR, CITY OF MCALLEN

_____
DATE:

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED OWNER(S) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS CASCADA AT CHAMPION LAKES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS; EXCEPT THAT THE UNDERSIGNED SHALL MAINTAIN ALL MEDIAN ISLANDS SHOWN ON THE PLAT. IF ANY, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALMVIEW, TEXAS FROM ANY LIABILITY ARISING FROM THE EXISTENCE OF SAID MEDIAN ISLAND.

_____
JPO ENTERPRISES, INC
SAUL ORTEGA (MEMBER)
P.O. BOX 2127
ELSA, TEXAS 78543

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL ORTEGA, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____
NOTARY PUBLIC
FOR AND IN THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

_____
VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS
COUNTY OF HIDALGO

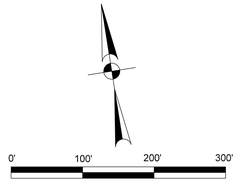
KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
VICTOR H TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

STATE OF TEXAS
VICTOR HUGO TREVIÑO
128195
LICENSED PROFESSIONAL ENGINEER

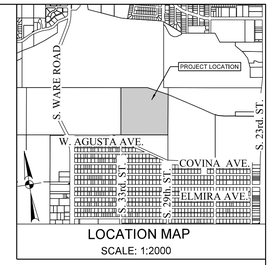
STATE OF TEXAS
REGISTERED
VICTOR H. TREVIÑO
6968
PROFESSIONAL
LAND SURVEYOR



SCALE 1" = 100' (24" X 36")

LEGEND:

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."	●	
FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	○	
OFFICIAL RECORDS HIDALGO COUNTY TEXAS		O.R.H.C.T.
MAP RECORDS HIDALGO COUNTY TEXAS		M.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS		D.R.H.C.T.
RIGHT-OF-WAY		R.O.W.
HIDALGO COUNTY DRAINAGE DISTRICT		H.C.D.D.
UTILITY EASEMENT		U.E.



LOCATION MAP
SCALE: 1:2000

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE:THE PROPERTY SHOWN HEREON LIES IN ZONE "C". ZONE "C" IS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER:480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE:

FRONT: 20 FT. OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.

REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHERVER GREATER APPLIES.

GARAGE: 18 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

4. CITY OF McALLEN BENCHMARK: "MC 54" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999. BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD88).
BM-1 (SPIKE ON POWER POLE)
ELEV-139.27

5. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALEN.

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED 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 UNITED IRRIGATION DISTRICT.

8. 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 VIOLATORS EXPENSE.

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

10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 489 CFT OR 0.01 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH THE GREEN AREAS OF THE PROPOSED LOTS.

11. 5 FT.WIDE MINIMUM SIDEWALK REQUIRED ON N. 6TH STREET & EBONY STREET.

12. 6 FT.OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

13. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES

14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

HIDALGO COUNTY DRAINGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO 3 RIGHT OF WAYS OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ _____
O E BRAND JR, PRESIDENT MARK FREELAND, SECRETARY

METES AND BOUNDS

BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT THREE (3), BLOCK ONE (1), RIO BRAVO PLANTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THE CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 1637916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, PASS AT 1078.51 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,235.56 FEET TO A POINT ON THE CALLED "NORTH LINE OF LEVEE" AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 28 MINUTES 34 SECONDS WEST, 84.60 FEET CONTINUING ALONG SAID "NORTH LINE OF LEVEE" AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 1, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, PASS AT 104.60 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,281.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE EAST 922.02 FEET ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 1, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 66 DEGREES 13 MINUTES 43 SECONDS EAST 434.92 FEET CONTINUING ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, WITHIN SAID DRAINAGE DITCH TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 1, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 3, BLOCK 1, PASS AT 162.09 FEET A SET ONE-HALF IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,111.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.19 ACRES OF LAND, MORE OR LESS.

THE COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

SHEET 1

SUBDIVISION PLAT
CASCADA AT CHAMPION LAKES SUBDIVISION

BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 'W', PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	VILLA DE SANTIAGO, LLC.	500 FRIO ST.	MISSION, TEXAS 78572	(956)	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH. (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2026

SUBDIVISION NAME: CASCADA AT CHAMPION LAKES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
All interior streets: 50 ft. - 60 ft. Total ROW Paving: 32 ft. - 42 ft. Curb & gutter: Both Sides -Plat does not identify existing or proposed ROW. All existing and proposed ROW widths must be clearly labeled on the plat. -The subject property will require rezoning. Right-of-way dedication and paving requirements will be determined based on the approved zoning district. - Plat must reflect the appropriate ROW dedication and paving width consistent with the approved zoning classification. -Review is being conducted prior to rezoning approval. Additional comments and revised requirements may be issued upon final zoning determination. -The areas located south of Lot 55, south of Lots 32 and 33, and west of Lots 39 and 40 will be subject to further review to determine if knuckles are required, and revisions may be necessary to ensure compliance. -Provide document number and access agreement with Hidalgo County Drainage District #1 for staff review. -- Show existing R.O.W. and Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. - Need to Label the Centerline & Total R.O.W. after accounting for dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N/S Collector Street: 50 ft. from centerline for a total of 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides -The subject property is located along a designated North/South Collector Street per the City's Future Thoroughfare Plan (S. 29th Street). -Plat must reflect the required 100-foot total right-of-way (50 feet from centerline) consistent with the Future Thoroughfare Plan designation. Provide ROW dedication as required. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Outside Street: 50 ft. - 60 ft. total ROW Paving: 32 ft. - 42 ft. Curb & gutter; Both Sides -Plat does not identify existing or proposed right-of-way (ROW). All existing and proposed ROW widths must be clearly labeled on the plat. -Plat must reflect the appropriate ROW dedication and paving width consistent with the approved zoning classification. -The proposed connection between the exterior street and the interior street along the west side of the subdivision entrance is subject to design review. Plat shall clearly depict right-of-way configuration, alignment. Revisions may be required to ensure compliance with applicable subdivision standards. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length -Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. -Plat must reflect the appropriate block length consistent with the approved zoning classification. -Variance request was submitted on 3.17.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 **Subdivision Ordinance: UDC 5.3.6	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. -Review is being conducted prior to rezoning approval. Additional comments and revised requirements may be issued upon final zoning determination. *Alley/service drive easement required for commercial properties/multifamily **Subdivision Ordinance: Section 134-106	TBD
SETBACKS	
* Front: 20 ft. or greater for easements whichever is greater applies -Will be established and finalized once rezoning is complete. -Wording for note will be finalized prior to final. **Zoning Ordinance: UDC 2.2.2-1	Non-compliance
* Rear: 10 ft. or greater easements which ever greater applies -Will be established and finalized once rezoning is complete. -Wording for note will be finalized prior to final. **Zoning Ordinance: UDC 2.2.2-1	Non-compliance
* Sides: 5 ft. or greater for easements whichever greater applies -Will be established and finalized once rezoning is complete. -Wording for note will be finalized prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner:10 ft. or greater for easements whichever greater applies -Will be established and finalized once rezoning is complete. -Wording for note will be finalized prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies -Will be established and finalized once rezoning is complete. -Wording for note will be finalized prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

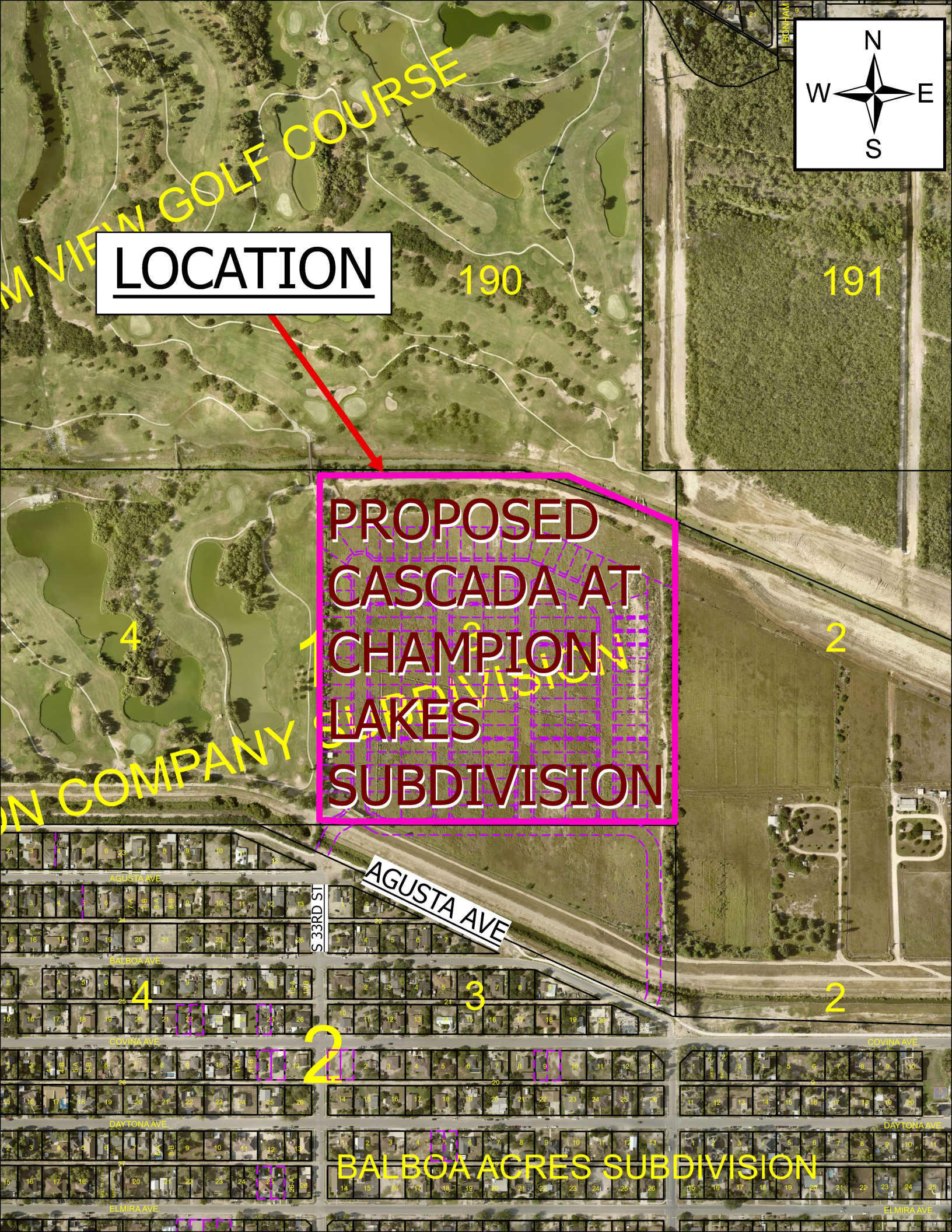
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of all interior streets and also required on both sides of street within Hidalgo County Drainage District #1 connecting to Agusta Ave. -Revise plat note as shown above **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses: Others as may be required prior to final along street in Hidalgo County Drainage District #1 ROW. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Others as may be required prior to final along street in Hidalgo County Drainage District #1 ROW. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along the east/west street located on the south boundary within Hidalgo County Drainage District #1 of the subdivision. This restriction applies to Lots 125, 124, 89, 88, 56, and 55. --Plat shall clearly reflect access restrictions in these areas as required. -Wording for plat note will finalized prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -The proposed subdivision shall be designated as either a public or private subdivision. Applicant shall clarify designation, as the submitted application does not specify. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. -The proposed subdivision shall be designated as either a public or private subdivision. Applicant shall clarify designation, as the submitted application does not specify. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Lots fronting public streets -Will subdivision be public or private -Provide document number and access agreement with Hidalgo County Drainage District #1 for staff review. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area -Provide curb table details to verify lot width and lot areas to assure compliance. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: AO Proposed: R-1 -Any rezoning requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval -Any rezoning requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Application indicating proposed use as R-1 ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. -Based on information submitted on application, Land dedication is as follows; 5x159 dwelling units X 3.18/1,000= 2.5281 Acres --Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, ($111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -$700X159 Dwelling Units = $111,300 to be paid in lieu of land dedication prior to recording. --Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, ($111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required
* Pending review by the City Managers Office. --Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, ($111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -ROW may need to increase based on study	Required
* Traffic Impact Analysis (TIA) required prior to final plat. -ROW may need to increase based on study	TBD

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - The ownership information reflected on the application does not match the information shown in the owner's signature block on the plat. Revise and clarify to ensure consistency between the application and the owner's signature block. - Owners signature block shall reflect City of McAllen as well as if subdivision is public or private as per section 134-61. - Plat submitted shows signatures for Health Manager, County Judge, County Clerk, but property is not in the ETJ. Please clarify prior to final. - Location map shall be legible and clearly identify surrounding street names and legal descriptions of adjacent subdivisions. - An area located along the north boundary of the subdivision, above Lots 19 through 39, is not identified or labeled. Revise plat to clearly identify and label this tract including intended use. - The tract located along the north boundary above Lots 19 through 39 does not appear to front a public street. Revise plat to demonstrate compliant public street frontage or provide clarification and justification for review. - Plat Note #5 references a 24-foot private service drive easement however, the easement is not shown on the plat. Revise plat to reflect the easement location consistent with the note or amend the note accordingly. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL AND APPROVAL OF THE VARIANCE REQUEST.	Applied


N
W
E
S
LOCATION
PROPOSED CASCADA AT CHAMPION LAKES SUBDIVISION
M VIEW GOLF COURSE
N COMPANY SUBDIVISION
190
191
4
2
3
AGUSTA AVE
S 33RD ST
BALBOA AVE
COVINA AVE
DAYTONA AVE
ELMIRA AVE
BONHAM
BALBOA ACRES SUBDIVISION

Sub2025-0108

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Habitat at Ware Phase 2

Legal Description: 2.143 Acres out of Lot 80, La Lomita Irrigation and Construciton Co Subdivsion

Location: West side of Ware Road, 750 feet south of Lark - Behind the existing restaurant

City Address or Block Number: 6117 N. Ware Road (REAR)

Total No. of Lots: 20 Total Dwelling Units: N/a Gross Acres: 2.143 Net Acres: 2.143

■Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/■No

For Fee Purposes: □**Commercial (** ____ **Acres)/**□ **Residential (** 20 **Lots)** Replat: □Yes/■No

Existing Zoning: R-1 Proposed Zoning: R-3(UDC) Applied for Rezoning □No/■Yes: Date: 6/5/25

Existing Land Use: Vacant Proposed Land Use: Townhomes

Irrigation District #: 1 Water CCN: ■MPU/□Sharyland Water SC Other: ____

Agricultural Exemption: □Yes/■No Parcel #: 210698

Estimated Rollback Tax Due: n/a Tax Dept. Review: MM6

Owner

Name: Law Office of Damian C. Orozco Phone: 956-683-1000

Address: 621 N. 10th Street, Suite B E-mail: daniel@habitatdevelopers.com

City: McAllen State: Tx Zip: 78501

Developer

Name: Habitat Developers Phone: 956-578-3919

Address: 302 S. 10th Street E-mail: daniel@habitatdevelopers.com

City: McAllen State: Tx Zip: 78501

Contact Person: Daniel Martinez

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000

Address: 510 S. Broadway St. E-mail: sec@spooreng.com

City: McAllen State: Texas Zip: 78501

Contact Person: Steve Spoor, P.E.

Surveyor

Name: Robles & Associates - Reynaldo Robles Phone: 956-968-2422

Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com

City: Weslaco State: Texas Zip: 78596

RECEIVED

JUL 25 2025

BY: MM

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 07-25-25

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

VAR2026-0007

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 2.143 Acres out of Lot 80, La Lomita Irrigation & Construction Company's Subdivision

Proposed Subdivision (if applicable): Habitat at Ware Phase II

Street Address: 6117 N. Ware Road (Rear)

Number of lots: 20 Gross acres: 2.143

Existing Zoning: R-3 Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000

Address: 510 S. Broadway St. E-mail: sec@spooreng.com

City: McAllen State: Texas Zip: 78501

Owner

Name: Habitat Development LLC Phone: 956-578-3919

Address: 302 S. 10th Street E-mail: daniel@habitatdevelopers.com

City: McAllen State: Texas Zip: 78501

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: S Spoor Date: 03-06-26

Print Name: Steve Spoor, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: _____ Payment received by: _____ Date: MAR 06 2026

BY: CW

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

Please see attachments

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

Please see attachments

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

Please see attachments

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Please see attachments

SEC INC Spoor Engineering Consultants, Inc.
Consulting Engineers, Civil Land Planning
Firm No. F6003
510 S. Broadway St. McAllen, Texas
(956)683-1000 sec@spooreng.com

Habitat at Ware Phase II **March 13, 2026**
Variance to Subdivision Process Application

Variances Requested:

A. Variance to allow a 3.5 foot side setback on the east side of the Lots.
B. Variance to allow 50 foot Right of Way for Hummingbird Avenue instead of 60 feet
C. Variance to allow a cul-de-sac with length greater than 300 feet.
D. Variance to not require a 4 foot wide (minimum) sidewalk on the South Side of Hummingbird Avenue.

---

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provision of this chapter would deprive the applicant of the reasonable use of his land.

A. **(Side Setback) -** The UDC allows a side setback of zero feet or five feet. The layout of the townhomes incorporates a 3.5-foot setback and has been carefully laid out for aesthetic and livability reasons. The townhomes will still be subject to compliance with building code requirements. This variance will allow the same setbacks as Habitat at Ware Phase I.

B. **(50' R.O.W.) -** The depth of this parcel is 164.93 feet. The additional 10 foot street dedication will reduce the depth of the narrow townhome lots further. A 10 foot utility easement is proposed along the north side of Hummingbird Avenue and a 15 foot wide utility easement is proposed at the rear of the lots. A 40 foot wide back-to back public street in the 50 foot wide right of way is proposed.

C. **(Cul-de-sac) -** Because of the existing commercial tract located to the east, and the existing church and Phase 1 development to the north, a dead end street must be proposed. There is no option for developing this property in which a cul-de-sac shorter than 300 feet can be provided for service vehicles. The distance from the intersection of proposed N. 41st Street to the center of the 50 foot radius cul-de-sac is 495 feet +/-.

D. (**Hummingbird Sidewalk) –** Since this subdivision will only utilize the north side of Hummingbird, the Requirement for the sidewalk on the south side should be on the adjacent property, when it develops.

SEC INC Spoor Engineering Consultants, Inc.
Consulting Engineers, Civil Land Planning
Firm No. F6003
510 S. Broadway St. McAllen, Texas
(956)683-1000 sec@spooreng.com

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

A. **(Side Setback) -** The layout of the townhomes on these lots incorporates a 3.5 foot setback and has been designed for livability and aesthetic reasons. It also matches the side setbacks of the Phase I development to the north.

B. **(50' R.O.W.) -** The depth of this parcel is 164.93 feet. The additional 10 foot street dedication will reduce the depth of the narrow townhome lots further. A 10 foot utility easement is proposed along the north side of Hummingbird Avenue and a 15 foot wide utility easement is proposed at the rear of the lots. A 40 foot wide back-to back public street in the 50 foot wide right of way is proposed.

C. **(Cul-de-sac) -** Because of the existing commercial tract located to the east, and the existing church and Phase 1 development to the north, a dead end street must be proposed. There is no option for developing this property in which a cul-de-sac shorter than 300 feet can be provided for service vehicles. The distance from the intersection of proposed N. 41st Street to the center of the 50 foot radius cul-de-sac is 495 feet +/-.

D. (**Hummingbird Sidewalk) –** The additional concrete pavement on the south side is unnecessary and not warranted.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

A. **(Side Setback) -** We are requesting this variance but still understand we will be subject to, and comply with, building code requirements.

B. **(50' R.O.W.) -** The street is proposed to be a 40 foot wide back to back public street. This is the same standard that would be required in the 60 foot wide Right of Way.

C. **(Cul-de-sac) -** The 50 foot radius cul-de-sac will provide a 98 foot wide turn around compliant with Fire Department and other service vehicle maneuvering.

D. (**Hummingbird Sidewalk) –** A sidewalk is required along the north side – and will be constructed.

SEC INC Spoor Engineering Consultants, Inc.
Consulting Engineers, Civil Land Planning
Firm No. F6003
510 S. Broadway St. McAllen, Texas
(956)683-1000 sec@spooreng.com

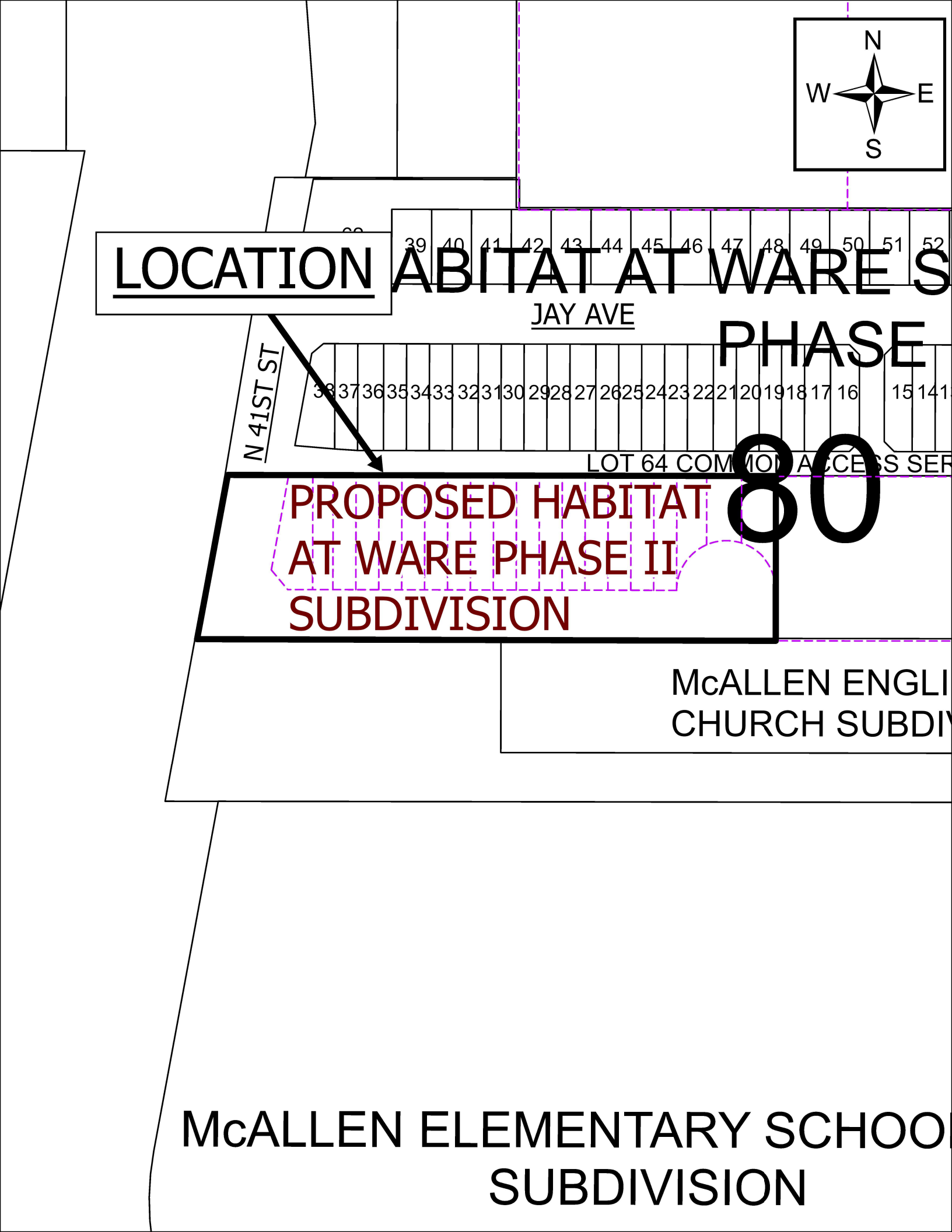
4. Describe how the variance will not have the effect of preventing the orderly subdivision in the area in accordance with the provisions of this chapter.

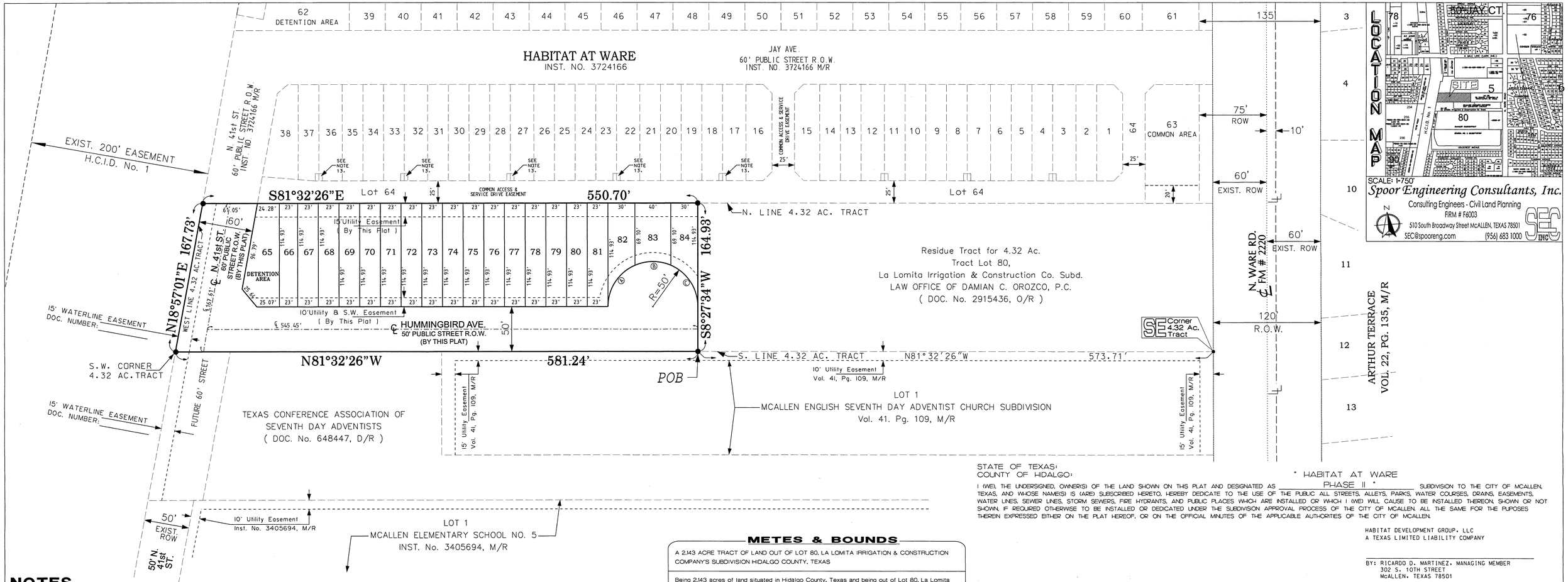
A. **(Side Setback) -** This variance would not have any impact, negative or positive on any other developments in the area.

B. **(50' R.O.W.) -** It is extremely unlikely that the tract to the east will ever subdivide. If is also unlikely that the City would want Hummingbird Avenue to continue out to Ware Road.

C. **(Cul-de-sac) -** It is extremely unlikely that the tract to the east will ever subdivide. If is also unlikely that the City would want Hummingbird Avenue to continue out to Ware Road.

D. (**Hummingbird Sidewalk) –** When the property to the south develops, the sidewalk requirement on the south side of Hummingbird can be enforced.


N
W
E
S
LOCATION
ABITAT AT WARE S
PHASE
JAY AVE
N 41ST ST
39 40 41 42 43 44 45 46 47 48 49 50 51 52
38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15
LOT 64 COMMON ACCESS SER
80
PROPOSED HABITAT
AT WARE PHASE II
SUBDIVISION
McALLEN ENGLI
CHURCH SUBDI
McALLEN ELEMENTARY SCHOO
SUBDIVISION



NOTES:

1.) ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

- FRONT: 5 FEET OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES
- REAR: IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES.
- EAST SIDES: 3.5 FEET.
- CORNER: 10 FEET OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES
- WEST SIDES: IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
- GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3.) THIS PROPERTY FALLS IN ZONE " C " OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C REVISED NOV. 2, 1982.

4.) A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, ALONG N. 41ST STREET, AND HUMMINGBIRD AVE.

5.) AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

6.) A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF N. 41st ST. AND THE NORTH SIDE OF HUMMINGBIRD AVE.

7.) BENCHMARK.- STATION NAME: MC• 76 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTHEAST OF WARE RD. AND MILE 4 RD ELEV.= 125.83 (NAVD88)

8.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

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

10) DRAINAGE DETENTION OF 0.26 ACRE- FEET (11,140 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY.

11.) PRIVATE DRANIAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

12.) ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HABITAT AT WARE, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO PRIVATE SERVICE DRIVES, COMMON AREAS AND DETENTION AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

13.) 8'x8' WASTE COLLECTION EASEMENTS ACCORDING TO HABITAT AT WARE PHASE I SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3724166 TO BE UTILIZED FOR WASTE COLLECTION FOR THIS SUBDIVISION.

14.) NO CUBR CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG NORTH 41ST STREET.

N

SCALE: 1"=50'
OCTOBER 01, 2025
REV: 3/13/26

SUBDIVISION MAP OF HABITAT AT WARE PHASE II SUBDIVISION

BEING A SUBDIVISION OF A 2.143 AC. TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, Hidalgo County, Texas; according to plat recorded in vol. 24, page 68, Deed Records Hidalgo County,Texas.

15.) COMMON AREAS, DETENTION AREAS, ANY PRIVATE STREETS/DRIVES GATE AREAS, ETC., MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

METES & BOUNDS

A 2.143 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION HIDALGO COUNTY, TEXAS

Being 2.143 acres of land situated in Hidalgo County, Texas and being out of Lot 80, La Lomita Irrigation & Construction Co. Subdivision, according to map recorded in Volume 24, Page 67-68 of the Hidalgo County Deed Records and said 2.143 acre tract being out of a 4.32 acre tract of land described in Document No.2915436 of the Hidalgo County Official Records, and said 2.143 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "R&A" set on the south line of said 4.32 acre tract for the southeast corner of said tract herein described, said iron rod with plastic cap bears NORTH 81-32'26" WEST 573.71 feet from a 5/8-inch iron rod with a plastic cap "ROWSS PROP COR" found for the southeast corner of said 4.32 acre tract;

THENCE, NORTH 81-32'26" WEST (deed N 81-17'30"W), 581.24 feet with the south line of said 4.32 acre tract to a 1/2-inch iron rod with a plastic cap stamped "SEA" found for the southwest corner of said 4.32 acre tract and the southwest corner of said tract herein described;

THENCE, NORTH 18-57'01" EAST (deed N 19-03'30"E), 167.73 feet with the west line of said 4.32 acre tract and the east line of a canal right-of-way to a point for the northwest corner of said 4.32 acre tract and the northwest corner of said tract herein described and from which a found iron rod with a plastic cap stamped "SEA 5782" bears NORTH 81-32'26" WEST, 0.4 feet;

THENCE, SOUTH 81-32'26" EAST (deed S 81-17'30" E), 550.70 feet with the north line of said 4.32 acre tract and the south line of a 6.84 acre tract of land described in Document #3503867 of the Hidalgo County Official records, to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;

THENCE, SOUTH 8-27'34" WEST, 164.93 feet to the POINT OF BEGINNING and containing 2.143 acres of land more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HABITAT AT WARE PHASE II OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GARTHOK LENDING, LLC

_____

BY: JAMES B. EZELL, MANAGER
502 CARDINAL
McALLEN TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES B. EZELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING,
THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

HABITAT DEVELOPMENT GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY

_____

BY: RICARDO D. MARTINEZ, MANAGING MEMBER
302 S. 10TH STREET
McALLEN, TEXAS 78501

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO D. MARTINEZ, 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, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFT THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
REYNALDO ROBLES, R.P.L.S. #4032 DATE
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER
03-13-26
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

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

Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F6003
510 South Broadway Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000
SEC ENG

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2026

SUBDIVISION NAME: HABITAT AT WARE PHASE 2

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Interior Street: *R.O.W. dedication for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: - Proposing street name as "Humming Bird Ave." Name subject to change prior to final. - Plat shows 50 ft. of R.O.W. dedication for interior street. - The engineer submitted a variance to the interior street to be 50ft instead of the required 60ft. P&Z will be heard on 04/21/2026 and City Commission on 5/11/2026. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
North 41st Street: 60 ft. of total R.O.W. dedication. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Revise street name as shown above. Label the street name as "N. 41st Street (60 ft. R.O.W.)" - Needs to label the Centerline (C.L.) ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plat ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Block Length for R-3 Zone Districts. **Unified Development Code Section 5.3.6.C.2	Applied
* 300 ft. Maximum Cul-de-Sac in length. - A variance request was submitted for the cul-de-sac length and pending hearing. - Permanent Cul-De-Sacs and dead-end streets shall not exceed three hundred (300) feet in length. - A Cul-De-Sac street shall be platted and constructed with a concrete paved Cul-De-Sac at the closed end. - Needs to provide Cul-De-Sac turnaround for City services. **Unified Development Code Section 5.3.9.G.1-5	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. Pending Items: - Subdivision plat proposes a 30 ft. private access and service drive easement. - A private access and service drive easement must be minimum 24 ft. wide and labeled as such and in compliance with fire and public works department requirements. Finalize all service drive requirements prior to final. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise plat note as shown above prior to final, proposing 10 ft. or greater for easements. **Unified Development Code Section 2.2.4.D.3	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements, whichever is greater applies. **Unified Development Code Section 2.2.4.D.3	Non-compliance
* Sides: 5 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. - The engineer submitted a variance request to allow a 3.5-foot side yard setback instead of the required 5 ft. The variance will be heard at the planning and zoning meeting of April 21, 2026. **Unified Development Code Section 2.2.4.D.3	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater applies. - Add plat note as shown above prior to final. **Unified Development Code Section 2.2.4.D.3	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code Section 2.2.4.D.5	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of North 41st Street and north side hummingbird avenue - a variance was submitted to provide a sidewalk on only the north side of the property. P&Z will be heard on 04/21/2026 and City Commission on 05/11/2026. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North 41st Street. - add plat note as stated above, prior to final. - no fence should be located on a public street. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Separate the plat notes. **Landscaping Ordinance: Section 110-46	Non-compliance

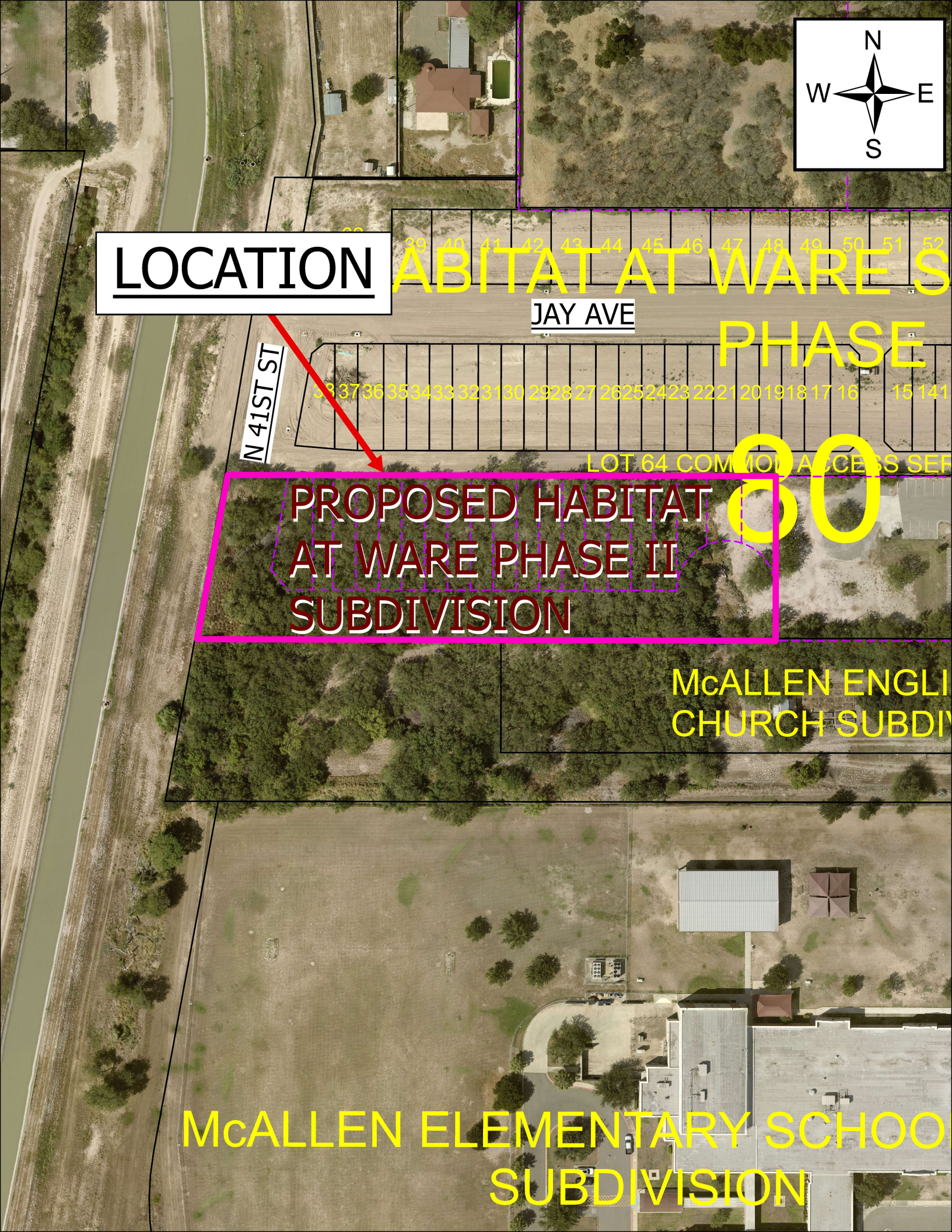
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North 41st Street. - Add plat note as shown above. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Missing plat note, please add prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. - If the access is pending another subdivision on the West side, the plat cannot be approved in final form until the other plat is recorded. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. - Lots 72 & 73 have conflicting dimensions on the Front & Rear, please clarify. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-3 (High-Density Residential District) Proposed: R-3 (High-Density Residential District) ***Unified Development Code 2.2.4.D.3 **A rezoning request for the subject property from R	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rezoning Needed Before Final Approval - At the P&Z meeting of July 22, 2025 the property was rezoned from an R-1 (Single-Family Residential - OC) and C-3 (General Business - OC) to the R-3 (High-Density Residential District - UDC). ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 18 lots are proposed with park fees total to $12,600 ($700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Land dedication in lieu of fee. As per application submitted on July 25,2025 a total of 18 lots are proposed with park fees total to $12,600 ($700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Land dedication in lieu of fee. As per application submitted on July 25,2025 a total of 18 lots are proposed with park fees total to $12,600 ($700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation pending to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - 30 ft. Private Access drive line fronting into Hummingbird Ave. needs to have it shown as dashed line. - Remove the word "McAllen, Texas" from underneath the title of the subdivision. - Application refers to 20 lots, but plat only has 18 lots available, need to clarify. - Lots 72 & 73 have differing lot dimensions, please clarify. - The engineer submitted 4 variance requests and they will be heard at the planning and zoning commission meeting of April 21, 2026 and CC May 11, 2026 *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND APPROVAL OF THE VARIANCE REQUESTS.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


N
W
E
S
LOCATION
ABITAT AT WARE S
PHASE
JAY AVE
N 41ST ST
39 40 41 42 43 44 45 46 47 48 49 50 51 52
37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14
LOT 64 COMMON ACCESS SE
80
PROPOSED HABITAT
AT WARE PHASE II
SUBDIVISION
McALLEN ENGLI
CHURCH SUBDI
McALLEN ELEMENTARY SCHOO
SUBDIVISION

SUB2025-0142

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Eider Subdivision

Legal Description BEING 7.05 ACRES MORE OR LESS, OUT OF LOT TWELVE(12), BLOCK FOUR (4), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME W, PAGE 197, RECORDS OF HIDALGO COUNTY, TEXAS

Location LOCATED ON THE NORTHWEST OF THE INTERSECTION OF MILITARY HIGHWAY (FM 1016) AND S. 23RD STREET

City Address or Block Number 6200 S 23rd St

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres _____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☑**Commercial (** ____ **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☑No

Existing Zoning C-4 Proposed Zoning C-4 Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use VACANT Proposed Land Use COMMERCIAL

Irrigation District # N/A Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # PROPERTY ID: 270370

Estimated Rollback Tax Due 0 Tax Dept. Review

Owner

Name VARGAS PRODUCE LLC, Phone 956-746-6741

Address 4324 W. MILITARY HWY E-mail _____

City MCALLEN State TX Zip 78503

Developer

Name VARGAS PRODUCE LLC, Phone _____

Address 4324 W. MILITARY HWY E-mail _____

City MCALLEN State _____ Zip 78503

Contact Person _____

Engineer

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S 10th Ave E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S

Surveyor

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S 10th Ave E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

RECEIVED
OCT 06 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 10/3/25

Print Name Ivan Garcia

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

VAR2025-0049

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION,HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196 MAP RECORDS OF HIDALGO COUNTY TEXAS

Proposed Subdivision (if applicable): EIDER SUBDVISION

Street Address: 6200 S. 23rd St.

Number of lots: 1 Gross acres: 7.05

Existing Zoning: C-4 Existing Land Use: VACANT

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: RIO DELTA ENGINEERING E-mail: EDINBURG@RIODELTAENGINEERING.CO

City: EDINBURG State: TX Zip: 78539

Owner

Name: VARGAS PRODUCE LLC Phone: (956)7466741

Address: 4324 W. MILITARY HWY E-mail:

City: MCALLEN State: TEXAS Zip: 78503

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 12/19/25

Print Name: GUSTAVO VARGAS SANCHEZ ☒ Owner ☐ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: JC Payment received by: Date:

RECEIVED
DEC 19 2025
BY: A.V.

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The shape and size of the property, along with existing surrounding development and required utility and drainage layouts, make it difficult to meet the 1,200-foot maximum block length. Adding additional streets would create unnecessary infrastructure and an inefficient subdivision layout. Strict application of the requirement would limit reasonable development of the property.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

The variance allows the owner to develop the property in a reasonable manner similar to other subdivisions in the area. Without the variance, the owner would be required to redesign the subdivision in a way that increases costs and reduces lot usability, limiting the owner's ability to use the property.

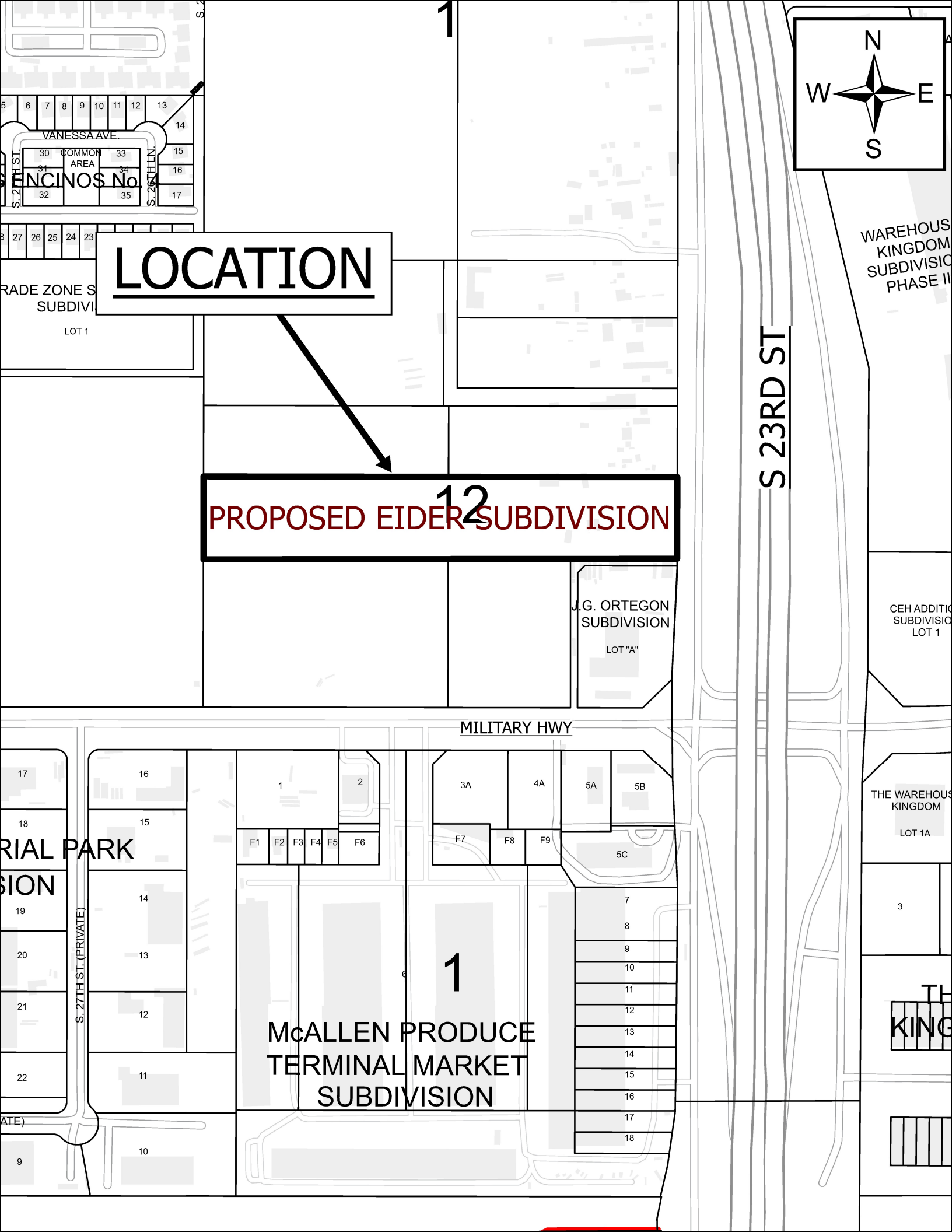
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not negatively impact public health, safety, or welfare. Emergency access, utilities, drainage, and traffic circulation will remain compliant with city standards. The longer block length will not create unsafe conditions or harm neighboring properties.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not prevent nearby properties from being subdivided in an orderly manner. The subdivision layout does not block future connections or development and is consistent with development patterns in the

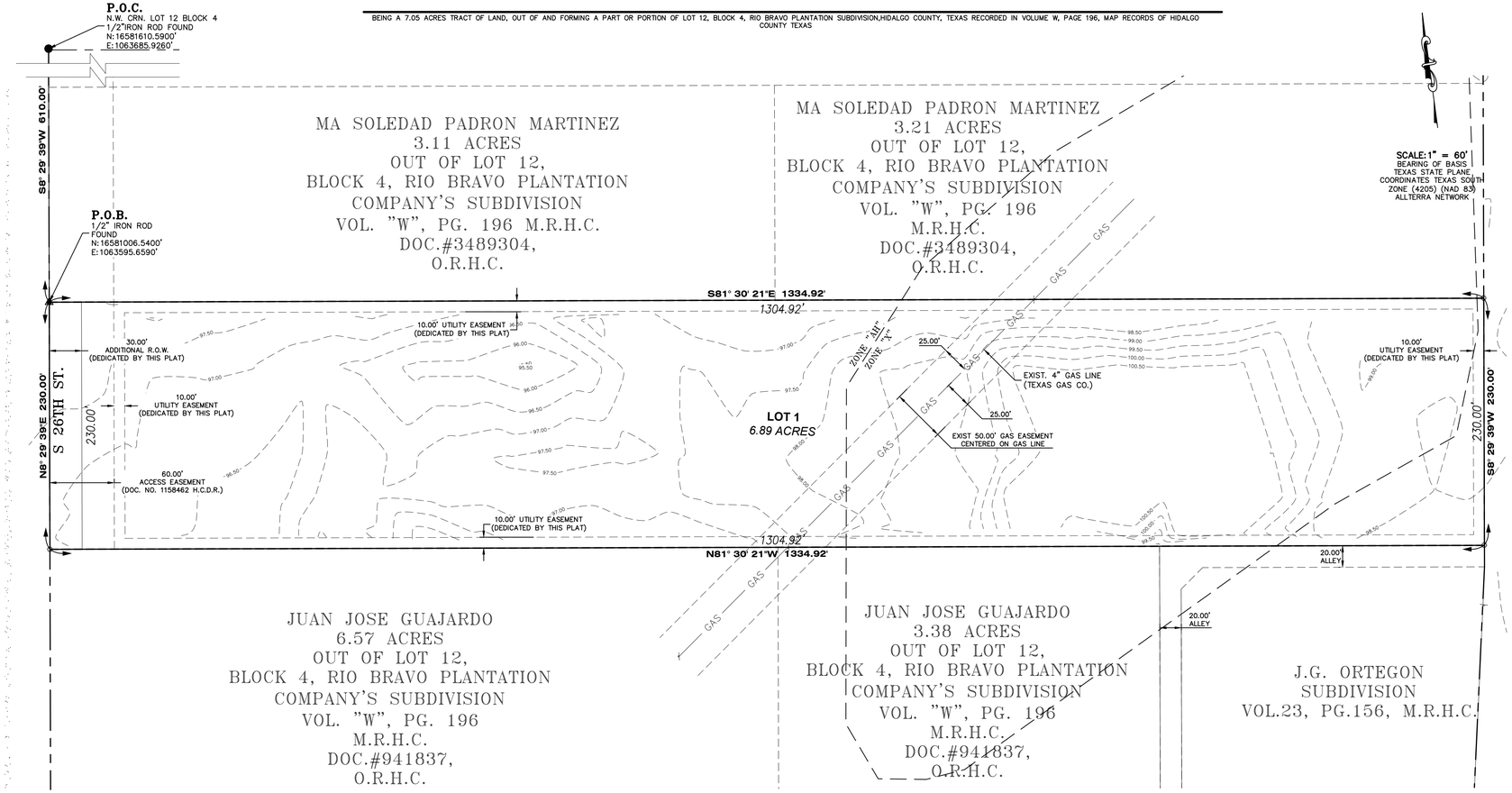
RECEIVED
DEC 19 2025
BY: A.V.


LOCATION
PROPOSED EIDER SUBDIVISION
12
1
N
W
E
S
S 23RD ST
MILITARY HWY
VANESSA AVE.
COMMON AREA
S. 27TH ST.
S. 26TH LN.
LOT 1
J.G. ORTEGON SUBDIVISION
LOT "A"
S. 27TH ST. (PRIVATE)
McALLEN PRODUCE TERMINAL MARKET SUBDIVISION
THE WAREHOUS KINGDOM
LOT 1A
CEH ADDITIO SUBDIVISIO LOT 1

DATE OF PREPARATION: DECEMBER 10, 2025

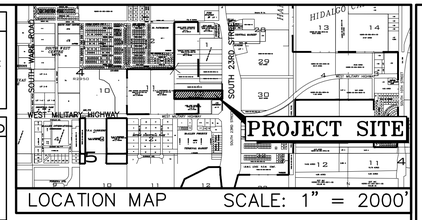
EIDER SUBDIVISION

BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION,HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196, MAP RECORDS OF HIDALGO COUNTY TEXAS



LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
△	– SET COTTON PICKER SPINDLE
XXXX	– NATURAL GROUND
⊙	– CALCULATED POINT
◯	– CAPPED IRON ROD SET

ABBREVIATION LEGEND	
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
℄	CENTER LINE
P.L.	LOT LINE



LOCATION MAP SCALE: 1" = 2000'

GENERAL PLAT NOTES:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" AND ZONE "AH". ZONE "B" ARE "AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND THE 500–YEARS FLOOD; OR CERTAIN AREAS LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAM ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGES ARE LESS THAT ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "AH" IS DEFINED AS AREAS OF 100 YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE FOOT AND THREE FEET, BASE FLOOD ELEVATION IS 99.00, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
   RATE MAP PANEL NO.: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982
   480343 0400 C MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES,

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.

ALL SETBACKS ARE SUBJECTED TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
4. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVE BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. A TOTAL OF 2.25 ACRE FEET (98,069 CUBIC FEET) OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVION.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABAOVE CENTER LINE PAVEMENT AT MID POINT OF THE OR ELEVATION 100.00, WHICHEVER IS GREATER.
7. NEAREST CITY OF MCALLEN BENCHMARK: (MC 98) IS A 30" ALUMINUM PIPE WITH A 3–3/4" BRASS MONUMENT CAP, SAID BENCHMARK IS LOCATED AT THE MIDIUM OF 23RD STREET (6/10 MILE SOUTH FROM EXIT TO F.M. 1016)
   BENCH MARK ELEVATION = 113.04
8. A 5 FOOT WIDE SIDEWALK IS REQUIRED ON THE WEST SIDE OF S. 23RD. STREET AND A 4 FOOT WIDE SIDEWALK IS REQUIRED ON THE EASE SIDE OF S. 26TH STREET
9. SET ½" Ø IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. A 6 FT OPAQUE BUFFER IS REQUIRES FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
11. AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
12. SITE PLAN MUST BE APPROVED BY THE PLANNING ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
13. ALLEYS/SERVICES DRIVE EASEMENT REQUIRED FOR COMMERCIAL AND MULTI–FAMILY PROPERTIES.
14. PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THIS TIME.
15. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
16. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
17. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

METES AND BOUNDS DESCRIPTION

BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION,HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 7.05 ACRES BEING OUT OF THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO VARGAS PRODUCE LLC, RECORDED IN DOCUMENT # 3574971, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 7.05 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID LOT 12, BLOCK 4;

THENCE, S 8° 29' 39" W ALONG THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE OF 610.00 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 81° 30' 21" E, ACROSS THE SAID LOT 12, BLOCK 4, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF SOUTH 23 RD STREET (F.M. 1926), A DISTANCE OF 1,334.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8° 29' 39" W ALONG THE EXISTING WEST RIGHT-OF-WAY OF SOUTH 23 RD STREET (F.M. 1926), A DISTANCE 230.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 30' 21" W ACROSS THE SAID LOT 12, BLOCK 4, TO A POINT ON THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE 1,334.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 29' 39" E ALONG THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE OF 230.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 7.05 ACRES MORE OR LESS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
GUSTAVO VARGAS SANCHEZ (OWNER) DATE
VARGAS PRODUCE, LLC
4324 W. MILITARY HWY
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUSTAVO VARGAS SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___–___–___

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
CITY MAYOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

_____
PLANNING AND ZONING CHAIR DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

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 MCALLEN AND HIDALGO COUNTY, TEXAS.

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

STATE OF TEXAS
IVAN GARCIA
6496
LICENSED
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER(S): VARGAS PRODUCE, LLC		3424 W. MILITARY HWY.	MCALLEN, TX. 78503		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380–5152	(956) 380–5083

THE COUNTY OF HIDALGO TEXAS

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

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

BY:_____ DEPUTY

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

ISSUED FOR:
FINAL

PROJECT:
PLAT SHEET
EIDER SUBDIVISION
CITY OF MCALLEN
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:	J.E
SCALE:	AS SHOWN
DATE:	DECEMBER 10, 2025
PROJECT:	SUB 25.008
REVISIONS:	
PAGE NO:	1–OF–1

X:\JOBS\SUBDIVISIONS 2025\SUB 25.008 – JOSE CORREA WAREHOUSE\DWG\SUB 25.008_SHT 2 PLAT SHEET.dwg RIODELTA 12/18/2025 6:12 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2026

SUBDIVISION NAME: EIDER SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S 23rd St (F.M. 1926): dedication as required for 75 ft. from the centerline, for 150 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Label the Street as "S. 23rd Street (F.M. 1926)" prior to final. - Clearly label Centerline to establish R.O.W. dedication requirement prior to final. - Show the existing R.O.W. on both sides of the centerline and Total existing R.O.W. prior to final. - Provide a copy of the document for the existing R.O.W. for staff review prior to final. - All R.O.W. requirements must be addressed prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
S. 26th Street: 30 ft. dedication for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Need to provide an Area map to verify for street alignments/offsets. - Need to provide Doc. No. for any apparent easements/ located along this area on the plat, provide copies for staff review prior to final. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
1,200 ft. Block Length. -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. - The Engineer submitted a variance request to the block length. It will be heard at the P&Z on April 21, 2026 and City Commission on May 11, 2026. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

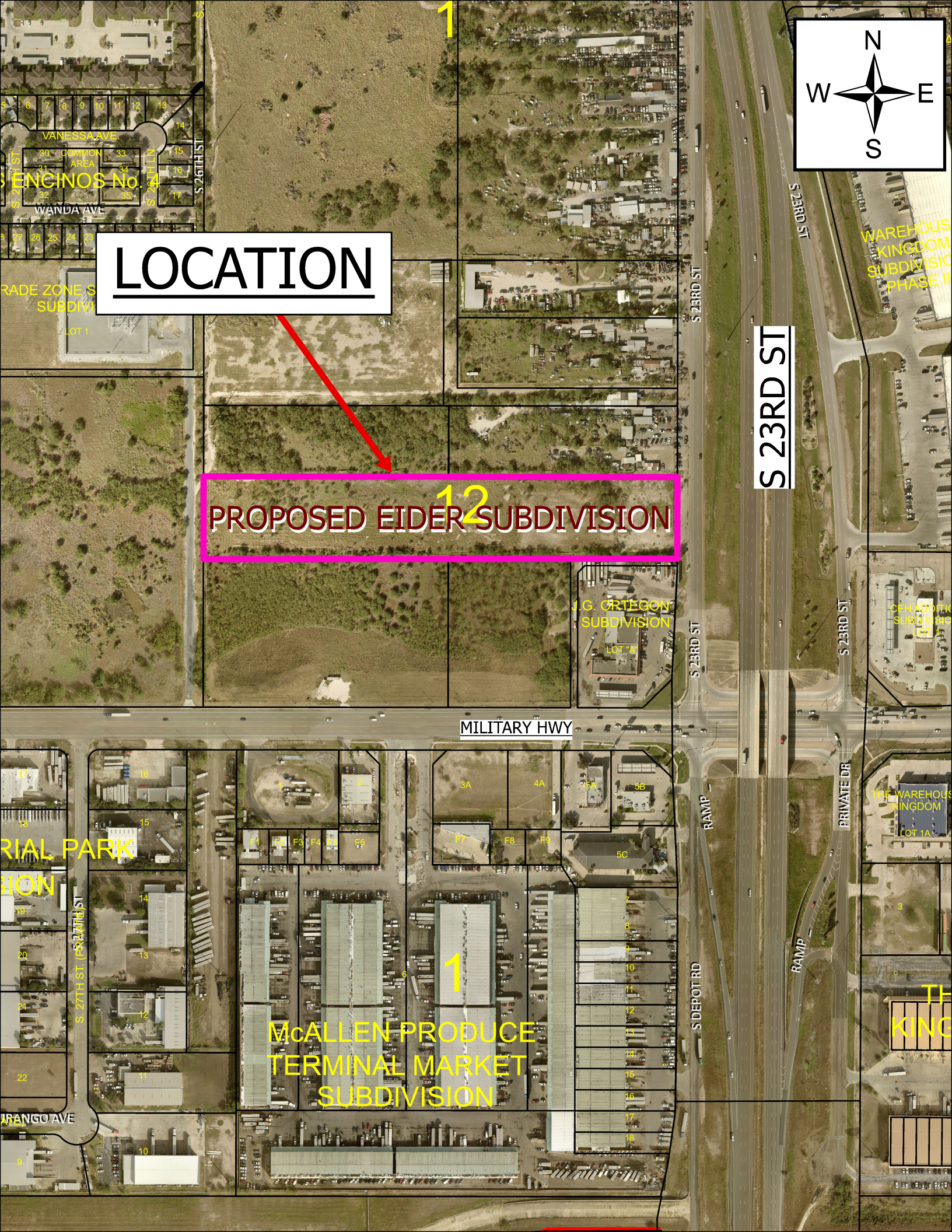
* 600 ft. Maximum Cul-de-Sac - Approved turn-around will be needed if any dead end is deeper than 150 ft. **Subdivision Ordinance: Section 134-105	TBD
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions required: Proposing: S. 23rd Street - 75 Feet or greater for approved site plan or easements. S. 26th Street - 30 Feet or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Proposing: S. 23rd Street - 75 Feet or greater for approved site plan or easements. S. 26th Street - 30 Feet or greater for approved site plan or easements.**Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Proposing: Other - In accordance with the Zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial Development **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 23rd Street & S. 26th Street. **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. - Sidewalk plat note may be subject to change. ***Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Buffer requirement along S. 26th street may apply, note subject to change. **Landscaping Ordinance: Section 110-46	TBD

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove this wording from the Plat notes, its a requirement but we don't need it to be put on the Plat. Shown as Plat note #12	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-4 (Commercial-Industrial) Proposed: C-3 (Commercial-Industrial) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Pending review by the Parkland Dedication Advisory Board and CC. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Vicinity map is missing the North Arrow. - Need to correct the City Mayor's Signature Block with correct wording, as it should read; _____ _____ Mayor, City of McAllen DATE - Need to correct the P&Z chairman Signature Block with correct wording, as it should read; _____ _____ Chairman, Planning and Zoning Commission DATE - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - The engineer submitted a variance request to the block length. The variance will be heard at the the P&Z board on April 21, 2026 and CC on May 11, 2026. *Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND APPROVAL OF THE BLOCK LENGTH.	Applied


LOCATION
PROPOSED EIDER SUBDIVISION
12
N
W
E
S
S 23RD ST
MILITARY HWY
VANESSA AVE
WANDA AVE
S 26TH ST
S 24TH LN
S 27TH ST
S DEPOT RD
PRIVATE DR
RAMP
J.G. ORTEGON SUBDIVISION
LOT "A"
McALLEN PRODUCE TERMINAL MARKET SUBDIVISION
LOT 1A

SUB2025-0097

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name HERNANDEZ ACRES SUBD.
Legal Description 5.16 AC. O/O LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, I.D.C.T.
Location +/- 9 1/2 MILE N. TROSPER ROAD
City Address or Block Number 14601 N Trosper Rd
Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 5.16 Net Acres 4.83
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☒Yes/☐No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒**Residential (** 2 **Lots)** Replat: ☐Yes/☒No
Existing Zoning ANNEXED N/A Proposed Zoning N/A Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use SINGLE FAM. RES Proposed Land Use RESIDENTIAL OPEN
Irrigation District # UNITED I.D. Water CCN: ☐MPU/☒Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 517976
Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name SAUL & JORGE HERNANDEZ Phone 378-3773/878-2141
Address 14435 N. TROSPER E-mail HERNANDEZSAUL99SHO@GMAIL.COM
City MEAHED MISSION State TX Zip 78572 CHATO19902@GMAIL.COM

Developer

Name SAME AS OWNER Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

Engineer

Name DAVID SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com
City MCALLEN State TX Zip 78501
Contact Person DAVID/MICK

Surveyor

Name SAME AS ENGR. Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____

RECEIVED
JUN 23 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- ✓ Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- ✓ Title Report
- ✓ Sealed Survey
- ✓ Location Map
- ✓ Plat & Reduced Plat
- ✓ Warranty Deed
- ✓ DWG File
- ✓ Letter of Authorization from the owner (if applicable)
- ✓ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 6/19/25

Print Name David Omar Salinas

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

VAR2026-0004

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 5.16 AC. o/o LOTS 57-4 & 58-4, WEST ADD. TO SHARYLAND, H.C.T.

Proposed Subdivision (if applicable): HERNANDEZ ACRES SUBD.

Street Address: MILE 9 1/4 N. TROSPER ROAD

Number of lots: 2 Gross acres: 5.16

Existing Zoning: N/A Existing Land Use: RESIDENTIAL / OPEN

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: SAUL & JORGE HERNANDEZ Phone: 956-878-2141 / 956-378-8773

Address: 1450B N. TROSPER E-mail: HERNANDEZSAUL99.SH@GMAIL.COM

City: MISSION State: TX Zip: 78573

Owner

Name: SAME AS APPLICANT Phone:

Address: E-mail: CITATO199021@GMAIL.COM

City: State: Zip:

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 2/4/'26

Print Name: DAVID SALINAS ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: J.C. Payment received by: Date:

FEB 04 2026

BY: CW

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

REQUEST VARIANCE TO NOT PROVIDE 1/4 COLLECTOR. IF 1/4 VARIANCE DENIED PROPERTY NORTH OF 1/4 COLLECTOR WOULD BE UN-BUILDABLE.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

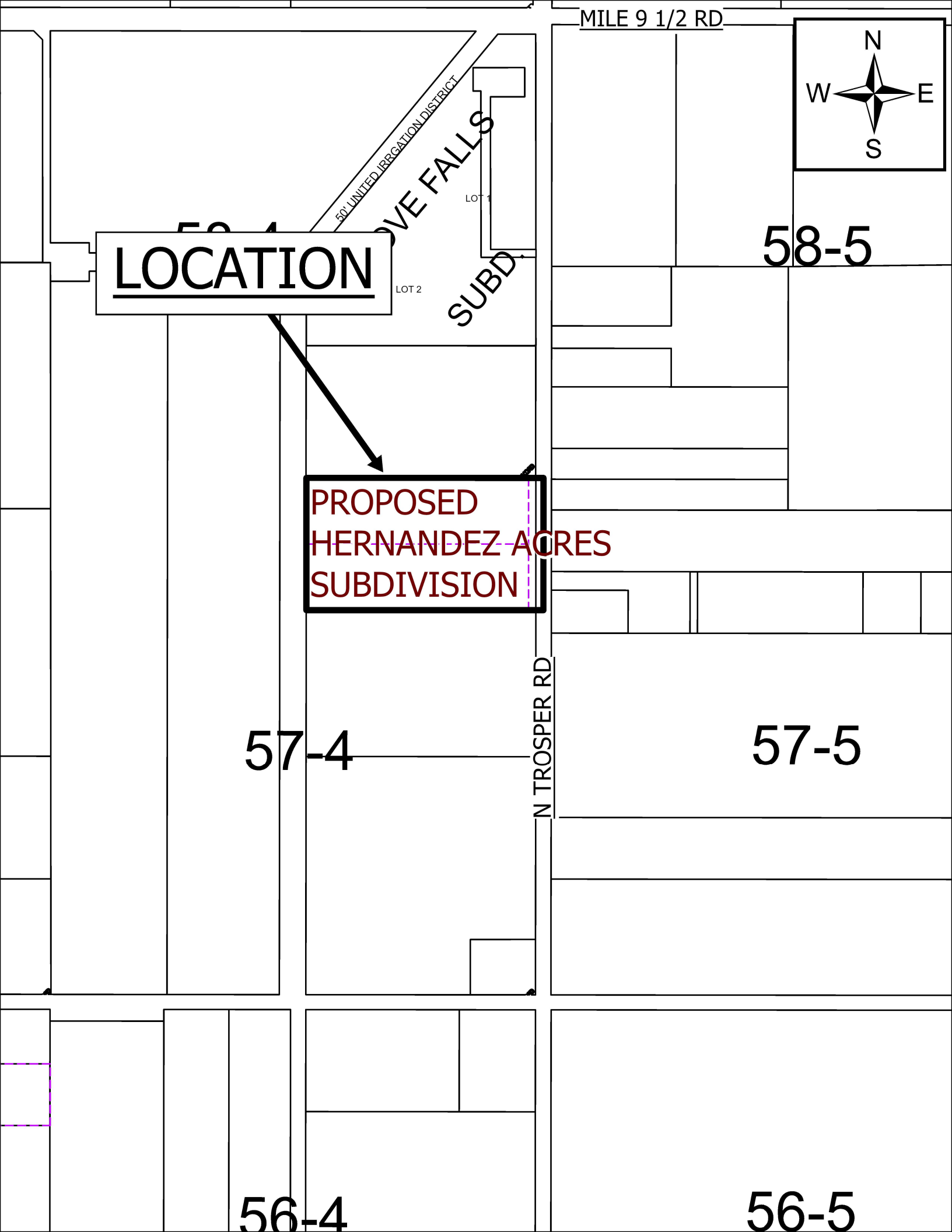
THE 1/4 MILE COLLECTOR WOULD LEAVE ONLY APPROX. 42' OF FRONTAGE N. OF 1/4 COLLECTOR.

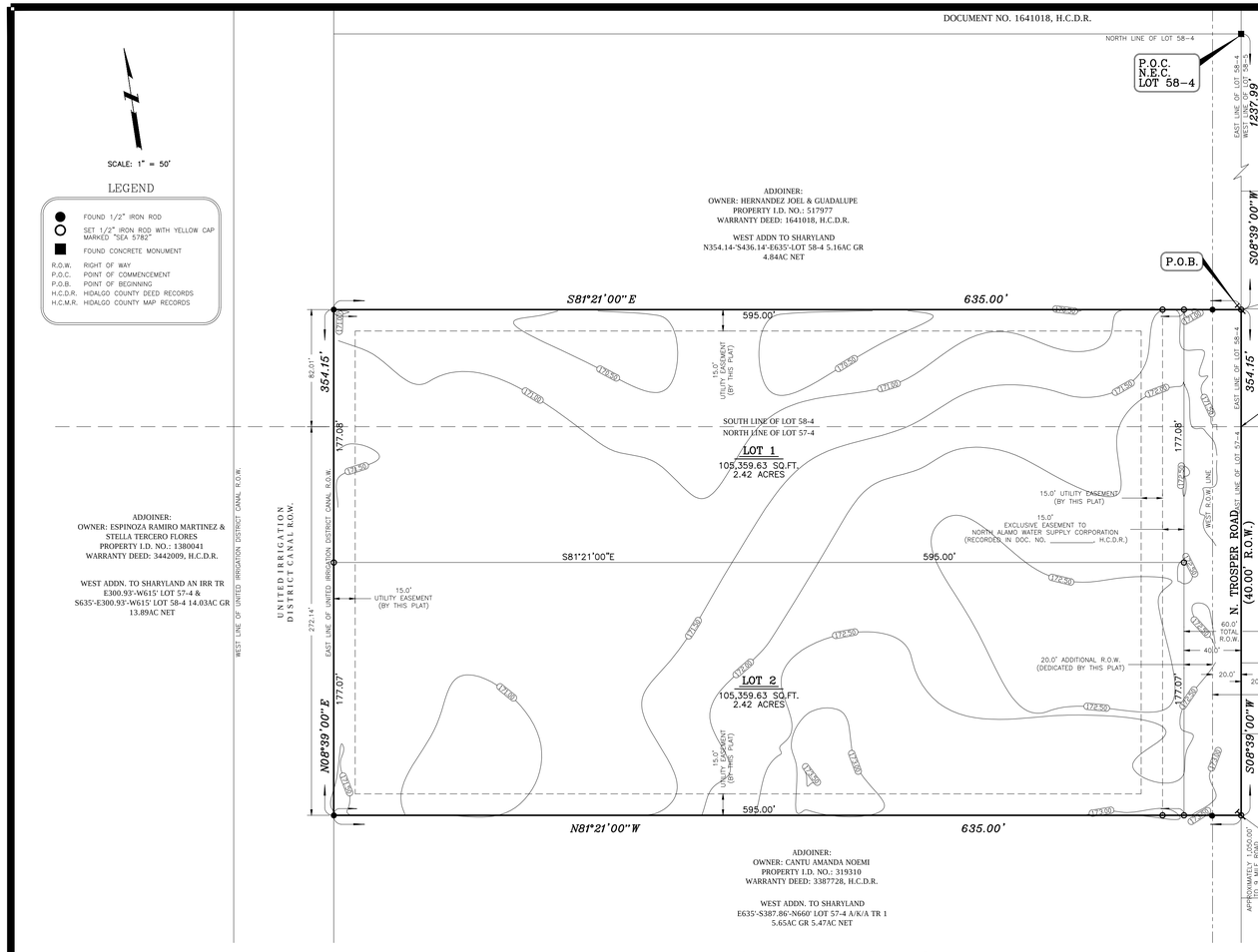
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

RURAL AREA W/ LANDS NOT PROVIDING A 1/4 COLLECTOR IN THIS AREA.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

LANDS TO THE EAST ARE OCCUPIED BY EXISTING HOMES, AND LANDS TO THE WEST ARE BOUND BY A LARGE UNITED I.D. CANAL / ROW.


MILE 9 1/2 RD
N
W
E
S
50' UNITED IRRGATION DISTRICT
LOT 1
LOT 2
SUBD.
LOCATION
58-5
PROPOSED
HERNANDEZ ACRES
SUBDIVISION
N TROSPER RD
57-4
57-5
56-4
56-5



SCALE: 1" = 50'

LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- ■ FOUND CONCRETE MONUMENT

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

ADJOINER:
OWNER: ESPINOZA RAMIRO MARTINEZ & STELLA TERCERO FLORES
PROPERTY I.D. NO.: 1380041
WARRANTY DEED: 3442009, H.C.D.R.

WEST ADDN. TO SHARYLAND AN IRR TR
E300.93'-W615' LOT 57-4 &
S635'-E300.93'-W615' LOT 58-4 14.03AC GR
13.89AC NET

ADJOINER:
OWNER: HERNANDEZ JOEL & GUADALUPE
PROPERTY I.D. NO.: 517977
WARRANTY DEED: 1641018, H.C.D.R.

WEST ADDN TO SHARYLAND
N354.14'-S436.14'-E635'-LOT 58-4 5.16AC GR
4.84AC NET

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

WEST ADDN. TO SHARYLAND
E635'-S387.86'-N660' LOT 57-4 A/K/A TR 1
5.65AC GR 5.47AC NET

ADJOINER:
OWNER: GUADALUPE & OLIVIA HERNANDEZ
PROPERTY I.D. NO.: 319337
WEST ADDN. TO SHARYLAND
N165'-S330'-W656.25' LOT 58-5
2.41AC. NET
WARRANTY DEED
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:
OWNER: JUAN & LETICIA LOZANO
PROPERTY I.D. NO.: 561747
WEST ADDN. TO SHARYLAND
N82.5'-S165'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:
OWNER: JORGE & MIRIAM HERNANDEZ
PROPERTY I.D. NO.: 562799
WEST ADDN. TO SHARYLAND
S82.50'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:
OWNER: GABRIEL & MARIBEL WALLE
PROPERTY I.D. NO.: 675016
WEST ADDN. TO SHARYLAND
N165.33' LOT 57-5
5.01AC. GR., 4.93AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2247957, H.C.D.R.

ADJOINER:
OWNER: MARIA E. LOZANO
A/K/A MARIA ELVIRA LOZANO
PROPERTY I.D. NO.: 562458
WEST ADDN. TO SHARYLAND
S50'-N215'-W391.43' & S115'-N330'-W185.71' LOT 57-5
0.94AC. GR., 0.92AC. NET
GIFT DEED / DOCUMENT NO. 2154589, H.C.D.R.

ADJOINER:
OWNER: ROBERTO & ROSA MA. M. LOZANO
PROPERTY I.D. NO.: 319315
WEST ADDN. TO SHARYLAND
S115'-N330'-W205.72' LOT 57-5
0.54AC. GR., 0.49AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
VOL. 3316, PG. 440, H.C.D.R.

HERNANDEZ ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X UNSHADED".

   ZONE "X UNSHADED": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
   COMMUNITY PANEL NUMBER: 480334 0300 D
   EFFECTIVE DATE: JUNE 6, 2000.

2. MINIMUM SETBACKS:
   FRONT: 75.0 FEET, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER.
   REAR: 15.0 FEET OR GREATER FOR EASEMENT.
   INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENT.

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

4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF (N. TROSPER ROAD) OR (73.50, 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.

5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK "ESTEBAN" LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 161.02. N.A.V.D. 88
   BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7,246.82 CUBIC-FEET OR 0.166 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.) EACH LOT SHALL DETAIN A MINIMUM OF 3,623.44 CU. FT.

7. 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.

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

9. ALL PUBLIC UTILITY 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.

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

    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPERATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

12. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

13. A FOUR (4.0) FOOT SIDEWALK ALONG NORTH TROSPER ROAD.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. 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 UNITED IRRIGATION DISTRICT.

16. 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 THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

18. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.

19. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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

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

22. 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.

23. BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT IN DOCUMENT NUMBER 1924-1770123.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SAUL NEPTHTALI HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 342-3532	NONE
OWNER:	JORGE ANGEL HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 249-3958	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E. TX. REG. NO. 71973 ON NOV. 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20 ____.

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

ATTEST: _____
PRESIDENT

_____
SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____ DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPTHTALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS HERNANDEZ ACRES SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED; AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____ OWNER: SAUL NEPTHTALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

_____ OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPTHTALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HERNANDEZ ACRES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN; ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ OWNER: SAUL NEPTHTALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

_____ OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL NEPTHTALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF McALLEN
MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, 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 McALLEN DATE

STATE OF TEXAS
CITY OF McALLEN

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

_____
CHAIRMAN
PLANNING AND ZONING COMMISSION

_____
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2025.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

STATE OF TEXAS · DAVID OMAR SALINAS · 71973 · REGISTERED PROFESSIONAL ENGINEER

_____
DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · DAVID O. SALINAS · 5782 · LICENSED PROFESSIONAL LAND SURVEYOR

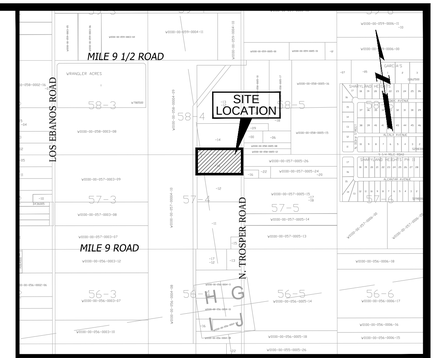
_____
DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE HERNANDEZ ACRES SUBDIVISION SUBDIVISION LOCATED AT MCALLEN 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 DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION



LOCATION MAP

SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP-25-26334

DATE PREPARED: NOV. 21, 2025.

PLAT SHEET 1 OF 2

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

HERNANDEZ ACRES SUBDIVISION IS LOCATED APPROXIMATELY 1,237.99 FEET SOUTH FROM THE CENTER LINE OF TROSPER ROAD FOR THE NORTHEAST CORNER OF THIS TRACT. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 143,268 AS PER THE 2015 CENSUS).
HERNANDEZ ACRES SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN. IT IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No. 4.

METES AND BOUNDS DESCRIPTION

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEAST CORNER OF SAID LOT 58-4 LOCATED IN THE CENTER OF TROSPER ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 39 MINUTES WEST, A DISTANCE OF 1,237.99 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1)THENCE, SOUTH 08 DEGREES 39 MINUTES WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 58-4, A DISTANCE OF 82.01 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 58-4 SAME BEING THE NORTHEAST CORNER OF SAID LOT 57-4, AT A DISTANCE OF 354.15 FEET IN ALL TO A NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2)THENCE, NORTH 81 DEGREES 21 MINUTES WEST, A DISTANCE OF 20.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF THAT CERTAIN UNITED I.D. CANAL RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3)THENCE, NORTH 08 DEGREES 39 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOTS 57-4 AND 58-4, A DISTANCE OF 272.14 FEET PASSING THE NORTH LINE OF SAID LOT 57-4 AND THE SOUTH LINE OF SAID LOT 58-4, AT A DISTANCE OF 354.15 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4)THENCE, SOUTH 81 DEGREES 21 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 58-4, A DISTANCE OF 615.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.16 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED (DOCUMENT NO. 3498399, H.C.O.R.)
N:\SUBDIVISION\PLATS\HERNANDEZ ACRES SUB\5.16.061625

INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BOOK FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 1 OF 2

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

ADJOINER:
OWNER: JOEL & GUADALUPE V. HERNANDEZ
PROPERTY I.D. NO.: 517977
WEST ADDN. TO SHARYLAND
N354.14'-S436.14'-E635' LOT 58-4
5.16AC. GR., 4.84AC. NET
GIFT DEED
DOCUMENT NO. 1641018, H.C.D.R.

ADJOINER:
OWNER: GUADALUPE & OLIVIA HERNANDEZ
PROPERTY I.D. NO.: 319337
WEST ADDN. TO SHARYLAND
N165'-S330'-W656.25' LOT 58-5
2.41AC. NET
WARRANTY DEED
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:
OWNER: JUAN & LETICIA LOZANO
PROPERTY I.D. NO.: 561747
WEST ADDN. TO SHARYLAND
N82.5'-S165'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:
OWNER: JORGE & MIRIAM HERNANDEZ
PROPERTY I.D. NO.: 562799
WEST ADDN. TO SHARYLAND
S82.50'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:
OWNER: GABRIEL & MARIBEL WALLE
PROPERTY I.D. NO.: 675016
WEST ADDN. TO SHARYLAND
N165.33' LOT 57-5
5.01AC. GR., 4.93AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2247957, H.C.D.R.

ADJOINER:
OWNER: MARIA E. LOZANO
A/K/A MARIA ELVIRA LOZANO
PROPERTY I.D. NO.: 562458
WEST ADDN. TO SHARYLAND
S50'-N215'-W391.43' & S115'-N330'-W185.71' LOT 57-5
0.94AC. GR., 0.92AC. NET
GIFT DEED / DOCUMENT NO. 2154589, H.C.D.R.

ADJOINER:
OWNER: ESPINOZA RAMIRO MARTINEZ & STELLA TERCERO FLORES
PROPERTY I.D. NO.: 1380041
WARRANTY DEED: 3442009, H.C.D.R.

WEST ADDN. TO SHARYLAND AN IRR TR
E300.93'-W615' LOT 57-4 &
S635'-E300.93'-W615' LOT 58-4 14.03AC GR
13.89AC NET

ADJOINER:
OWNER: HERNANDEZ JOEL & GUADALUPE
PROPERTY I.D. NO.: 517977
WARRANTY DEED: 1641018, H.C.D.R.

WEST ADDN TO SHARYLAND
N354.14-'S436.14'-E635'-LOT 58-4 5.16AC GR
4.84AC NET

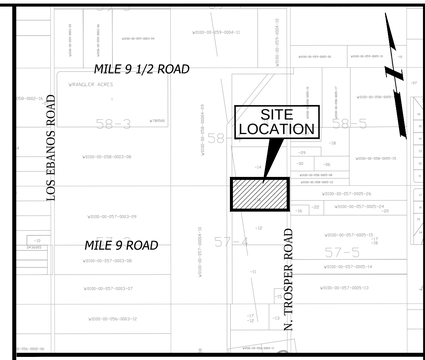
ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

WEST ADDN. TO SHARYLAND
E635'-S387.86'-N660' LOT 57-4 A/K/A TR 1
5.65AC GR 5.47AC NET

SCALE: 1"=30'

P.O.C. N.E.C. LOT 58-4
P.O.B.
NORTH LINE OF LOT 58-4
EAST LINE OF LOT 58-4
WEST LINE OF LOT 58-5
N00°02'00"E 1237.99'
S08°39'00"W 1237.99'
APPROXIMATELY 1237.99' TO 9 1/2 MILE ROAD
APPROXIMATELY 1,050.00' TO 9 MILE ROAD
S81°21'00"E 635.00'
N81°21'00"W 635.00'
WIRE FENCE
6.2' EXISTING BAR DITCH
595.00'
354.15'
82.01'
CONCRETE BEAM WITH IRON POST
15.0' UTILITY EASEMENT (BY THIS PLAT)
PROP. SEPTIC TANK SYSTEM (TYP.) (TO BE LOCATED DURING CONSTRUCTION)
PROP. 1" X 3/4" P.V.C. SINGLE WATER SERVICE CONNECTION (TO BE LOCATED DURING CONSTRUCTION)
SOUTH LINE OF LOT 58-4
NORTH LINE OF LOT 57-4
LOT 1
103,359.63 SQ.FT.
2.42 ACRES
LOT 2
105,359.63 SQ.FT.
2.42 ACRES
SOUTHEAST CORNER LOT 58-4 AND NORTHEAST CORNER LOT 57-4
SOUTH LINE OF LOT 58-5
NORTH LINE OF LOT 57-5
EAST R.O.W. LINE
WEST R.O.W. LINE
N. TROSPER ROAD (40.00' R.O.W.)
15.0' UTILITY EASEMENT (BY THIS PLAT)
15.0' EXCLUSIVE EASEMENT TO NORTH ALAMO WATER SUPPLY CORPORATION (RECORDED IN DOC. NO. _____, H.C.D.R.)
METAL GATE
WIRE FENCE
BLOCK WALL
20.0' ADDITIONAL R.O.W. (DEDICATED BY THIS PLAT)
40.0' TOTAL R.O.W.
20.0'
40.0' EXIST. R.O.W.
CONCRETE COVER AREA
EXIST. SINGLE STORY FRAME RESIDENCE
ASPHALT DRIVE
IRON GATE
EXIST. 15.2' BAR DITCH
E-E
23.8'
272.14'
EAST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.
WEST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.
UNITED IRRIGATION DISTRICT CANAL R.O.W.

LOCATION MAP
SCALE 1"=1000'

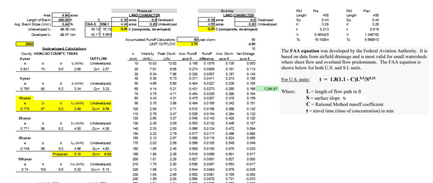


PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501

DATE PREPARED: NOVEMBER 12, 2025.

INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; CERTIFICATE OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT IN WHICH THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



DRAINGE REPORT NARRATIVE

Proposed Hernandez Acres Subdivision is a residential 2 - lot 5.16 Gross (4.84 Net) Acre plat out of a part of Lots 57-4 and 58-4, West Addition to Sharyland, Hidalgo County, Texas, and, located approx. at Mile 9 ½ North Road along the west side of Trosper Road in the City of McAllen ETJ. This proposed single - family 2-lot plat is located in Zone "X" as per the FIRM Community Panel No. 480334 0295 D, dated 06/06/2000. Zone "X" areas are defined as "…Areas of 500-year flood; areas of100-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." It is noted that a single family home is fully constructed and being occupied on what is proposed Lot 2 on the plat. Proposed Lot 1 on this plat will provide for a single family home.

Soils of this proposed plat consist of a Brennan fine sandy loam (Map Unit No. 3) with slopes between 0 and 1 percent - these Group B soils are well drained with medium surface runoff and moderate permeabilities. See Page 62 of the **Soil Survey of Hidalgo County, Texas.**

This site has 354.15 feet of frontage along the west side of Trosper Road and is bound on the north and south sides by open lands and some homesites. The United I.D. has a main canal right-of-way abutting this tract along the west side. Trosper Road is a paved rural road absent of any formal drainage improvements excepting a bar ditch on both sides.

The plat is proposing two (2) residential lots of which one lot (Proposed Lot 2) already has a single family home. The plat is dedicating an additional 20.0 feet of roadway right-of-way for a total right-of-way on this plat of 60.0 feet.

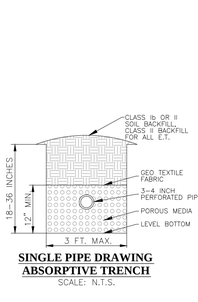
Waters within this property essentially sheet flow in a southeasterly direction toward Trosper Road. Drainage waters from a heavy rainfall event may enter Trosper Road although not likely due to large available open lands and moderate permeabilities. Drainage waters entering Trosper Road flow northerly the bar ditch system of this roadway away from this site.

In accordance with the drainage policies of the City of McAllen and the County of Hidalgo, this subdivision shall provide for the detention of rainfall waters equivalent to the total volume of water CREATED by the post-development of this 4.84 Net acre property. Using the Modified Rational Method ***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.26 (existing and future home improvements) - ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)***, an average drainage run of 450.0 feet and an average slope of 0.44%, it was computed that the improved future condition would produce an additional total volume of 7,246.87 Cubic Feet, or, 0.166 Acre-Feet. Water runoff shall increase from 3.76 CFS (10-year storm) to 6.52 CFS (50-year storm) - an increase of 2.76 CFS.

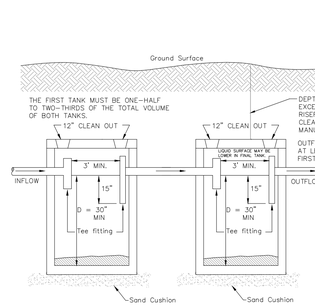
A discharging drainage swale shall be constructed on each lot where the swales shall be size to detain a dry volume minimum of 3,623.44 Cu. Ft. An 8" discharge bleeder line shall be constructed from each swale into the bar ditch of Trosper Road. It is noted that the bar ditch along Trosper Road shall be cleaned and deepened to accommodate the bleeder lines.

No additional improvements to Trosper Road aside from improving the condition of the bar ditch are being proposed. A minimum finished floor elevation of 173.50 is recommended.

David Omar Salinas, P.E.
Plat Engineer

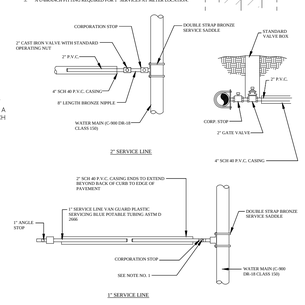


SINGLE PIPE DRAWING ABSORPTIVE TRENCH
SCALE: N.T.S.



TWO 500-GALLON SEPTIC TANKS IN SERIES
SCALE: N.T.S.

NOTES:
1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
2. ALL FITTINGS SHALL BE BRONZE SWIVEL GOOSENECK AND CAST IRON VALVE.
3. ONE SERVICE REQUIRED FOR EACH LOT.
4. 3" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
5. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



TYPICAL WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.

FINAL ENGINEERING REPORT FOR SISTERS SUBDIVISION:
BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HERNANDEZ ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF TAYLOR ROAD. THE WATER SYSTEM FOR HERNANDEZ ACRES SUBDIVISION CONSISTS OF 1 -1" DIAMETER SINGLE SERVICE LINES RUNNING TO EACH LOT. SAID SERVICE TERMINATE AT THE WATER METER BORE FOR LOT 1. ALSO, THERE IS AN EXISTING SINGLE SERVICE LINE WHICH RUNS TO LOT 2 AND TERMINATES AT THE EXISTING WATER METER BOX. THE SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $XXXX.00, OR $XXXX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF $XXX.XX, WHICH COVERS THE $X,XXX.XX COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM HERNANDEZ ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE PER LOT SOILS ARE UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

GONZALEZ SEPTIC TANK SERVICE HAS EVALUATED THE CONDITION OF AN EXISTING SEPTIC TANK ON PROPOSED LOT 2 AND SUBMITTED A REPORT DATED XXXXX THAT CONCLUDED THE SEPTIC TANK IS ACCEPTABLE AND IN SUITABLE CONDITION FOR CONTINUED USE. THE TOTAL COST OF THE INSPECTION IS $500.00. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $3,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _XXXXXXXXX XX, 20XX_.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $XX,XXX.XX WHICH EQUALS TO $X,XXX.XX PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $3,000.00 PER LOT (ALL INCLUSIVE), THE INSPECTION OF THE EXISTING SEPTIC TANK WILL COST $500.00, FOR A TOTAL OF $3,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE

REPORTE FINAL DE INGENERIA PARA LA SUBDIVISION SISTERS SUBDIVISION:
BY DAVID O. SALINAS, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISIÓN HERNANDEZ ACRES SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA S.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN HERNANDEZ ACRES CONSISTE DE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA TAYLOR ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN HERNANDEZ ACRES CONSISTE DE UN 1) CONDUCTO SENCILLO DE AGUA DE 1 PULGADA DE DIÁMETRO QUE CORREN HACIA CADA LOTE. DICHO CONDUCTO SENCILLO DE AGUA SE TERMINAN EN LAS CAJA DE LOS MEDIDORES MECANICOS DE AGUA EN LOTE 1. TAMBIEN CONSISTE DE UN (1) CONDUCTO SENCILLO DE AGUA QUE CORRE HACIA LOTE 2 Y SE TERMINA EN LA CAJA DEL MEDIDOR MECANICO DE AGUA. LOS CONDUCTOS SENCILLOS DE AGUA Y LAS CAJAS DE LOS MEDIDORES MECÁNICOS DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE $XX,XXX.00 O $X,XXX.XX POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. $XX,XXX.XX, O $X,XXX.XX POR LOTE COMO ESTA DECLARADO EN EL ACUERDO DE SERVICIO DE 30 AÑOS CUYA SUMA CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, COSTOS DE DERECHOS DE AGUA Y GASTOS DE MEMBRESIA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITA UN MEDIDOR DE AGUA, LA COMPAÑÍA S.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN:

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

INFORME DE EVALUACIÓN DE SUELOS:

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS ES EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

GONZALEZ SEPTIC TANK SERVICE HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROPUESTO LOTE 2 Y HA PREPARADO UN REPORTE DE FECHA DE XXXXX XX, XXXX QUE CONCLUYE EL TANQUE SEPTICO ES ACEPTABLE Y EN UNA CONDICION ADECUADA PARA USO CONTINUO. EL COSTO TOTAL DE LA INSPECCION ES $500.00. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON $X,XXX.XX DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE $3,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROVADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _XXXXXXXXX XX, 20XX_.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $XX,XXX.XX O $X,XXX.XX POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSAS SÉPTICAS COSTARA $3,000.00, LA INSPECCION DE LA FOSA SEPTICA EXISTENTE COSTARA $500.00, A UN COSTO TOTAL DE $3,500.00 PARA TODA LA SUBDIVISIÓN.

ENGINEER'S SIGNATURE DATE

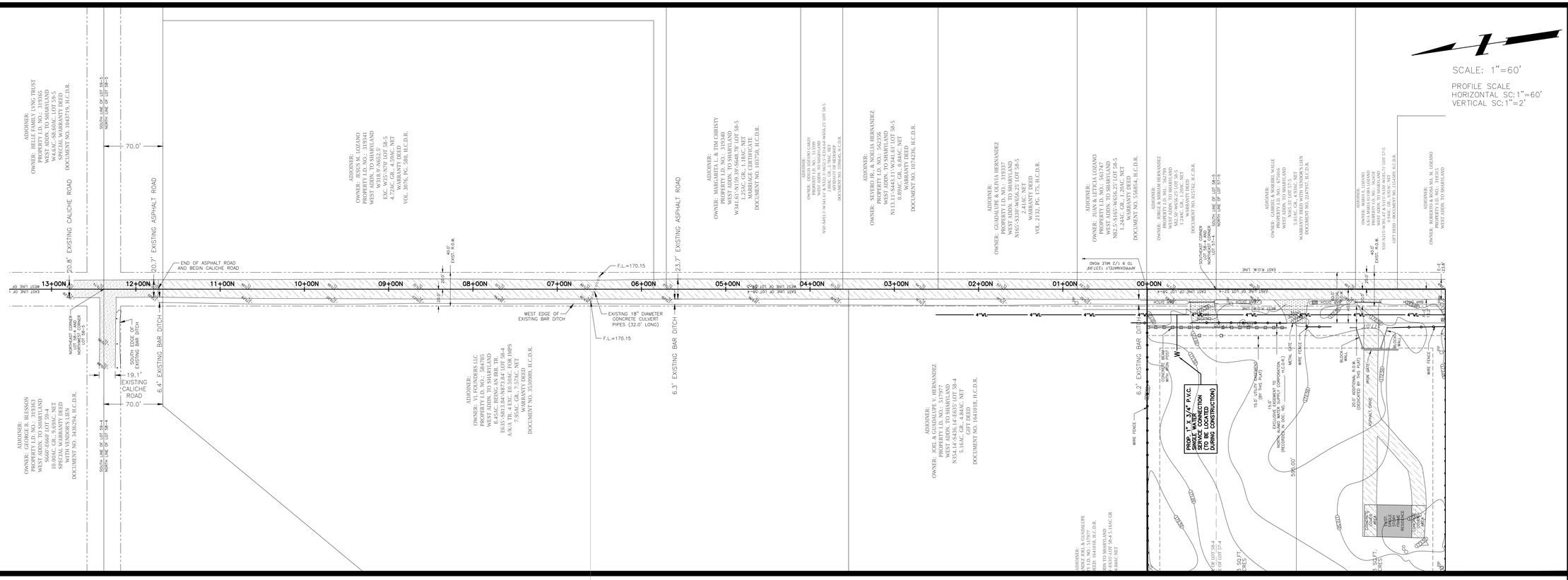
SEA
SALINAS ENGINEERING & ASSOCIATES
(TF-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-220, AUSTIN, TEXAS 78573 (512) 239-5263

Sheet Title:
UTILITY LAYOUT & DRAINAGE PLAN

Project:
HERNANDEZ ACRES SUBDIVISION

David Omar Salinas
Registered Professional Engineer # 71973

Date: 11/21/25
Scale: 1"=30'
Designed By: D.O.S.
Drawn By: A.E.
Checked By: D.O.S.
Approved By: D.O.S.
Project No: SP-25-26334
Drawing No: SP-25-26334
Sheet 2 of 2



SEA

SALINAS ENGINEERING & ASSOCIATES
(F-6675)(10065700)
CONSULTING ENGINEERS & SURVEYORS
2525 LAREDO — MCALLEN, TEXAS 78504
1415 E. 6th — AUSTIN, TEXAS 78702
TBPE 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 238-5283

Sheet Title:

EXISTING OFF-SITE BAR DITCH PROFILE

Project:

HERNANDEZ ACRES SUBDIVISION

David Omar Salinas
Registered Professional
Engineer # 71973

Date:	07/21/25
Scale:	1"=60'
Designed By:	D.O.S.
Drawn By:	A.E.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No:	SP-25-26334
Drawing No:	HERNANDEZ_ACRES_SUBD.DWG
Sheet	1 of 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2026

SUBDIVISION NAME: HERNANDEZ ACRES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trosper Road: Dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides - Label centerline and indicate how ROW was dedicated and provide documents for staff review as applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
9 1/4 Mile Street: Dedication as needed for total 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides - Provide ROW dedication for an E/W 1/4 mile collector aligning with north line of Lot 57-4/south line of Lot 58-4 prior to final. Discuss with staff for alignment. -the engineer submitted a variance request to the quarter mile collector. The subdivision will be heard at the planning and zoning meeting of April21, 2026 and CC on May 11, 2026 **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Proposing 75 ft. or in line with the average setbacks of existing structures, or easement, whichever is greater. - Need to clarify before final, but not less than ordinance requirements. - Need to finalize service drive requirement along N. Trosper Road and this is a Thoroughfare Road. **Zoning Ordinance: Section 138-356	Non-compliance

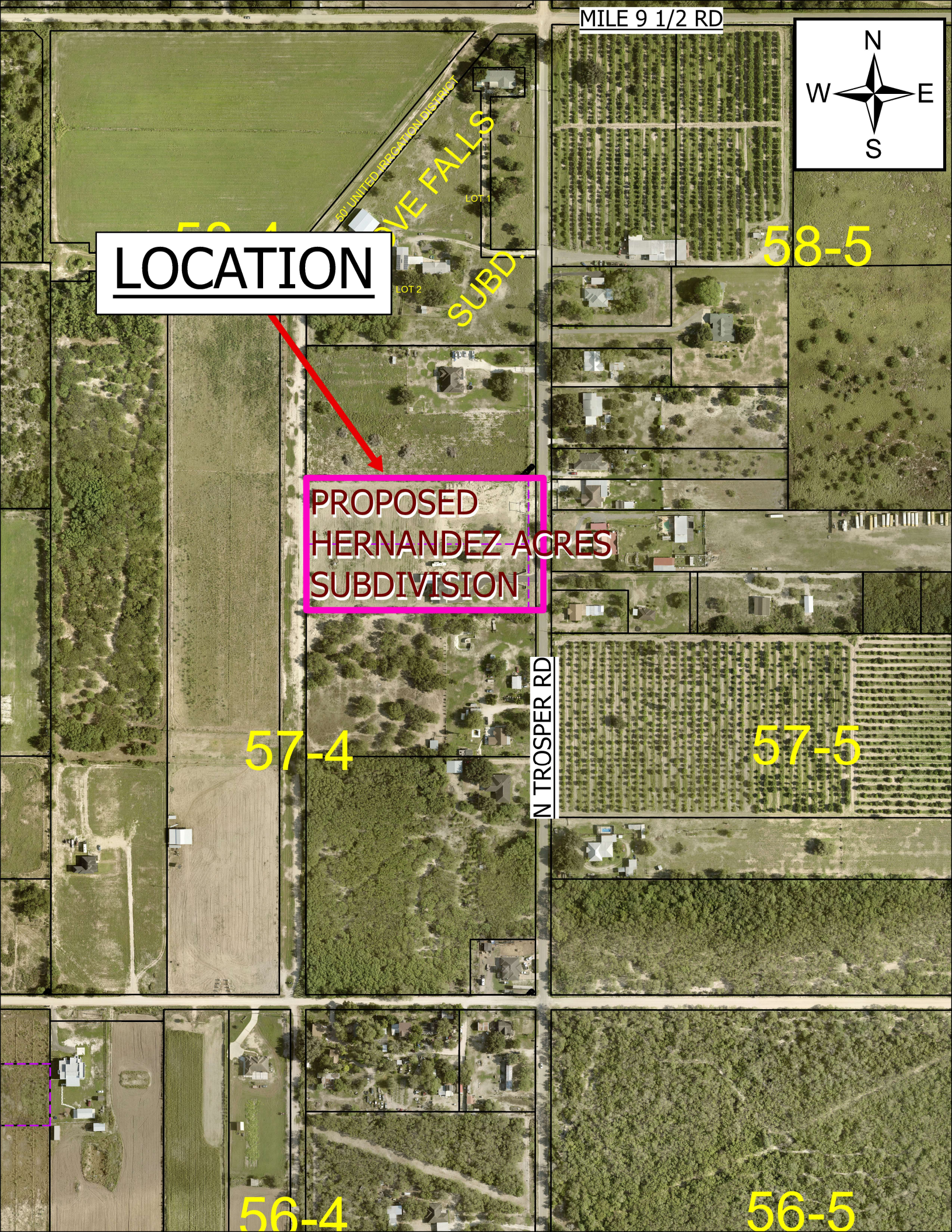
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rear: Proposing 15 ft. rear setback for easement shown on plat. - Finalize prior to final, but not less that ordinance requirements. **Zoning Ordinance: Section 138-356	Applied
* Sides: Proposing 6 ft. or greater for easement. - Need to finalize prior to final, but no less than ordinance requirements. **Zoning Ordinance: Section 138-356	Applied
* Corner: Will be established once E/W 1/4 Mile Street is provided on plat as required, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft., except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Trosper Road and E/W 1/4 Mile Street. - Sidewalks may increase to 5 ft. as may be required prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Finalize wording on plat note prior to final. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along: **Must comply with City Access Management Policy - As per Traffic Department, existing access to existing home will be honored although if it going to be demolished then we would require a shared access between lots 1 & 2. - Lots should front a parallel service drive along N. Tropser Road as this is a road designated on the Thoroughfare Plan. Finalize prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - If use changes or if number of lots change, comment will be revised accordingly.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - If use changes or number of lots increase, comment will be revised as needed.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - Should the property be annexed, initial zoning will be required. ***Zoning Ordinance: Article V	NA
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V Should the property be annexed, initial zoning will be required.	NA
PARKS	
* Land dedication in lieu of fee. Should the property be annexed, park requirements will apply.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Should the property be annexed, park requirements will apply.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Should the property be annexed, park requirements will apply. -	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for two single-family residences. - If use changes, requirements may be required as applicable.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - Per Traffic Department, Trip Generation waived for two single-family residences. - If use changes, requirements may be required as applicable.	Applied
COMMENTS	
Comments: - Provide documents and width of UID Canal ROW prior to final. - Provide documents for the existing ROW on N. Trosper Road. - Revisions and references to UDC might be required and must be finalized prior to final. - The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026 *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITES APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


MILE 9 1/2 RD
N
W
E
S
50' UNITED IRRIGATION DISTRICT
LOT 1
LOT 2
LOCATION
58-5
PROPOSED
HERNANDEZ ACRES
SUBDIVISION
N TROSPER RD
57-4
57-5
56-4
56-5

SUB2026-0048

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name MARIEL LUCILLE SUBDIVISION

Legal Description 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND OUT OF THE RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 532, PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS

Location Front E. Olympia Avenue & rear along E. Pineridge Avenue; approximately 640' East of S. McColl Road

City Address or Block Number 836 E Olympia Ave

Total No. of Lots 3 Total Dwelling Units 3 Gross Acres 0.603 Net Acres 0.603

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (3 Lots) Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date N/A

Existing Land Use VACANT Proposed Land Use SINGLE-FAMILY RESIDENTIAL

Irrigation District # 2 Water CCN: ☑MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☑No Parcel # 273923

Estimated Rollback Tax Due -0- Tax Dept. Review

Owner

Name MARIEL TORRES Phone c/o (956) 330-2433 Kelley (956) 867-3287 Della

Address 3511 DAYTONA AVENUE E-mail c/o khv@rioplexengineering.com dr@rioplexengineering.com

City McALLEN State TEXAS Zip 78503

Developer

Name MARIEL TORRES Phone c/o (956) 330-2433 Kelley (956) 867-3287 Della

Address 3511 DAYTONA AVENUE E-mail c/o khv@rioplexengineering.com dr@rioplexengineering.com

City McALLEN State TEXAS Zip 78503

Contact Person c/o KELLEY HELLER-VELA AND DELLA ROBLES

Engineer

Name RIOPLEX ENGINEERING LLC Phone c/o (956) 330-2433 Kelley (956) 867-3287 Della

Address 1200 AUBURN AVENUE, BLDG 200, SUITE 280 E-mail c/o khv@rioplexengineering.com dr@rioplexengineering.com

City McALLEN State TEXAS Zip 78504

Contact Person KELLEY HELLER-VELA AND DELLA ROBLES

Surveyor

Name Carrizales Land Surveying LLC Phone (956) 567-2167

Address 4807 Gondola Avenue E-mail mannyrpls@cls.land

City Edinburg State TEXAS Zip 78542

MAR 20 2026

BY: CW

VAR2026-0012

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND OUT OF THE RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOL 532, PG 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS

Proposed Subdivision (if applicable): MARIEL LUCILLE

Street Address:

Number of lots: 3 LOTS Gross acres: 0.603 ACRES

Existing Zoning: R-1 Existing Land Use: VACANT

☑ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: MARIEL TORRES Phone: c/o (956) 330-2433 Kelley (956) 867-3287 Della

Address: 3511 DAYTONA AVENUE E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: McALLEN State: TEXAS Zip: 78503

Owner

Name: MARIEL TORRES Phone: c/o (956) 330-2433 Kelley (956) 867-3287 Della

Address: 3511 DAYTONA AVENUE E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: McALLEN State: TEXAS Zip: 78503

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☑ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Kelley A Heller-Vela Date: March 20, 2026

Print Name: Kelley A. Heller-Vela, P.E. ☐ Owner ☑ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: VM Payment received by: VM Date: March 20, 2026

Rev 06/21

RECEIVED
MAR 20 2026
By OC

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

(see attached letter)

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

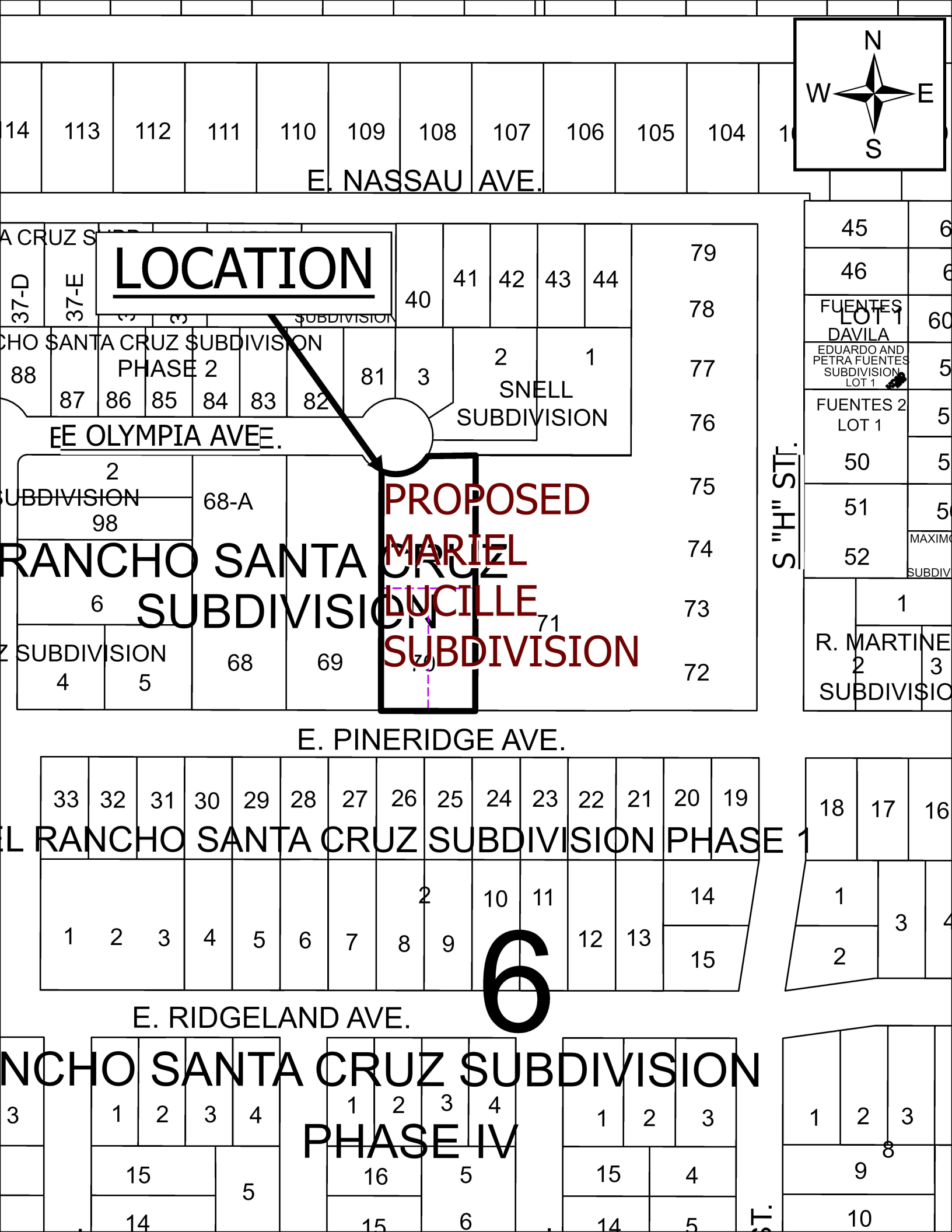
(see attached letter)

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

(see attached letter)

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

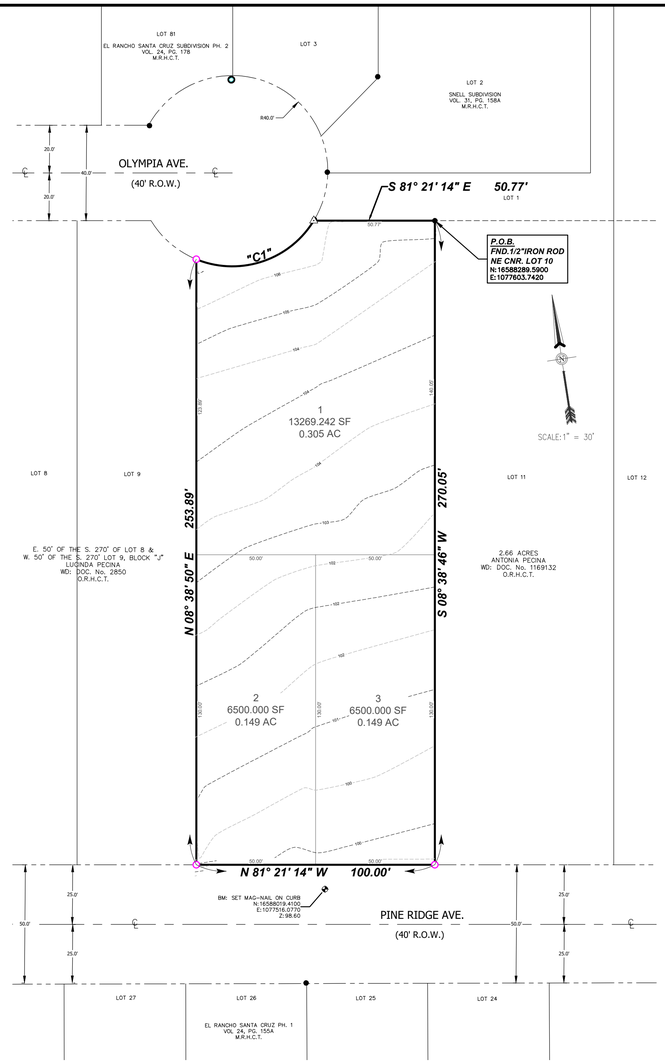
(see attached letter)


N
W
E
S
LOCATION
PROPOSED
MARIEL
LUCILLE
SUBDIVISION
RANCHO SANTA CRUZ
SUBDIVISION
E. NASSAU AVE.
E. PINERIDGE AVE.
E. RIDGELAND AVE.
EE OLYMPIA AVEE.
S "H" ST.
SNELL
SUBDIVISION
PHASE 2
LOT 1
DAVILA
FUENTES 2
LOT 1
R. MARTINE
SUBDIVISIO
L RANCHO SANTA CRUZ SUBDIVISION PHASE 1
NCHO SANTA CRUZ SUBDIVISION
PHASE IV
6

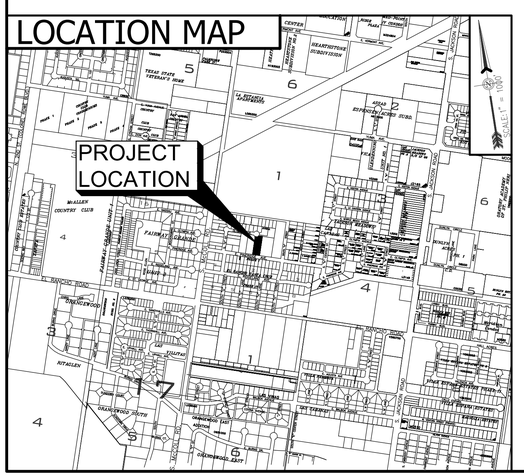
LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- ROADWAY CENTERLINE
- ● = FOUND 1/2" IRON ROD OR AS NOTED
- ○ = FOUND 1/2" IRON PIPE OR AS NOTED
- ○ = SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- △ = CALCULATED POINT
- POB = POINT OF BEGINNING
- NE = NORTHEAST
- CNR. = CORNER
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- DOC. = DOCUMENT
- CONC. = CONCRETE
- ASPH. = ASPHALT
- DW. = DRIVEWAY
- SW. = SIDEWALK
- WD. = WARRANTY DEED
- O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY TEXAS
- ( ) = RECORD CALL

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	56.36'	40.00'	080° 43' 32"	N80° 28' 14"E	51.81'	34.00



LOCATION MAP



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

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

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

_____ PRESIDENT

_____ SECRETARY

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 330-2433
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	MARIEL BERENICE TORRES	3511 DAYTONA AVENUE	McALLEN, TX 78503	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

SUBDIVISION MAP OF

MARIEL LUCILLE SUBDIVISION

BEING A SUBDIVISION OF A 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND DESCRIBED AS A 0.603 ACRE TRACT OF LAND OUT OF OUT OF THE RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLACT THEROF RECORDED IN VOLUME 532, PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND DESCRIBED AS A 0.603 ACRE TRACT OF LAND OUT OF OUT OF THE RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLACT THEROF RECORDED IN VOLUME 532, PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THAT CERTAIN EAST 25.0' OF THE SOUTH 270.0' OF LOT 9 AND THE SOUTH 270.0' OF LOT 10, DESCRIBED AND CONVEYED TO MARIEL BERENICE TORRES BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2991318, OFFICIAL RECORDS OF HIDALGO COUNT, TEXAS (ORHCT), SAID 0.603 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND [N:16588289.5900, E:1077603.7420] AT THE COMMON NORTH CORNER OF SAID LOT 10 AND THAT CERTAIN LOT 11, AS DESCRIBED IN DEED CONVEYED TO JOSE JIMENEZ, AS RECORDED IN DOCUMENT NO. 11620, ORHCT, SAME BEING THE SOUTH LINE OF LOT 1 SNELL SUBDIVISION AS RECORDED IN VOLUME 31, PAGE 158A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 38 MINUTES 46 SECONDS WEST (RECORD SOUTH 08 DEGREES 41 MINUTES 25 SECONDS WEST) ALONG THE COMMON LINE OF SAID LOT 10 AND SAID LOT 11 A DISTANCE OF 270.05 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTHEAST CORNER OF SAID LOT 10 ON THE NORTH RIGHT OF WAY LINE OF PINERIDGE AVE, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 21 MINUTES 14 SECONDS WEST (RECORD NORTH 81 DEGREES 18 MINUTES 35 SECONDS WEST) ALONG THE NORTH RIGHT OF WAY LINE OF SAID PINERIDGE AVE A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE COMMON CORNER OF SAID 0.603 ACRE TRACT AND THAT CERTAIN WEST 50.0' OF SAID LOT 9, AS DESCRIBED IN DEED CONVEYED TO LUCINDA PECINA, AS RECORDED IN DOCUMENT NO. 5850 (D.R.H.C.T.), FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 38 MINUTES 50 SECONDS EAST (RECORD NORTH 08 DEGREES 41 MINUTES 25 SECONDS EAST) OVER AND ACROSS SAID LOT 9 AND ALONG THE COMMON LINE OF SAID ROBLES TRACT AND PECINA TRACT A DISTANCE OF 253.89 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "CLS RPLS 6388" SET AT THE BEGINNING OF A CURVE TO LEFT, FOR THE NORTHWEST COMER OF THIS TRACT OF LAND;

THENCE, NORTHEASTERLY ALONG THE RIGHT OF WAY OF E OLYMPIA AVE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET A DELTA ANGLE OF 080 DEGREES 43 MINUTES 32 SECONDS, A CHORD BEARING OF NORTH 80 DEGREES 28 MINUTES 14 SECONDS EAST A CHORD LENGTH OF 51.81 FEET, AN ARC DISTANCE OF 56.36 FEET TO A CALCULATED POINT AT AN EXTERNAL CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST (RECORD SOUTH 81 DEGREES 18 MINUTES 35 SECONDS EAST) ALONG THE COMMON LINE OF SAID LOT 1 SNELL SUBDIVISION AND SAID LOT 10 A DISTANCE OF 50.77 FEET TO THE POINT OF BEGINNING; CONTAINING 0.603 ACRES OF LAND [26,268.91 SQ.FT.], MORE OR LESS.

.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 11, 1982.

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
   FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

4. CITY OF McALLEN BENCHMARK: NUMBER MC "90", WESTBOUND OF JACKSON ROAD, AT A CANAL CLOSE TO EL RANCHO ROAD. STAINLESS STEET, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16587641.6618, E=1079659.0343, ELEV.=96.14.

5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 6.007 C.F. - 0.138 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA AT BUILDING PERMIT STAGE. EACH LOT WILL BE REQUIRED TO ACCOMODATE DETENTION AS FOLLOWS: LOT 1: 3,3034.28 CF. : LOT 2: 1,486.36 CF. : LOT 3: 1,486.36 C.F.

6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.

7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

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

12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.

14. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

15. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

16. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR MARIEL LUCILLE SUBDIVISION IS $46,900.00, BASED ON $700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____, WITH THE CONDITIONS LISTED.

17. LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-69 WILL BE USED AS MULTIFAMILY LOTS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MARIEL LUCILLE SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS. ALLEYS PARKS, WATER COURSES, DRAINAGE, EASEMENTS, WATERLINES, SANITARY SEWER LINES, STORM SEWER, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED, OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, WITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
MARIEL BERENICE TORRES DATE
3511 DAYTONA AVENUE
McALLEN, HIDALGO, TEXAS 78503

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIEL BERENICE TORRES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

_____
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 03/20/2026
ENGINEERING JOB # R26-006

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 03/18/2026
SURVEY JOB # k26003

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, 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 McALLEN DATE

_____ _____
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 TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2026

SUBDIVISION NAME: MARIEL LUCILLE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
E. Olympia Ave: 25 ft. from center for a total of 50 ft. ROW Paving: 32ft. Curb & gutter: Both Sides - Provide and clearly label the additional right-of-way dedication on the plat - Revise the street name shown on the plat from "Olympia Ave." to "E. Olympia Ave." -Variance request submitted on 3.20.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E. Pineridge Ave: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides - Revise the street name shown on the plat from "Pineridge Ave." to "E. Pineridge Ave." -Clarify and revise the right-of-way labeling. The plat currently reflects a 40' ROW, a 50' dimension, and 25' from centerline, which are inconsistent. Revise to clearly show the total ROW and corresponding dimensions consistently across the plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required -Variance request submitted on 3.20.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 **Subdivision Ordinance: Section 134-105	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
ROW Paving *Alley/service drive easement required for commercial properties/multifamily **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25ft. or greater for easement or in line with existing structures whichever is greater applies. -Revise and add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10ft for greater for easements whichever greater applies -Revise and add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements whichever greater applies -Revise and add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Not a corner lot **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Olympia Ave & E. Pineridge Ave. -Revise Plat Note #8 to reflect the sidewalk requirement as noted above. -Variance request submitted on 3.20.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 -Subject to variance, plat note #8 will need to be removed. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along -Revise plat note #13 accordingly as streets mentioned do not exist on plat. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval -If proposed use changes, rezoning will be required prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Based on application, 3 lot/dwelling untis proposed. $2,100	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Waived for 3 sigle family subdivision	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: -Plat note #12 does not pretain to subdivision. Revise accordingly. -Plat note #16 & #17 to not pretain to subdivsion. Revise accordingly. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Must comply with City's Access Management Policy.	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, utility and drainage approvals and approval of all 3 variances.	Applied


N
W
E
S
LOCATION
E. NASSAU AVE.
PROPOSED
MARIEL
LUCILLE
SUBDIVISION
RANCHO SANTA CRUZ
SUBDIVISION
PHASE 2
SNELL
SUBDIVISION
FUENTES
LOT 1
DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
LOT 1
FUENTES 2
LOT 1
S "H" ST.
E OLYMPIA AVE.
E. PINERIDGE AVE.
L RANCHO SANTA CRUZ SUBDIVISION PHASE 1
E. RIDGELAND AVE.
6
NCHO SANTA CRUZ SUBDIVISION
PHASE IV
R. MARTINE
SUBDIVISIO

SUB2025-0074

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name BLUE JAY Subdivision

Legal Description 43.27 AC. O/O A PART OF LOTS 1 AND 2, BLOCK 10, A.J. M & COLL SUBD., H.C.T.

Location +/- 925' NORTH OF WHALEN RD. ALONG W. S.DE OF S. JACKSON ROAD

City Address or Block Number 5600 S. Jackson Rd

Total No. of Lots 133 Total Dwelling Units 133 Gross Acres 43.27 Net Acres _____

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☒Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☒ **Residential** (133 Lots) Replat: ☐Yes/☒No

Existing Zoning ~~ETJ~~ SPECIAL DISTRICT Proposed Zoning R-1 Applied for Rezoning ☐No/☒Yes: Date _____

Existing Land Use OPEN Proposed Land Use RESIDENTIAL

Irrigation District # 2 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # 231285 ; 231286

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name TRUDY ANN DOEDYNS Phone 739-5172

Address 508 E. DOVE E-mail MPACHECO@CBCRIO GRANDEVALLEY.COM

City MCALLEN State TX Zip 78504

Developer

Name JORGE GONZALEZ Phone 533-1919

Address 2900 N. TEXAS BLVD. E-mail TRIGEN24@GMAIL.COM

City SUITE 201 WESLACO State TX Zip 78599

Contact Person JORGE / DAVID

Engineer

Name DAVID OMAR SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person _____

Surveyor

Name SAME AS ENGINEER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
MAY 08 2025
By NG

KF

VAR2026-0014

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description f
43.27 Ac. out of Lots 1 and 2, Block 10, A.J. McColl Subd., H.C.T.

Proposed Subdivision (if applicable) Blue Jay Subdivision

Number of lots 150 Gross acres 43.27

Existing Zoning R-1 Existing Land Use Open/Vacant

✓• Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name Jorge Gonzazlez Phone 956-682-8373

Address 1633 N. 10th. Street E-mail trigen24@gmail.com

City Weslaco State Texas Zip 78596

Owner

Name Same as Owner Phone

Address E-mail

City State Zip

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

• •Yes ✓•No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Date 04/02/26

Print Name David Omar Salinas • •Owner ✓•Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ✓•$250.00

Accepted by Payment received by Date

APR 02 2026

Rev 06/21

BY:

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

A high speed arterial will encourage large 18-wheeler traffic through this roadway. The development of these land will be residential and possibly multi-family apartments.

Inherently this propsed high speed arterial would create an unsafe conditions for the families living in this residential area.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

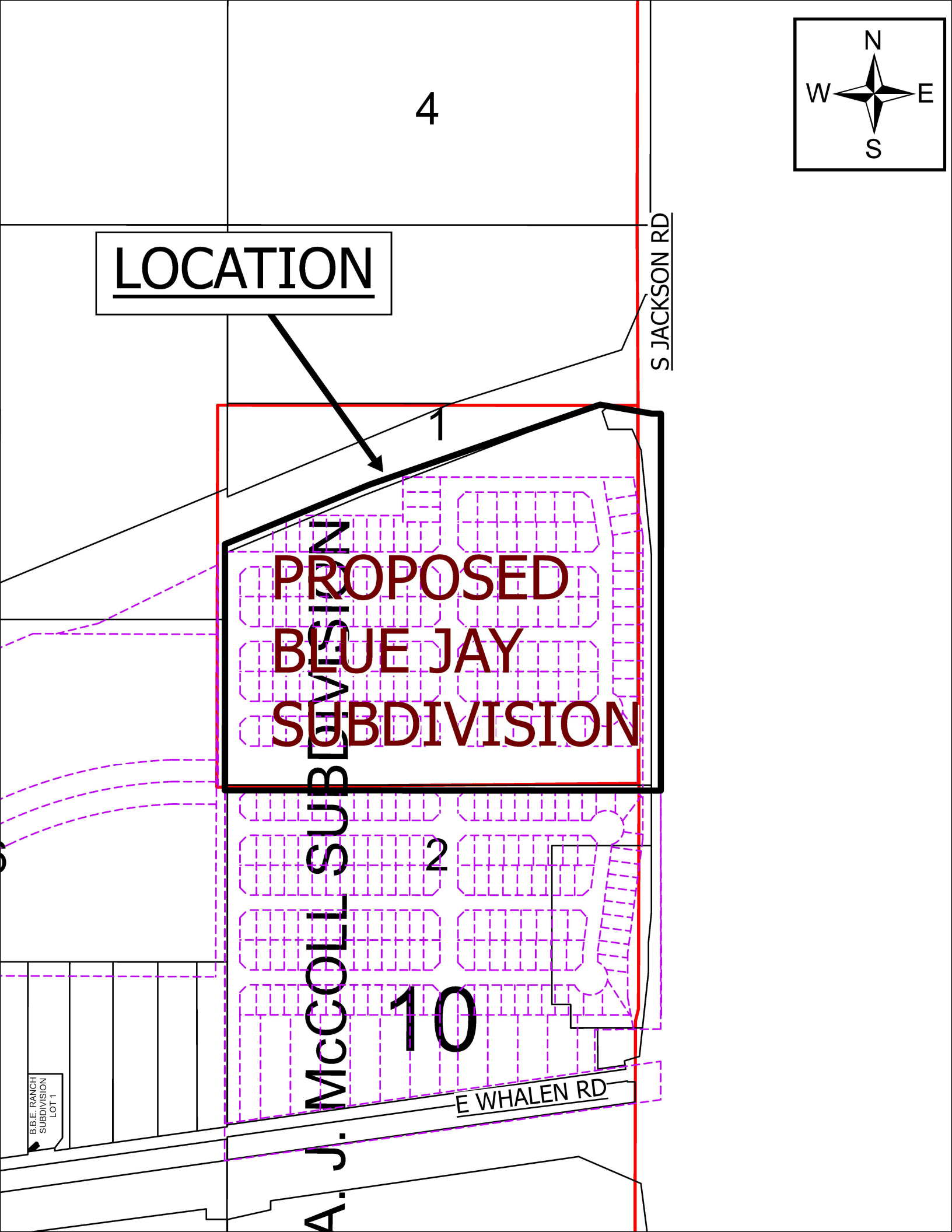
An approved variance should prohibit truck traffic into this area that is an added safety for residential and multi-family uses and a reduction in the right-of-way would offer the more avaialble lands for orderly development.

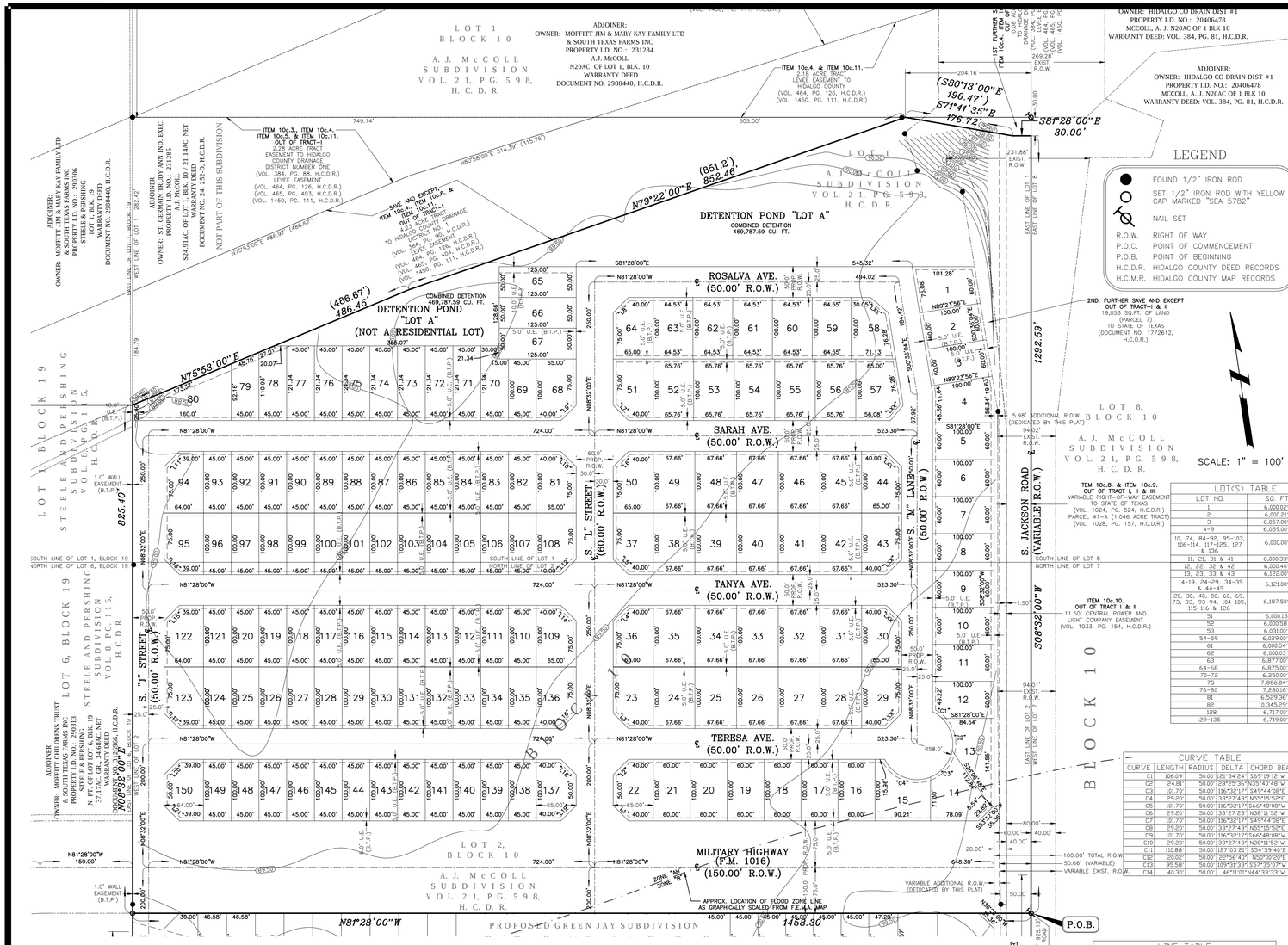
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

An approved variance is limited to the roadway between S. McColl and S. Jackson Road only - it is noted that a reduced ROW would not affect the city required paved section of road - i.e. reduced ROW but no reduction on pavement width.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The granting of hte variance allows for more land to be developed and will reduce the likelihood of truck traffic. A smaller Military Road will not affect the orderly development of the subdivision - all it will do is reduce the ROW but the paved section of the roadway whether it sits on 100' or 150' of ROW will be the same (i.e. no reduction in pavement).


N
W
E
S
LOCATION
4
S JACKSON RD
1
PROPOSED
BLUE JAY
SUBDIVISION
2
10
J. A. McCOLL SUBDIVISION
E WHALEN RD
B.B.E. RANCH
SUBDIVISION
LOT 1



LOT(S) TABLE	
LOT NO.	SQ. FT.
1	6,000.02'
2	6,000.21'
3	6,057.00'
4–9	6,059.00'
10, 74, 84–92, 95–103, 106–114, 117–125, 127 & 136	6,000.00'
11, 21, 31 & 41	6,000.33'
12, 22, 32 & 42	6,000.46'
13, 23, 33 & 43	6,122.00'
14–19, 24–29, 34–39 & 44–49	6,121.00'
20, 30, 40, 50, 60, 69, 73, 83, 93–94, 104–105, 115–116 & 126	6,187.50'
51	6,000.15
52	6,000.58
53	6,031.00'
54–59	6,029.00'
61	6,000.54'
62	6,000.03'
63	6,877.00'
64–68	6,875.00'
70–72	6,250.00'
75	7,886.84'
76–80	7,280.16'
81	6,529.36'
82	10,345.29'
128	6,717.00'
129–135	6,719.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	106.09'	50.00'	121°34'24"S	69°19'12"W 87.28'
C2	24.81'	50.00'	28°25'36"N	35°40'48"W 24.55'
C3	101.70'	50.00'	116°32'17"E	S49°44'08"E 85.05'
C4	29.20'	50.00'	33°27'43"N	55°15'52"E 28.79'
C5	101.70'	50.00'	116°32'17"E	S66°48'08"W 85.05'
C6	29.20'	50.00'	33°27'23"S	N38°11'52"W 28.79'
C7	101.70'	50.00'	116°32'17"E	S49°44'08"E 85.05'
C8	29.20'	50.00'	33°27'43"N	N55°15'52"E 28.79'
C9	101.70'	50.00'	116°32'17"E	S66°48'08"W 85.05'
C10	29.20'	50.00'	33°27'43"N	N38°11'52"W 28.79'
C11	110.88'	50.00'	127°03'21"E	S54°59'40"E 89.51'
C12	28.02'	50.00'	32°06'40"E	N00°00'20"E 19.89'
C13	95.58'	50.00'	109°31'33"E	S57°35'07"W 81.68'
C14	40.30'	50.00'	46°11'01"N	44°33'33"W 39.22'

LINE TABLE	
LINE	BEARING & DISTANCE
L1, L3, L5, L7, L13, L17 & L21	N36°28'00"W 35.36'
L2, L4, L6, L8, L11, L15 & L20	N53°32'00"E 35.36'
L9, L12, L16 & L19	S53°32'00"W 35.36'
L10, L14 & L18	S36°28'00"E 35.36'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- NAIL SET
- 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

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 20.0 FT. OR GREATER FOR EASEMENTS.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
   CORNER: 10.0 FT., OR, GREATER FOR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "B", DEFINED AS AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
   ZONE "AH", AREAS OF 100–YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0) FOR LOTS LOCATED IN ZONE "AH", OR, 24" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
4. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH JACKSON ROAD, MILITARY ROAD, AND BOTH SIDES OF INTERIOR STREETS.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 233,657.02 CUBIC FEET, OR, 5.364 ACRE–FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON RD. AND MILITARY ROAD.
8. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST–WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. JACKSON ROAD AND MILITARY ROAD.
13. COMMON AREAS, DETENTION POND, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JORGE GONZALEZ	2900 N. TEXAS BLVD.	WESLACO, TEXAS 78599	(956) 533–1919	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

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

BLUE JAY SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2025.

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, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BLUE JAY TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: G 956 PROPERTIES, LLC
JORGE GONZALEZ, MANAGING MEMBER
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____ _____
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

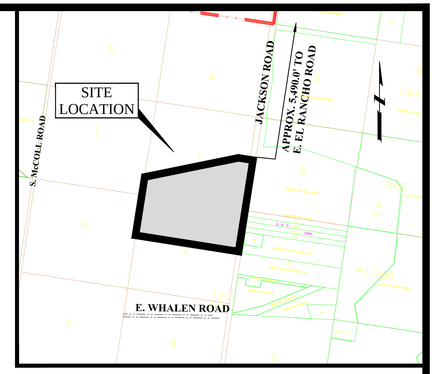
_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 36.84 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 LOCATED IN THE CENTER OF S. JACKSON ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 750.03 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 28 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.0 FEET PASSING THE WEST RIGHT–OF–WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 1,458.30 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 14.70 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST OF SAID LOT 1, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 825.40 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 75 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 487.67 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5783" SET ON AN ANGLE POINT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 79 DEGREES 22 MINUTES EAST, A DISTANCE OF 851.19 FEE TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 81 DEGREES 28 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 204.20 FEET PASSING THE WEST RIGHT–OF–WAY LINE OF SAID S. JACKSON ROAD TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 LOCATED IN THE CENTER OF SAID S. JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 08 DEGREES 32 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 1,292.59 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 36.84 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: A.J. MCCOLL SUBDIVISION, H.C.T.
N: \SUBDIVISIONPLATS\BLUEJAY\PHASE1.36.84.042225

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEB. 27, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BLUE JAY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: FEB. 27, 2026.
JOB NUMBER: SP–24–26269
OWNER: G 956 PROPERTIES, LLC
JORGE GONZALEZ, MANAGING MEMBER
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675) (TBPLS–10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC–230, AUSTIN, TEXAS 78573 (512) 239–5263

VARIANCE

SUPPLEMENTAL SUBMITTALS

Attached we have prepared two submittal exhibits for each of the two variances filed with the City on Thursday, April 03, 2026, for a reduction of right-of-way of Military Road from the city requested of 150' to 100' as requested by the property owners.

These variances will apply to the lands of proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision – both subdivisions are adjacent to each other and both are located between S. McColl Road and S. Jackson Ave. north of Whalen Road in McAllen. The lands of Blue Jay Subdivision are located in the City limits and McColl – Crossing Apartments Subdivision are located inside the City of McAllen ETJ.

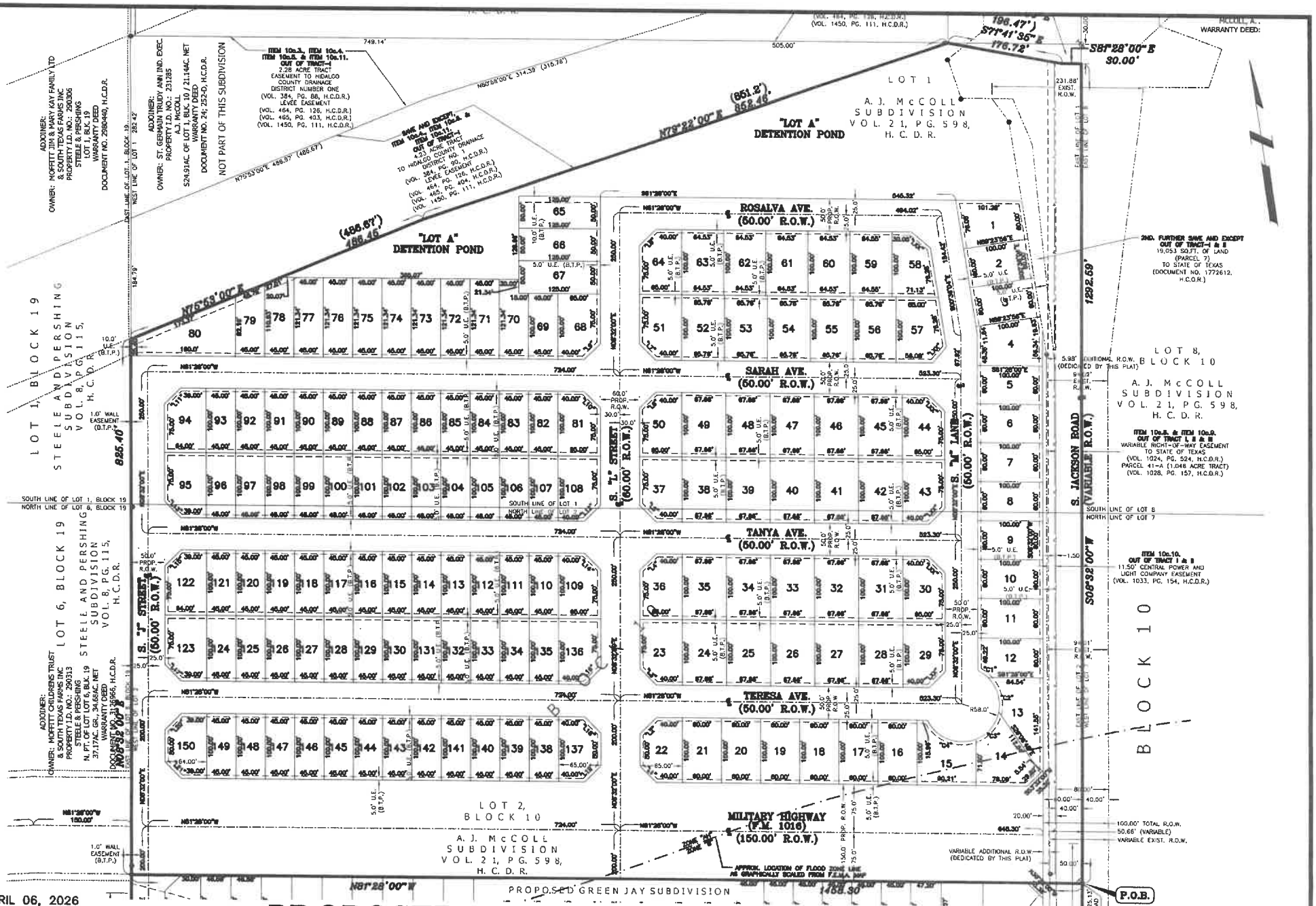
EXHIBIT "A": Schematics of Military Road depicting the city requested ROW for Military Road of 150' for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

EXHIBIT "B": Schematics of Military Road depicting the two property owner requests for a 100' right-of-way in lieu of the 150' right-of-way as requested by the City of McAllen for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

NOTE: As part of the roadway improvements the City of McAllen is requiring a pavement section of 65' B-B on the 150' ROW alignment for both proposed developments. There is no objection from either property owner to provide the city the 65' B-B pavement section if the variance to the right-of-way is granted (i.e. 150' of ROW down to 100' of ROW).

Date: April 05, 2025

By: David Omar Salinas, P.E, RPLS
Salinas Engineering & Associates
221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081
dsalinas@salinasengineering.com



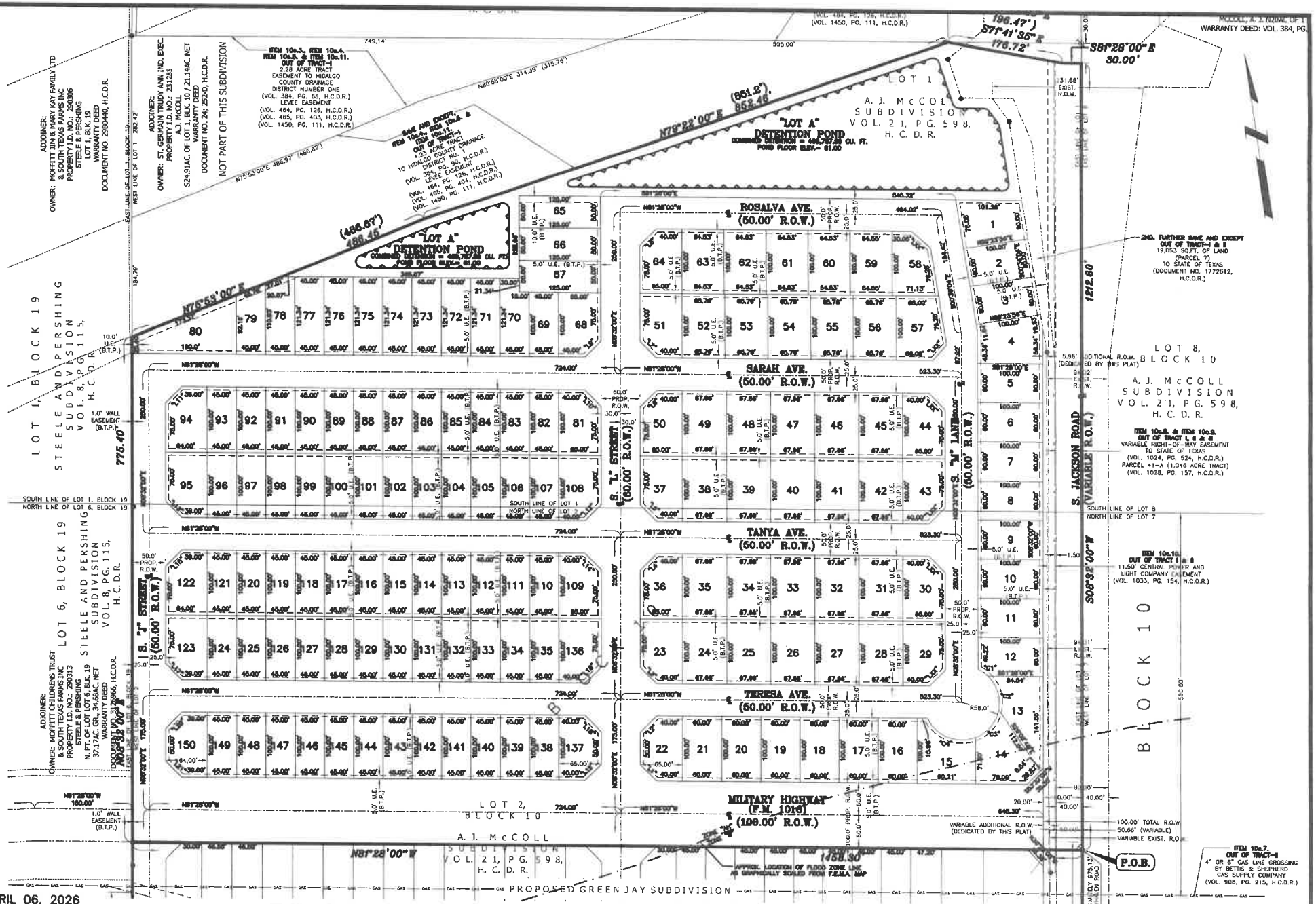
DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269

PROPOSED BLUE JAY SUBDIVISION

WITH REQUESTED ALIGNMENT OF MILITARY ROAD (150.00' R.O.W.)

EXHIBIT "A"

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 13100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-330, AUSTIN, TEXAS 78753 (512) 239-5263



DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269

PROPOSED BLUE JAY SUBDIVISION

WITH REQUESTED ALIGNMENT OF MILITARY ROAD (100.0' R.O.W.)

EXHIBIT "B"

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-2081 (956) 686-1489 (FAX)
TRIPLE 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2026

SUBDIVISION NAME: BLUE JAY PHASE I SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - provide document numbers for existing ROW dedication and provide a copy for staff review. - Label the existing ROW, ROW dedications, total ROW, dimensions from centerline etc., prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Military Hwy (F.M 1016): Dedication as needed for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides - Remove proposed from ROW annotation. - Change "Road" to "Hwy" - The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026 and CC TBD **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N/S Quarter Mile Collector (West Boundary): Dedication as needed for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. -The engineer submitted a variance request to allow collector to be shifted East with 50 ft. of R.O.W. and to allow a buffer on the west side and within the public R.O.W. Staff recommends disapproval of the buffer in the R.O.W., siding concerns regarding connectivity for the whole area, circulation of traffic for future development to the west, property to the west must have free access to a public street without restrictions and staff will acquire a 10 foot R.O.W dedication from the property to the west. -- Variance request was approved for the 1/4-mile collector on the west boundary and disapproved the variance request to the block wall. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Dedication as needed for 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - City Street names will be established prior to final and plat will need to be revised accordingly. - Remove proposed from ROW annotation. - Street layout alignment to be revised to comply with block/cul-de-sac length requirements. - Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - If use other than single-family is proposed, requirements for alley/service drive, etc. will be reviewed. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20ft. or greater for easements. (Proposing) 20 feet or greater for easements **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10ft. or greater for easements. - Add plat note as stated above, prior to final. - (Proposing) In accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Non-compliance
Sides: 5ft. or greater for easements. - revise plat note as stated above, prior to final. (Proposing) In accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements. - revise plat note as stated above, prior to final. - remove the comma after the word "or" **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: (Proposing) 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Jackson Road, Military Hwy, and both sides of interior streets. - Revise plat note as stated above, prior to final. - Military Road should be Military Hwy. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

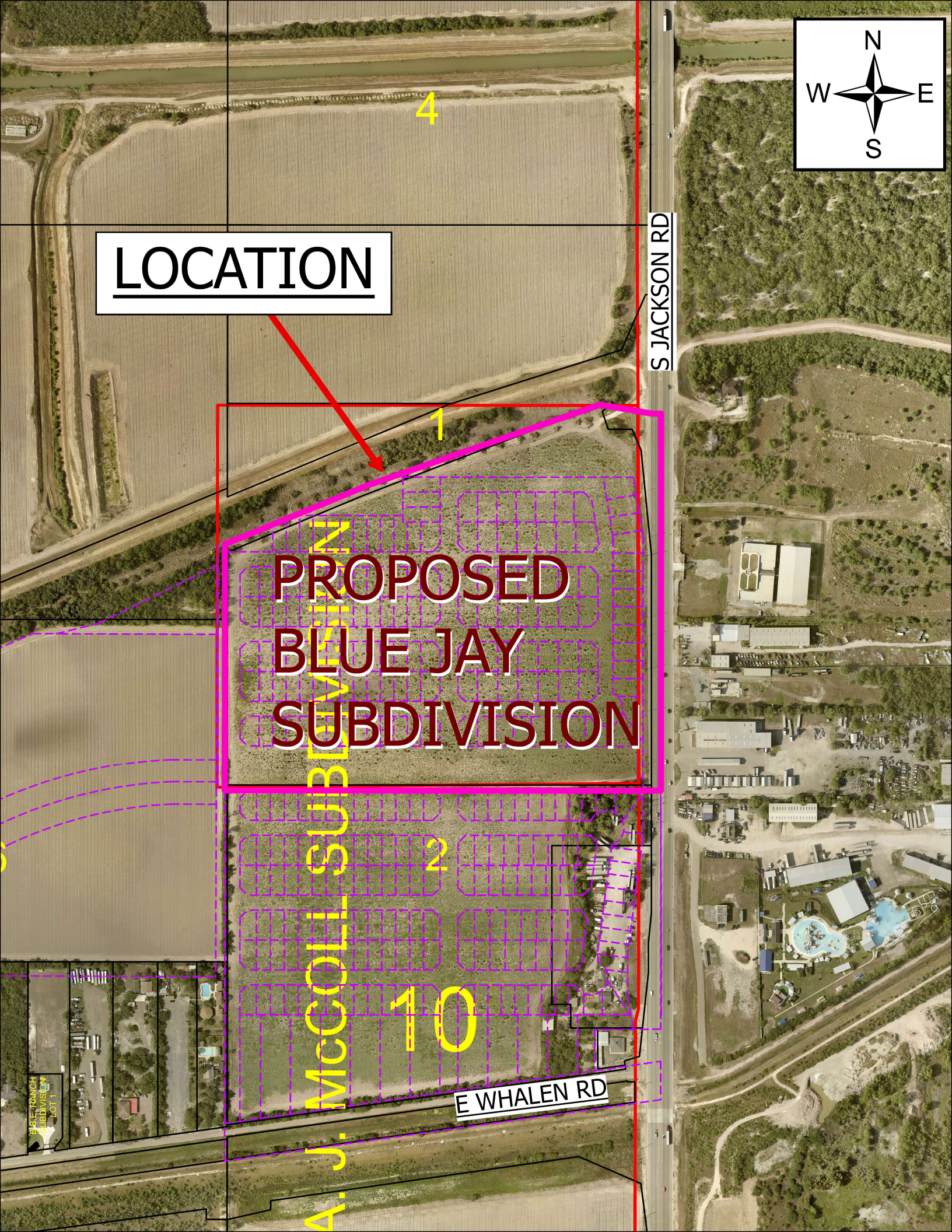
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Jackson Road and Blue Jay Way. - Revise plat note as shown above, plat note wording to be finalized prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along South Jackson Road and Military Hwy. - Include a plat note as shown above, wording to be finalized prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, detention pond, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, wording to be finalized prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets - Detention pond must be designated and shown on the plat as a lot. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area - Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (LOW DENSITY RESIDENTIAL) Proposed: R-1 (LOW- DENSITY RESDIENTIAL) - rezoning was approved by city commission on 08/25/2025. ***Zoning Ordinance: Article V	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rezoning Needed Before Final Approval - The rezoning request to R-1 was approved by city commission on 08/25/2025. ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee. -PARK FEE WAS WAVIED AND APPROVED BY CITY COMMISSION DUE TO ANNEXATION TO THE CITY OF MCALLEN	Compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -PARK FEE WAS WAVIED AND APPROVED BY CITY COMMISSION DUE TO ANNEXATION TO THE CITY OF MCALLEN	Compliance
* Pending review by the City Manager's Office. -PARK FEE WAS WAVIED AND APPROVED BY CITY COMMISSION DUE TO ANNEXATION TO THE CITY OF MCALLEN	Compliance
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, a master Trip Generation must be submitted to determine if TIA is required.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Any abandonment must be done by separate process and not by plat, prior to final. - Military Road should be Military Hwy. - Engineer must clarify annexation status, prior to final. - the annexation and rezoning request was approved on 08/25/2025. - Variance request was approved for the 1/4-mile collector on the west boundary and disapproved the variance request to the block wall. - Please provide us with HOA documents, if HOA will be provided. - Detention pond should reference "Lot A" and "Lot B" , Detention pond should not have the same lot letter. - remove "Not a residential lot) below the Detention pond. - The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026 and CC TBD *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


N
W
E
S
LOCATION
S JACKSON RD
4
1
PROPOSED
BLUE JAY
SUBDIVISION
2
10
A. J. McCOLL SUBDIVISION
E WHALEN RD
BLUE RANCH SUBDIVISION LOT 1

City of McAllen SUB2026-0044

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name McColl Crossing-Apartments Subdivision

Legal Description A 36.16 Acre Tract of Land o/o Lots 1 and 6, Block 19, Steel & Pershing Subdivison

Location Approx. 660.0' North of Whalen Rd. on East side of S. McColl Rd.

City Address or Block Number 5801 S McColl Rd

Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 36.16 Net Acres 36.16

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 2 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date ____

Existing Land Use Agriculture Proposed Land Use Residential

Irrigation District # H.C.I.D. 2 Water CCN: ☑MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☑No Parcel # 290313

Estimated Rollback Tax Due 12,492.13 Tax Dept. Review S5950-00-019-0006-00

Owner

Name John. W. Brooke Phone 956-682-8373

Address 1633 N. 10th St. E-mail ____

City McAllen State TX Zip 78501

Developer

Name Same as Owner Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name Salinas Eng. & Assoc. Phone 956-682-9081

Address 2221 Daffodil Ave. E-mail dsalinas@salinasengineering.com

City McAllen State TX Zip 78501

Contact Person David Salinas

Surveyor

Name Same as Engineer Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

RECEIVED

MAR 17 2026

BY: AV

VAR2026-0013

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 36.16 Acres out of Lots 1 and 6, Blk., 19, Steele & Pershing Subd.

Proposed Subdivision (if applicable): McColl Crossing-Apartments Subd.

Number of lots: 2 Gross acres: 36.16

Existing Zoning: R-1 Existing Land Use: Open/Vacant

✓• Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: John W. Brooke Phone: 956-682-8373

Address: 1633 N. 10th. Street E-mail: jbrooke@rgv.rr.com

City: McAllen State: Texas Zip: 78501

Owner

Name: Same as Owner Phone:

Address: E-mail:

City: State: Zip:

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

• •Yes ✓•No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 04/02/26

Print Name: David Omar Salinas • •Owner ✓•Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ✓•$250.00

Accepted by: Payment received by: Date:

RECEIVED
APR 02 2026
BY:

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

A high speed arterial will encourage large 18-wheeler traffic through this roadway. The development of these land will be residential and possibly multi-family apartments.

Inherently this propsed high speed arterial would create an unsafe conditions for the families living in this residential area.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

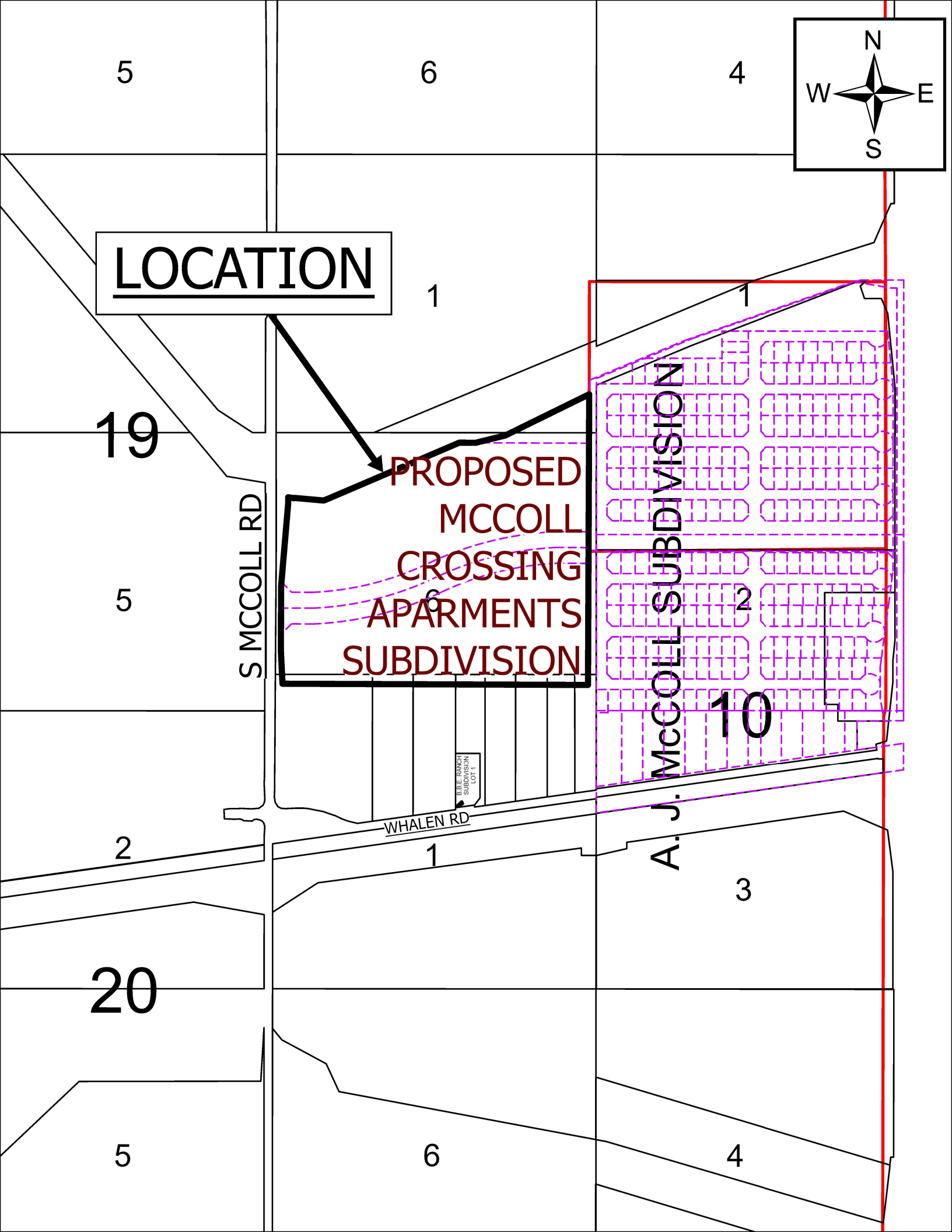
An approved variance should prohibit truck traffic into this area that is an added safety for residential and multi-family uses and a reduction in the right-of-way would offer the more avaialble lands for orderly development.

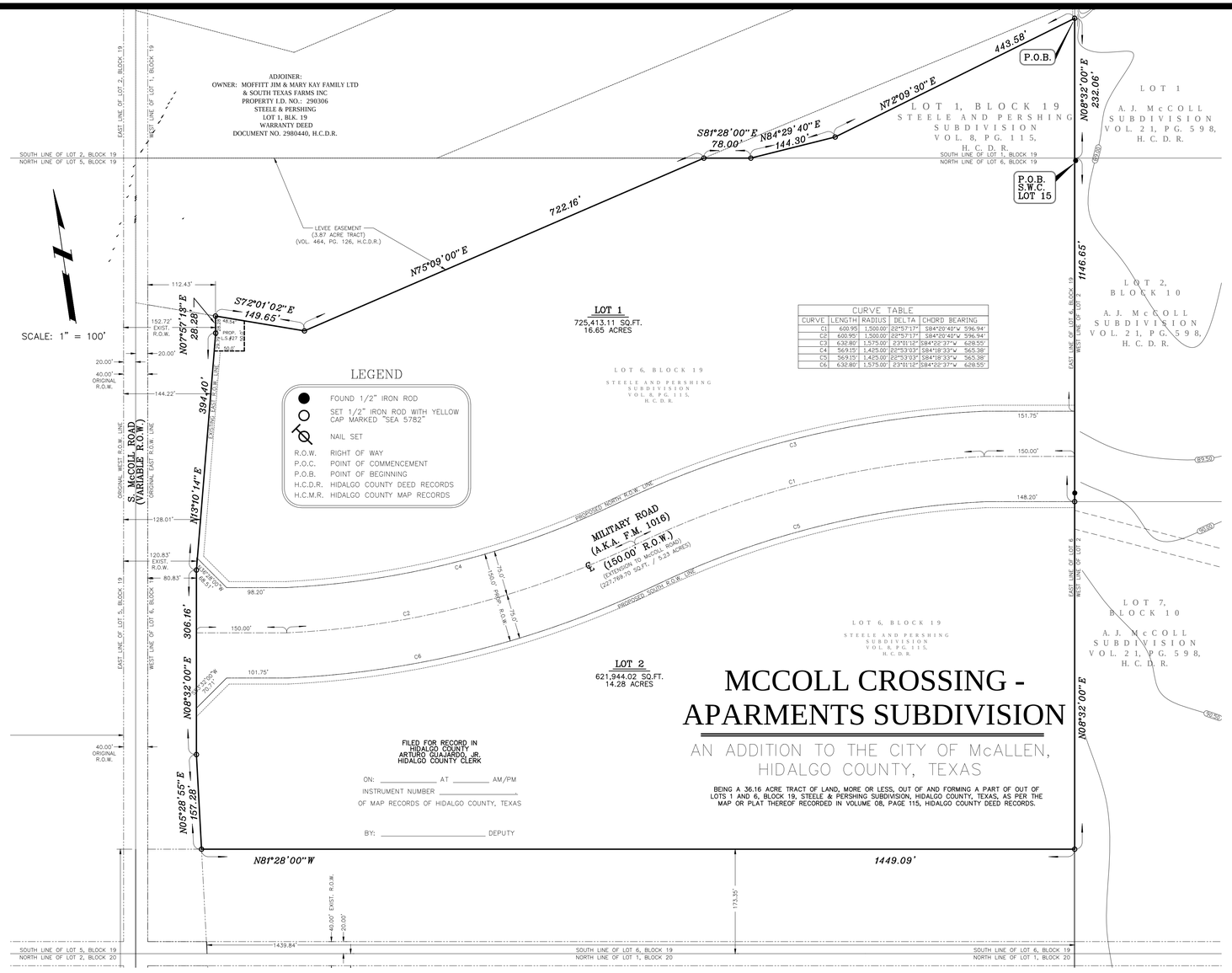
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

An approved variance is limited to the roadway between S. McColl and S. Jackson Road only - it is noted that a reduced ROW would not affect the city required paved section of road - i.e. reduced ROW but no reduction on pavement width.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The granting of hte variance allows for more land to be developed and will reduce the likelihood of truck traffic. A smaller Military Road will not affect the orderly development of the subdivision - all it will do is reduce the ROW but the paved section of the roadway whether it sits on 100' or 150' of ROW will be the same (i.e. no reduction in pavement).


LOCATION
PROPOSED
MCCOLL
CROSSING
APARMENTS
SUBDIVISION
S MCCOLL RD
WHALEN RD
A. J. McCOLL SUBDIVISION
B.B.E. RANCH SUBDIVISION LOT 1
N
W
E
S
5
6
4
1
19
5
6
2
10
2
1
3
20
5
6
4



MCCOLL CROSSING - APARMENTS SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 36.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF OUT OF LOTS 1 AND 6, BLOCK 19, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, HIDALGO COUNTY DEED RECORDS.

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

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   CORNER: 10.0 FT., OR, GREATER FOR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "B", DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
   ZONE "AH", AREAS OF 100-YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0) FOR LOTS LOCATED IN ZONE "AH", OR, 24" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
4. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON (UN-OPENED) MILITARY HIGHWAY, AND S. MCCOLL ROAD.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
6. A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL AND RESIDENTIAL ZONES/USES, AND, ALONG S. MCCOLL ROAD.
7. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST-WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. MCCOLL ROAD.
12. COMMON AREAS, DETENTION POND, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SOUTH TEXAS FARMS, INC	1633 N. 10TH. ST.	McALLEN, TEXAS 78501	(956) 682-8373	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON MARCH 16, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____DAY OF _____, 2026.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCALLEN CROSSING – APARMENTS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: SOUTH TEXAS FARMS, INC
JOHN W. BROOKE, REGISTERED AGENT
1633 N. 10TH. ST.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

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

_____
MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____ _____
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

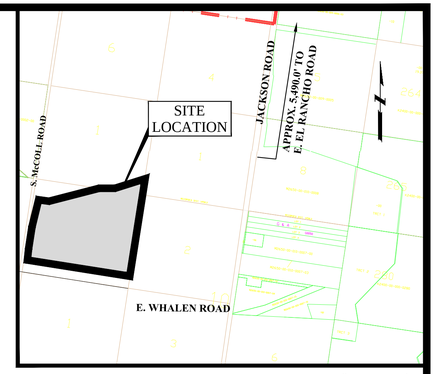
_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 36.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF OUT OF LOTS 1 AND 6, BLOCK 19, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, HIDALGO COUNTY DEED RECORDS; SAID 36.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 FOR AN INSIDE EASTERN CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 32 MINUTES 00 SECONDS WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 1,146.65 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,449.09 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE EAST RIGHT-OF-WAY LINE OF S. MCCOLL ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 05 DEGREES 28 MINUTES 55 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 151.28 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 32 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 306.16 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 13 DEGREES 10 MINUTES 14 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 394.40 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 07 DEGREES 57 MINUTES 13 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 28.28 FEET TO A ½ INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN HIDALGO COUNTY DITCH RIGHT-OF-WAY FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 72 DEGREES 01 MINUTES 02 SECONDS EAST, COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY LINE, A DISTANCE OF 149.65 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, NORTH 75 DEGREES 09 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 722.16 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID LOT 1 FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, SOUTH 81 DEGREES 28 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 78.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, NORTH 84 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 144.30 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, NORTH 72 DEGREES 09 MINUTES 30 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 443.48 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, SOUTH 08 DEGREES 32 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 232.06 FEET TO THE POINT OF BEGINNING, CONTAINING 36.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED

N:\M&B.2026.26.16.031326

MCCOLL CROSSING - APARMENTS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MARCH 16, 2026.
JOB NUMBER: SP-26-26410
OWNER: G 956 PROPERTIES, LLC
JOHN W. BROOKE
1633 N. 10TH. ST.
McALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2026

SUBDIVISION NAME: MCCOLL CROSSING-APARTMENTS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Military Hwy (F.M 1016): Dedication of 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65 ft. - 105 ft. Curb & gutter: both sides Revisions Required: - Need to Label the Centerline & Total R.O.W. after accounting for dedication. - Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final. - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. -- The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026 and CC TBD **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
McColl Road: Dedication of 50 ft. from centerline for a total of 100 ft. R.O.W Paving: 65 ft. Curb & gutter: both sides Revision Required: - Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. -Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. -Needs to provide R.O.W. document # on the plat for the existing R.O.W and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N/S Quarter Mile Collector (East Boundary): Dedication needed for total 60 ft. R.O.W Paving: 40 ft. Curb & gutter: both sides Revision Required: -The subject property is located along a designated north/south Collector Street. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving: Curb & gutter: **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving: Curb & gutter: **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily residential. -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 25 ft or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: 10 ft or greater for easements. -Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Sides: 6 ft or greater for easements. -Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Corner: 10 ft or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage: 18 ft. except where greater setback is required; greater setbacks applies. -Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. McColl, N/S Quarter Mile Collector (east boundary), Military Road, E/W Quarter Mile Collector (north boundary), E/W Quarter Mile Collector (south boundary). - May increase to 5 ft. as per Engineering Department -Proposing 5 ft. minimum sidewalk. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. -Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area Single family Residential- 5,000 sq ft. with a frontage of 50 ft. - Current zone is R-1 (Single-Family Residential) **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 (Single Family Residential-OC) Proposed R-1 (Single Family Residential- OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - No rezoning has been submitted for this property. - Requirements are based on the R-1 District. if rezoning is submitted and approved, different requirement may be applicable. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Based on the number of lots or units, park fees will be required, prior to final.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Pending review by the Parkland Dedication Advisory Board and CC. - Based on the number of lots or units, park fees will be required, prior to final.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: -No rezoning has been submitted for this property. - Requirements are based on the R-1 District. If rezoning is submitted and approved, different requirement may be applicable. - Show legal descriptions of adjacent properties, prior to final. - Please provide documents for all existing ROW. - The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026 and CC TBD *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND UTILITY AND DRAINAGE APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

VARIANCE

SUPPLEMENTAL SUBMITTALS

Attached we have prepared two submittal exhibits for each of the two variances filed with the City on Thursday, April 03, 2026, for a reduction of right-of-way of Military Road from the city requested of 150' to 100' as requested by the property owners.

These variances will apply to the lands of proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision – both subdivisions are adjacent to each other and both are located between S. McColl Road and S. Jackson Ave. north of Whalen Road in McAllen. The lands of Blue Jay Subdivision are located in the City limits and McColl – Crossing Apartments Subdivision are located inside the City of McAllen ETJ.

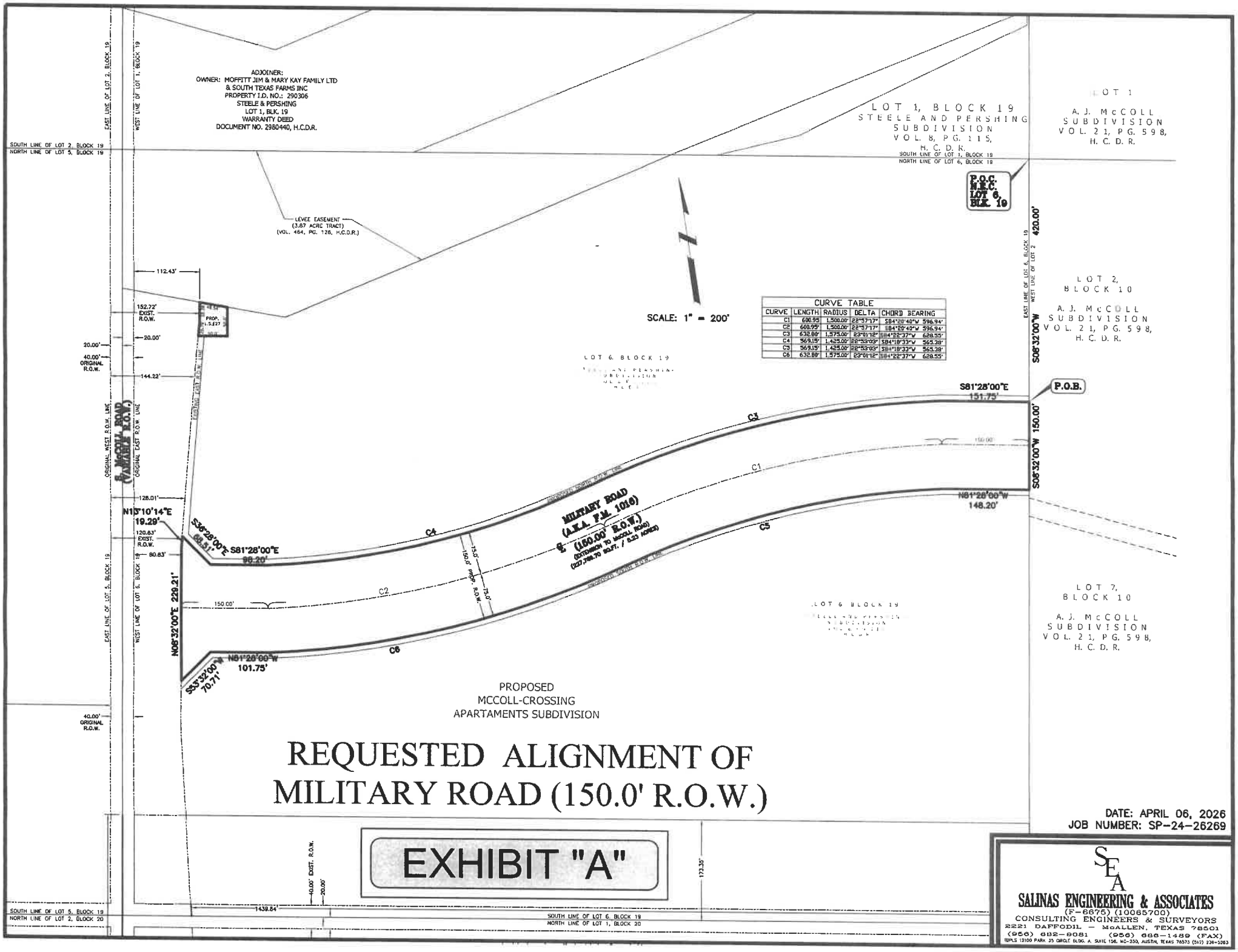
EXHIBIT "A": Schematics of Military Road depicting the city requested ROW for Military Road of 150' for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

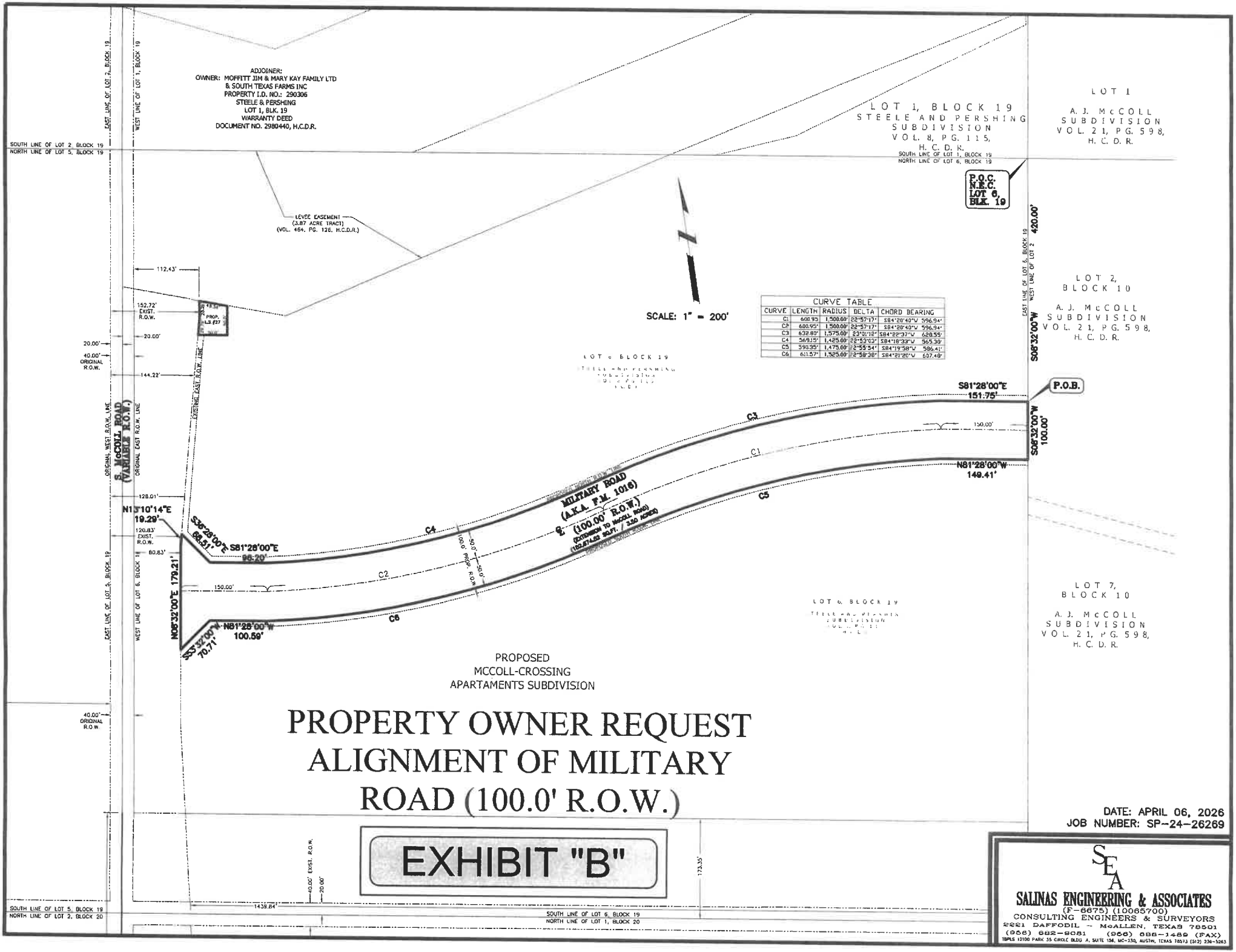
EXHIBIT "B": Schematics of Military Road depicting the two property owner requests for a 100' right-of-way in lieu of the 150' right-of-way as requested by the City of McAllen for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

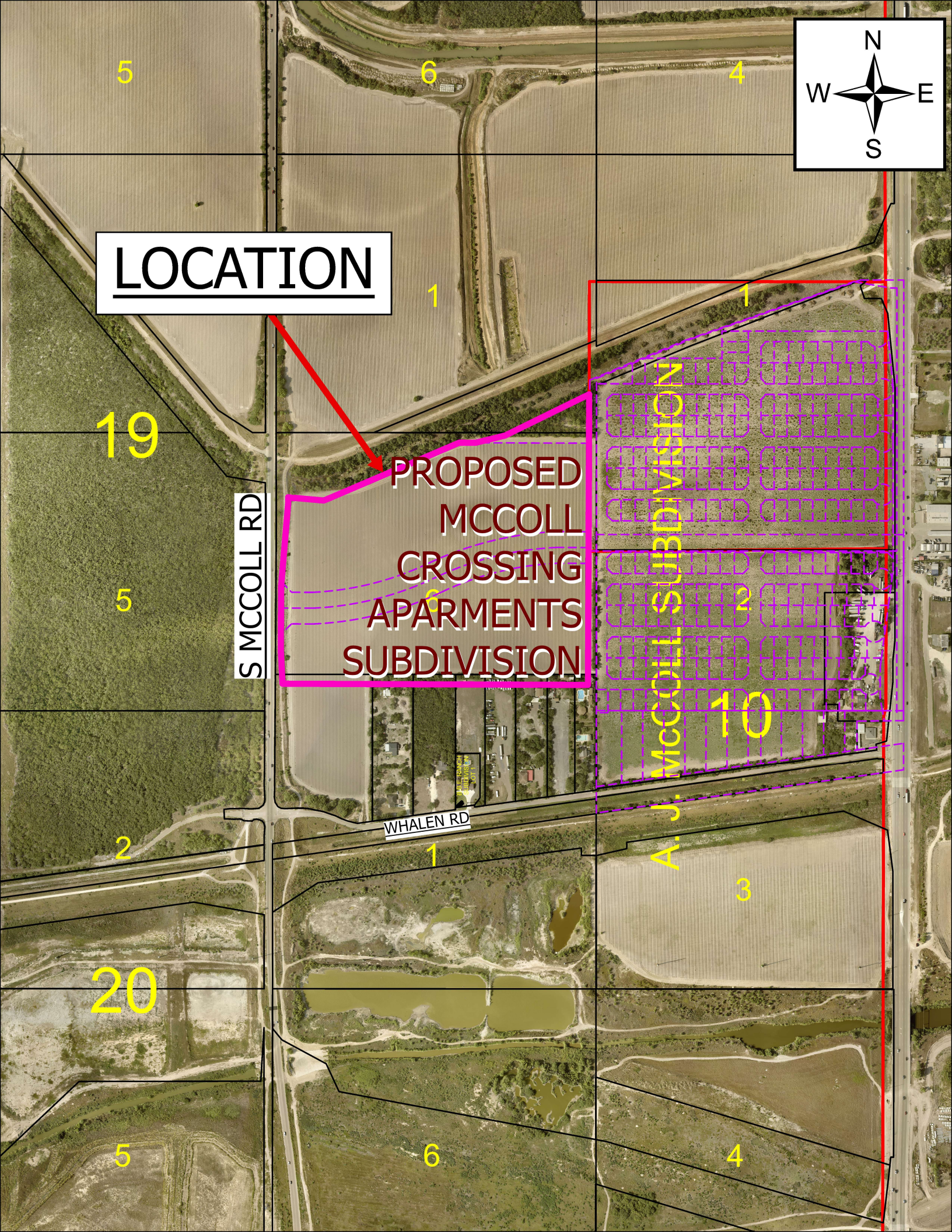
NOTE: As part of the roadway improvements the City of McAllen is requiring a pavement section of 65' B-B on the 150' ROW alignment for both proposed developments. There is no objection from either property owner to provide the city the 65' B-B pavement section if the variance to the right-of-way is granted (i.e. 150' of ROW down to 100' of ROW).

Date: April 05, 2025

By: David Omar Salinas, P.E, RPLS
Salinas Engineering & Associates
221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081
dsalinas@salinasengineering.com


ADJOINER:
OWNER: MOFFITT JIM & MARY KAY FAMILY LTD & SOUTH TEXAS FARMS INC
PROPERTY I.D. NO.: 290306
STEELE & PERSHING
LOT 1, BLK. 19
WARRANTY DEED
DOCUMENT NO. 2980440, H.C.D.R.
LOT 1, BLOCK 19
STEELE AND PERSHING SUBDIVISION
VOL. 8, PG. 115, H. C. D. R.
LOT 1
A. J. McCOLL SUBDIVISION
VOL. 21, PG. 598, H. C. D. R.
SOUTH LINE OF LOT 2, BLOCK 19
NORTH LINE OF LOT 5, BLOCK 19
SOUTH LINE OF LOT 1, BLOCK 19
NORTH LINE OF LOT 6, BLOCK 19
P.O.C. N.E.C. LOT 6, BLK. 19
LEVEE EASEMENT (3.67 ACRE TRACT) (VOL. 464, PG. 126, H.C.D.R.)
SCALE: 1" = 200'
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING
C1 | 600.95' | 1,500.00' | 22°57'17" | S84°20'40"W | 596.94'
C2 | 600.95' | 1,500.00' | 22°57'17" | S84°20'40"W | 596.94'
C3 | 632.80' | 1,575.00' | 23°01'12" | S84°22'37"W | 628.55'
C4 | 569.15' | 1,425.00' | 22°53'03" | S84°18'33"W | 565.38'
C5 | 569.15' | 1,425.00' | 22°53'03" | S84°18'33"W | 565.38'
C6 | 632.80' | 1,575.00' | 23°01'12" | S84°22'37"W | 628.55'
LOT 2, BLOCK 10
A. J. McCOLL SUBDIVISION
VOL. 21, PG. 598, H. C. D. R.
LOT 7, BLOCK 10
A. J. McCOLL SUBDIVISION
VOL. 21, PG. 598, H. C. D. R.
LOT 6, BLOCK 19
STEELE AND PERSHING SUBDIVISION
VOL. 8, PG. 115, H. C. D. R.
EAST LINE OF LOT 6, BLOCK 19
WEST LINE OF LOT 2
420.00'
S08°32'00"W
P.O.B.
S81°28'00"E
151.75'
150.00'
S08°32'00"W
N81°28'00"W
148.20'
112.43'
152.72' EXIST. R.O.W.
20.00'
40.00' ORIGINAL R.O.W.
144.22'
ORIGINAL WEST R.O.W. LINE
S. McCOLL ROAD (A.K.A. F.M. 1016)
(VARIABLE R.O.W.)
ORIGINAL EAST R.O.W. LINE
128.01'
N13°10'14"E
19.29'
120.63' EXIST. R.O.W.
80.63'
S36°28'00"E
68.51'
S81°28'00"E
96.20'
MILITARY ROAD
(A.K.A. F.M. 1016)
℄ (150.00' R.O.W.)
(CENTERLINE TO McCOLL ROAD)
(627,788.70 SQ.FT. / 5.53 ACRES)
C1
C2
C3
C4
C5
C6
150.00'
75.0'
150.0' PROP. R.O.W.
75.0'
N08°32'00"E 229.21'
S55°32'00"W
70.71'
N81°28'00"W
101.75'
EAST LINE OF LOT 5, BLOCK 19
WEST LINE OF LOT 6, BLOCK 19
40.00' ORIGINAL R.O.W.
PROPOSED
MCCOLL-CROSSING
APARTAMENTS SUBDIVISION
REQUESTED ALIGNMENT OF
MILITARY ROAD (150.0' R.O.W.)
EXHIBIT "A"
40.00' EXIST. R.O.W.
20.00'
173.35'
1439.84'
SOUTH LINE OF LOT 5, BLOCK 19
NORTH LINE OF LOT 2, BLOCK 20
SOUTH LINE OF LOT 6, BLOCK 19
NORTH LINE OF LOT 1, BLOCK 20
DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269
SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6676) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 238-5263


ADJOINER:
OWNER: MOFFITT JIM & MARY KAY FAMILY LTD
& SOUTH TEXAS FARMS INC
PROPERTY I.D. NO.: 290306
STEELE & PERSHING
LOT 1, BLK. 19
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SUBDIVISION
VOL. 8, PG. 115,
H. C. D. R.
LOT 1
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VOL. 21, PG. 598,
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LOT 2,
BLOCK 10
A. J. McCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.
LOT 7,
BLOCK 10
A. J. McCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.
LEVEE EASEMENT
(3.87 ACRE TRACT)
(VOL. 464, PG. 126, H.C.D.R.)
SCALE: 1" = 200'
P.O.C.
N.E.C.
LOT 6,
BLK. 19
P.O.B.
S81°28'00"E
151.75'
S08°32'00"W
420.00'
S08°32'00"W
100.00'
N81°28'00"W
149.41'
SOUTH LINE OF LOT 2, BLOCK 19
NORTH LINE OF LOT 5, BLOCK 19
EAST LINE OF LOT 2, BLOCK 19
WEST LINE OF LOT 1, BLOCK 19
EAST LINE OF LOT 5, BLOCK 19
WEST LINE OF LOT 2
S. McCOLL ROAD
(VARIABLE R.O.W.)
ORIGINAL WEST R.O.W. LINE
ORIGINAL EAST R.O.W. LINE
EXISTING EAST R.O.W. LINE
112.43'
152.72'
EXIST.
R.O.W.
PROP.
L.S. #27
20.00'
20.00'
40.00'
ORIGINAL
R.O.W.
144.22'
128.01'
N13°10'14"E
19.29'
120.83'
EXIST.
R.O.W.
80.83'
S36°28'00"E
94.51'
S81°28'00"E
96.20'
N08°32'00"E 179.21'
150.00'
S55°32'00"W
70.71'
N81°28'00"W
100.59'
MILITARY ROAD
(A.K.A. F.M. 1016)
℄ (100.00' R.O.W.)
(EXTENSION TO MCCOLL ROAD)
(152,674.62 SQ.FT. / 3.50 ACRES)
100.0' PROP. R.O.W.
50.0'
50.0'
C1
C2
C3
C4
C5
C6
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING
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C4 | 569.15' | 1,425.00' | 22°53'03" | S84°18'33"W | 565.39'
C5 | 590.35' | 1,475.00' | 22°55'34" | S84°19'58"W | 586.41'
C6 | 611.57' | 1,525.00' | 22°59'38" | S84°21'20"W | 607.48'
LOT 6 BLOCK 19
STEELE AND PERSHING
SUBDIVISION
VOL. 8, PG. 115
H.C.D.R.
LOT 6, BLOCK 19
STEELE AND PERSHING
SUBDIVISION
VOL. 8, PG. 115
H.C.D.R.
PROPOSED
MCCOLL-CROSSING
APARTAMENTS SUBDIVISION
PROPERTY OWNER REQUEST
ALIGNMENT OF MILITARY
ROAD (100.0' R.O.W.)
EXHIBIT "B"
DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269
40.00'
ORIGINAL
R.O.W.
40.00' EXIST. R.O.W.
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SOUTH LINE OF LOT 5, BLOCK 19
NORTH LINE OF LOT 2, BLOCK 20
SOUTH LINE OF LOT 6, BLOCK 19
NORTH LINE OF LOT 1, BLOCK 20
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TBPLS 12100 PARK 35 CIRCLE BLDG A, SUITE 154, MC-230, AUSTIN, TEXAS 78753 (512) 236-5263


LOCATION
PROPOSED
MCCOLL
CROSSING
APARMENTS
SUBDIVISION
S MCCOLL RD
WHALEN RD
McCOLL SUBDIVISION
A. J.
N
W
E
S
19
20
5
6
4
1
2
3

City of McAllen

SUB2026-0049

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Auburn Heights Apartments

Legal Description 1.7699AC TRACT OF LAND OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANYS SUBDIVISION, (VOL 24, PG 68) (DOC.# 1931458)

Location SEC of Auburn Ave. (Mile 5 N Rd) and N 29th St, McAllen, TX 78504

City Address or Block Number 2801 Auburn Ave

Total No. of Lots 1 Total Dwelling Units N/A Gross Acres 1.77 Net Acres 1.77

☐Public Subdivision/☒Private and Gated /☐Private but Not Gated within ETJ: ☒Yes/☐No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☐ **Residential (** 60 ~~Lots~~ Units)SA Replat: ☐Yes/☒No

Existing Zoning R-3A Proposed Zoning R-3A Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use Vacant Proposed Land Use Multi Family Residential

Irrigation District # HCID3 Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # 294701

Estimated Rollback Tax Due 4,610.50 Tax Dept. Review MC 3/25/24

Owner

Name Auburn Heights, LLC (James Casasnovas) Phone 956-600-8628

Address 1201 Orange Street, Suite 600 E-mail milo@m2-engineers.com

City Wilimington State DE Zip 19801

Developer

Name Auburn Heights, LLC (James Casasnovas) Phone 956-600-8628

Address 1201 Orange Street, Suite 600 E-mail milo@m2-engineers.com

City Wilimington State DE Zip 19801

Contact Person (M2E/AGENTS)

Engineer

Name M2 Engineering, PLLC Phone 956-600-8628

Address 1810 E. Griffin Parkway E-mail milo@m2-engineers.com

City Mission State TX Zip 78572

Contact Person Emigdio Salinas

Surveyor

Name Homero Luis Gutierrez, RPLS Phone 956-369-0988

Address 2600 San Diego St E-mail homero_gutierrez@sbcglobal.net

City Mission State Tx Zip 78572

RECEIVED

MAR 26 2026

BY: A.V.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

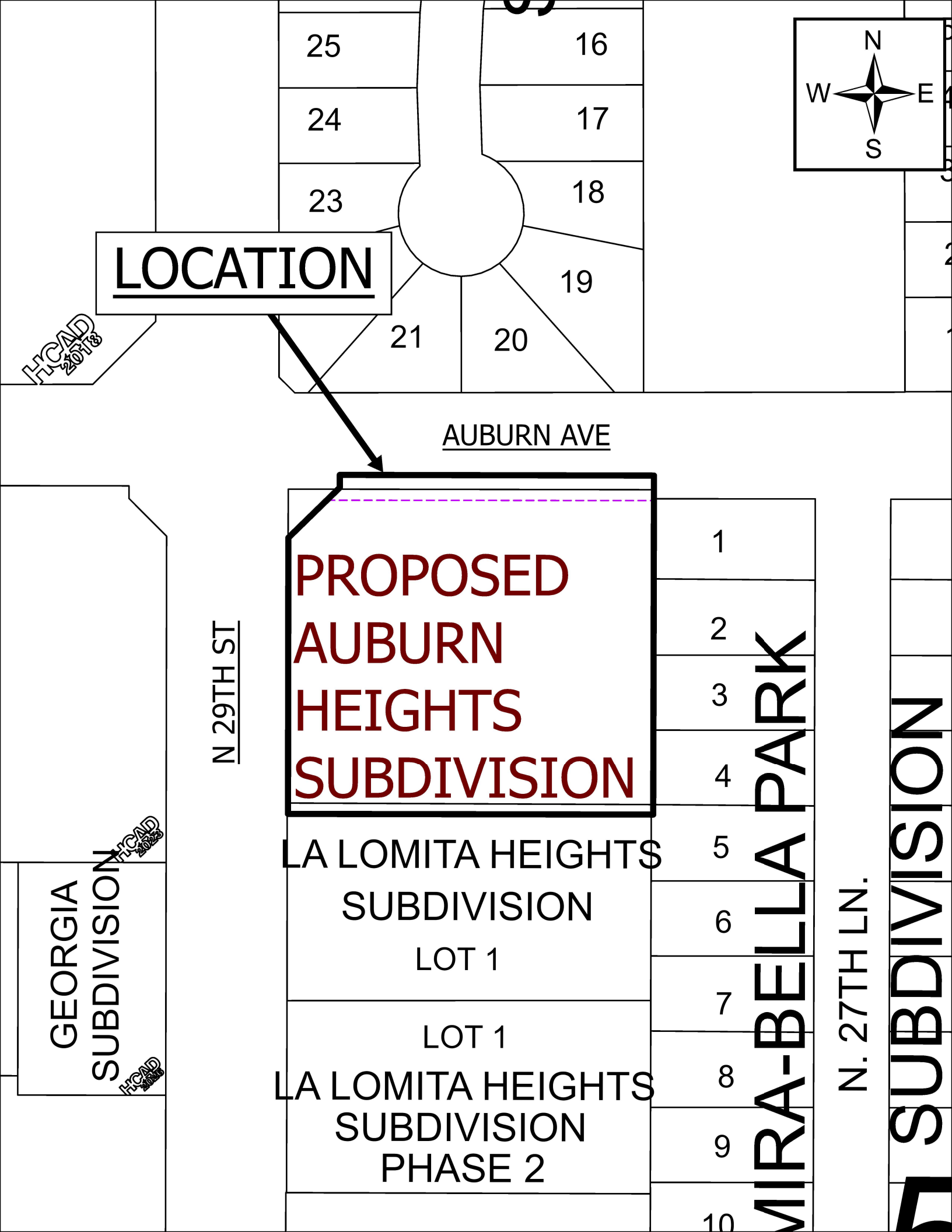
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

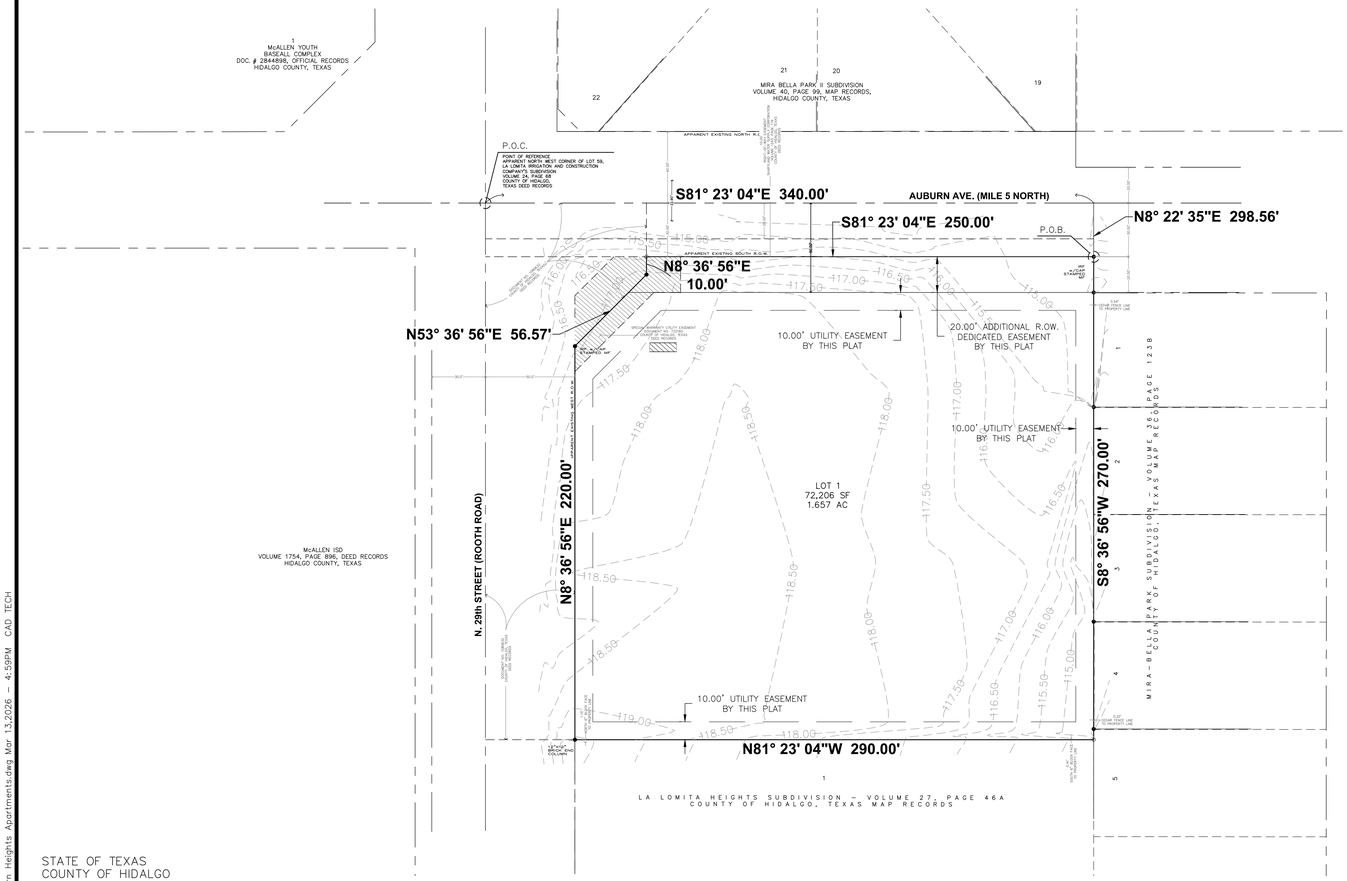
Signature _____ Date 3/24/2026

Print Name Emigdio Salinas

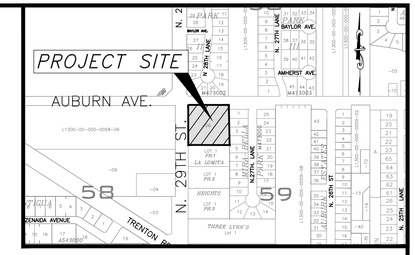
Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


25
24
23
16
17
18
19
21
20
N
W
E
S
LOCATION
HCAD 2013
AUBURN AVE
PROPOSED AUBURN HEIGHTS SUBDIVISION
N 29TH ST
LA LOMITA HEIGHTS SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS SUBDIVISION PHASE 2
1
2
3
4
5
6
7
8
9
10
MIRA-BELLA PARK
N. 27TH LN.
SUBDIVISION
GEORGIA SUBDIVISION
HCAD 2023
HCAD 2026







LOCATION MAP
SCALE: 1" = 500'

METES AND BOUNDS

A 1.7699–ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, FURTHER DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 25, 2008 (INSTRUMENT NUMBER 2008-1913458 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND IN WARRANTY DEED RECORDED JUNE 28, 2022 (DOCUMENT NO. 3356411, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF McALLEN ON THE SOUTHEAST CORNER OF AUBURN AVENUE (MILE 5 NORTH ROAD) AND NORTH 29TH STREET (ROOTH ROAD) INTERSECTION, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE AT THE INTERSECTION OF THE APPARENT ORIGINAL EXISTING 40–FOOT RIGHT–OF–WAY CENTERLINES OF SAID AUBURN AVENUE AND ROOTH ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 59; THENCE, S 81°23'40" E (S 81°17'30" E RECORDED), WITH SAID AUBURN AVENUE ORIGINAL EXISTING 40–FOOT RIGHT–OF–WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 59, A DISTANCE OF 340.00 FEET TO A POINT; THENCE, S 08°36'56" W (S 08°42'30" W RECORDED), A DISTANCE OF 30.00 FEET TO A REBAR FOUND WITH PLASTIC CAP STAMPED MF ON THE APPARENT EXISTING SOUTH RIGHT–OF–WAY LINE OF SAID AUBURN AVENUE FOR THE APPARENT NORTHEAST CORNER OF SAID 1.7699–ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°36'56" W (S 08°42'30" W RECORDED), WITH THE APPARENT WEST LOT LINE OF MIRA–BELLA PARK SUBDIVISION (VOLUME 36, PAGE 123B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 270.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HL–GRPLS 2791 FOR THE APPARENT NORTHEAST CORNER OF LOT 1, LA LOMITA HEIGHTS SUBDIVISION (VOLUME 27, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°23'40" W (N 81°17'30" W RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND THE SOUTH LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 290.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT–OF–WAY LINE OF SAID NORTH 29TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°36'56" E (N 08°42'30" E RECORDED), WITH SAID NORTH 29TH STREET EXISTING EAST RIGHT–OF–WAY LINE AND THE APPARENT SOUTHERNMOST WEST LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED MF AT THE APPARENT SOUTHERN END OF AN EXISTING SOUTHEAST 40–FOOT CORNER CLIP OF SAID AUBURN AVENUE AND NORTH 29TH STREET INTERSECTION FOR THE APPARENT WESTERNMOST NORTHWEST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 53°36'56" E (S 53°42'30" E RECORDED), WITH SAID AUBURN AVENUE AND NORTH 29TH STREET INTERSECTION EXISTING 40–FOOT CORNER CLIP AND THE APPARENT NORTHWEST LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 56.57 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT NORTHERN END OF SAID EXISTING 40–FOOT CORNER CLIP FOR AN APPARENT INTERNAL CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°36'56" E (N 08°42'30" E RECORDED), WITH THE SAID NORTH 29TH STREET EXISTING EAST RIGHT–OF–WAY LINE AND THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HL–GRPLS 2791 ON THE SAID AUBURN AVENUE EXISTING SOUTH RIGHT–OF–WAY LINE FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 1.7699–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°23'40" E (S 81°17'30" E RECORDED), WITH SAID AUBURN AVENUE EXISTING SOUTH RIGHT–OF–WAY LINE AND THE APPARENT NORTH LOT LINE OF SAID 1.7699–ACRE TRACT, A DISTANCE OF 250.00 FEET TO THE SAID NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED MF AT THE INTERSECTION OF SAID AUBURN AVENUE AND NORTH 29TH STREET AND ALSO BEING THE POINT OF BEGINNING.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT 50.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
   SIDE STREET 15.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
   OTHERS ACCORDING TO ZONING ORDINANCE, OR EASEMENTS LINE, OR APPROVED SITE PLAN WHICHEVER IS GREATEST.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. FLOOD ZONE "C" – AREAS OF MINIMAL FLOODING
   COMMUNITY–PANEL No. 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982.
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV. 110.82, MC 49 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 NORTH AND N. 23 RD STREET.
7. 5.0' CONC. SIDEWALK IS REQUIRED ON AND AUBURN AVENUE AT THE TIME OF BUILDING PERMIT (ADA SPECS.)
8. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 19.867 CF.
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL & COMMERCIAL AND INDUSTRIAL ZONES/USES.
    A 8.0 FT MASONRY WALLS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI FAMILY RESIDENTIAL ZONES/USES.
11. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
12. LOT OWNER SHALL MAINTAINED THE GREEN AREAS ALONG AUBURN AVENUE AND N. 29 TH STREET.
13. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. LOT 1 WILL BE FOR MULTI–FAMILY USE.

LEGEND

● 1/2" FOUND IRON ROD *UNLESS NOTED OTHERWISE, IRON RODS FOUND ARE WITHOUT IDENTIFYING PLASTIC CAPS.	—OHE— OVERHEAD ELECTRICAL
	CEDAR FENCE WITH WOOD POSTS
	CMU BLOCK WALL WITH BRICK COLUMNS
○ 1/2" SET IRON ROD WITH CAP STAMPED 2791	—GAS— GAS LINE
P.O.C. POINT OF COMMENCEMENT	—W— WATER LINE
P.O.B. POINT OF BEGINNING	POWER POLE WITH LIGHT
N.W.C. NORTHWEST CORNER	POWER POLE w/GUY WIRE
N.E.C. NORTHEAST CORNER	STREET SIGNAGE
R.O.W. RIGHT–OF–WAY	MISC PALM / SHRUBERY
GRATED INLET	
TELEPHONE PEDESTAL	
TELEPHONE MARKER/BOX	
TELEPHONE CABLE SIGNAGE	

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AUBURN HEIGHTS, LLC, SUBDIVIDER(S), AND OWNER(S) OF THE 1.7699 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AURBURN HEIGHTS APARTMENT SUBDIVISIONS, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134–61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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.

_____ _____
AUBURN HEIGHTS, LLC DATE
JAMES MICHAEL CASASNOVAS
1201 ORANGE STREET, SUITE 600
WILMINGTON, NEW CASTLE COUNTY
DELAWARE 19801

_____ _____
AUBURN HEIGHTS, LLC DATE
PERLA CASASNOVAS
1201 ORANGE STREET, SUITE 600
WILMINGTON, NEW CASTLE COUNTY
DELAWARE 19801

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES MICHAEL CASASNOVAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2026

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERLA CASASNOVAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

I THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THIS AUBURN HEIGHTS APARTMENTS SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS____DAY OF_____, 2026

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN 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 McALLEN DATE:

ATTESTED BY:

_____ _____
CITY SECRETARY DATE:

CERTIFICATION OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3

ON THIS THE _____DAY OF_____, 2026

ATTEST: _____ _____
SECRETARY DATE:

_____ _____
PRESIDENT DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F–19545

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
TEXAS R.P.L.S. No. 2791

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

Parcel Line Table		
Line #	Length	Direction
L1	56.57	N53° 35' 33"E
L2	40.00	N8° 35' 36"E
L3	40.00	S81° 24' 30"E

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: MARCH 2026
SUBMITTAL DATE: MARCH 2026

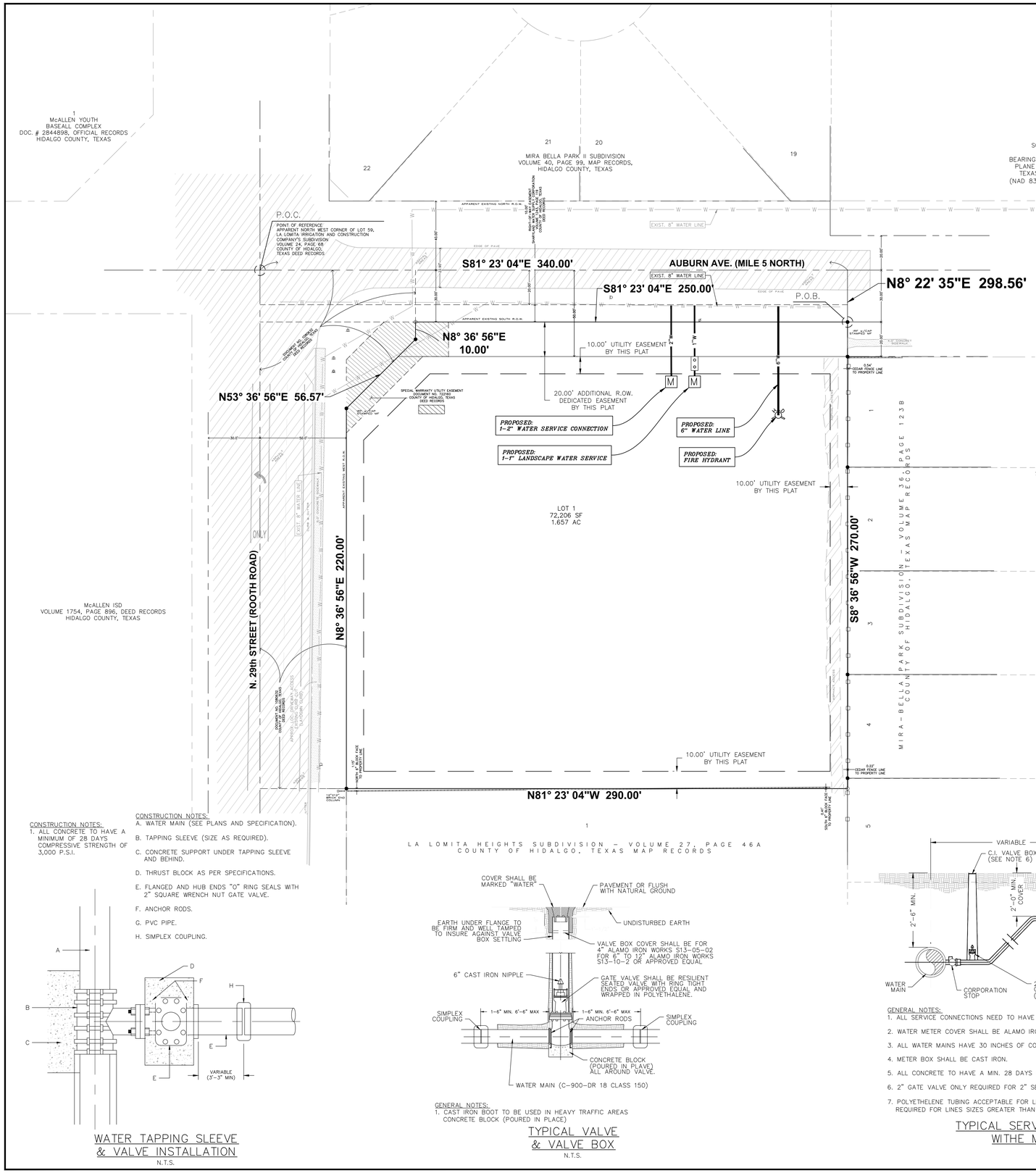
AUBURN HEIGHTS APARTMENTS SUBDIVISION

A 1.7699–ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS,

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

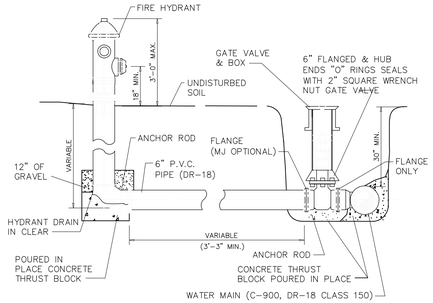
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAMES MICHAEL CASASNOVAS	300 S 2ND ST, SUITE A & B	MCALLEN, TEXAS 78501	(956) 961–7198
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600–8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369–0988

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P–226 Auburn Grove Apartments\02–DWG Design Files\01–Civil\Sheets\WD\Sheets\01 Plat – Auburn Heights Apartments.dwg Mar 13,2026 – 4:59PM CAD TECH



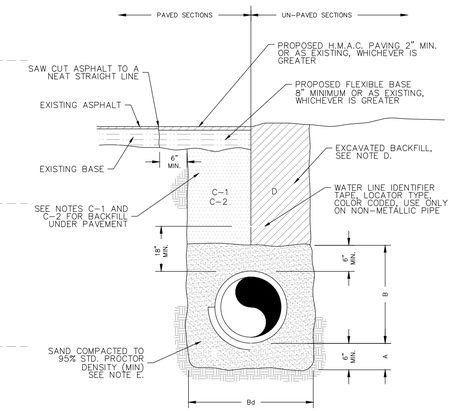
SCALE 1" = 30'

BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD 88, GEOID 12B)



GENERAL NOTES:
1. FIRE HYDRANT ELEVATIONS WILL BE SET BY ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGE GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 10" WATER LINES OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER AND KENNEDY.

TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



GENERAL NOTES:
A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY–TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND (SMALLER) PIPE O.D. X 1.25 +12" (FOR 18" PIPE AND LARGER)
C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS
C-2. (STATE MAINTAINED ROADWAYS) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY 95% INSIDE RIGHT OF WAY
E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH <50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX <7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

WATER LINE AND SEWER FORCEMAIN BEDDING DETAILL
N.T.S.

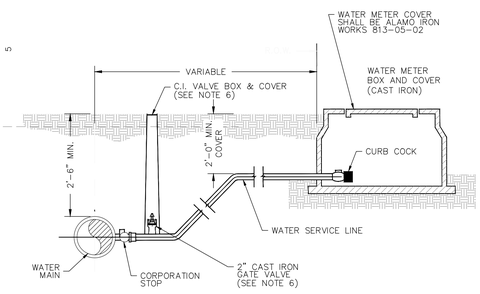
CONSTRUCTION NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

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.

WATER TAPPING SLEEVE & VALVE INSTALLATION
N.T.S.

GENERAL NOTES:
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)

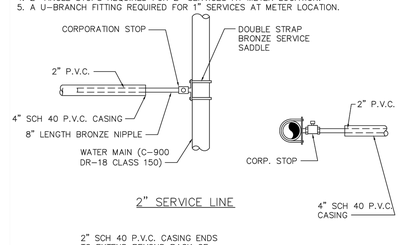
TYPICAL VALVE & VALVE BOX
N.T.S.



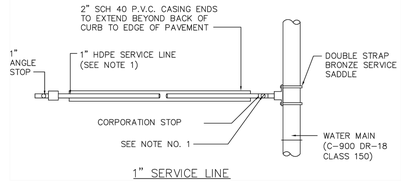
GENERAL NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICES.
7. POLYETHELENE TUBING ACCEPTABLE FOR LINES SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINES SIZES GREATER THAN 1"

TYPICAL SERVICE CONNECTION WITHE METER BOX
N.T.S.

NOTES:
1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE. 1" SERVICE LINES SHALL BE SDR-9, HDPE, ASTM D-2737
2. 2" SERVICES REQUIRE BOTH CORP. STOP AND CAST IRON VALVE.
3. ONE SERVICE REQUIRED FOR EACH LOT.
4. 2" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
5. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



2" SERVICE LINE



1" SERVICE LINE

TYPICAL WATER SERVICE CONNECTION
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

WATER DISTRIBUTION LAYOUT

AUBURN HEIGHTS APARTMENTS SUBDIVISION
McALLEN, TEXAS

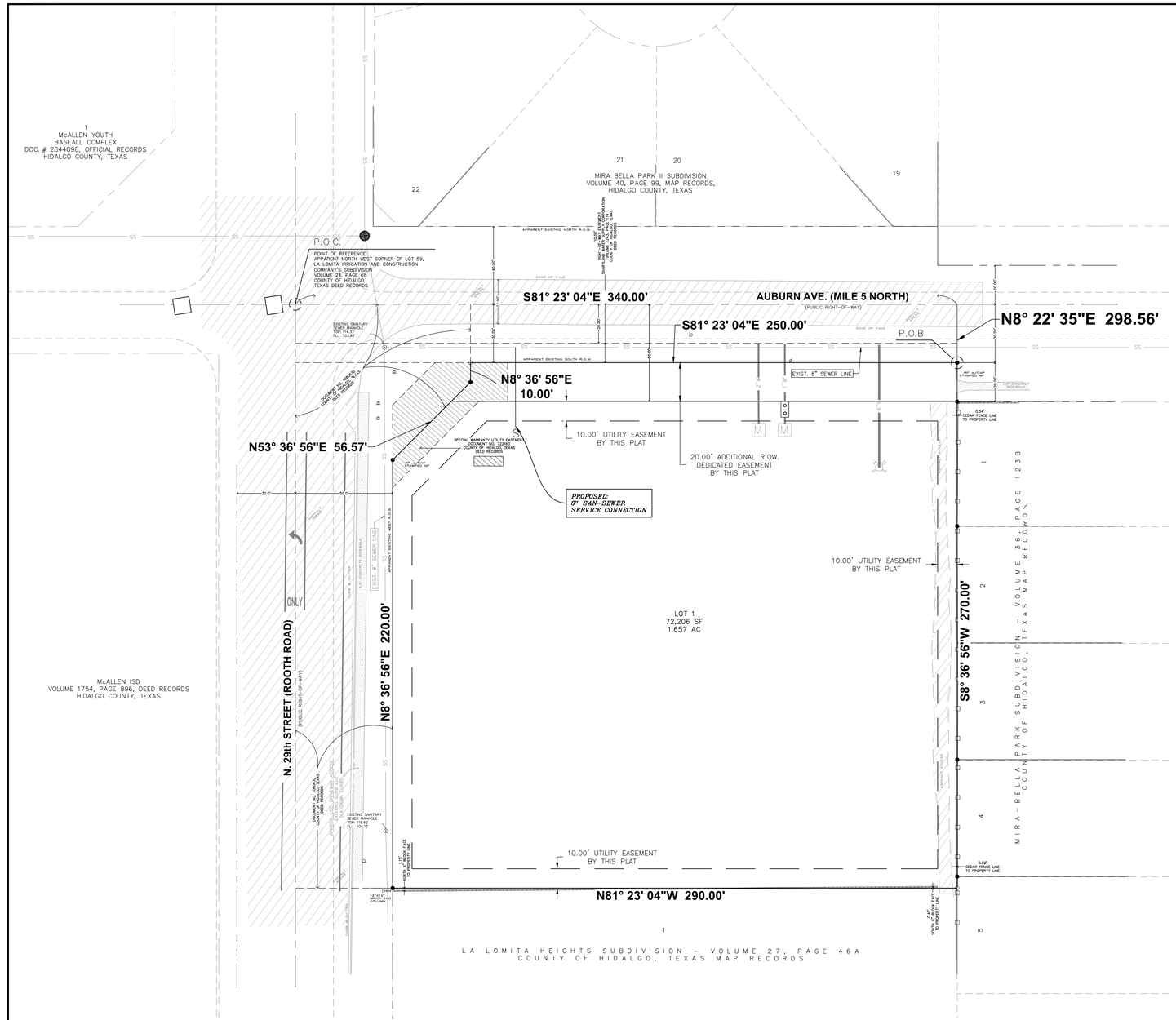
STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

03/13/26
Emigdio "Milo" Salinas P.E. Date

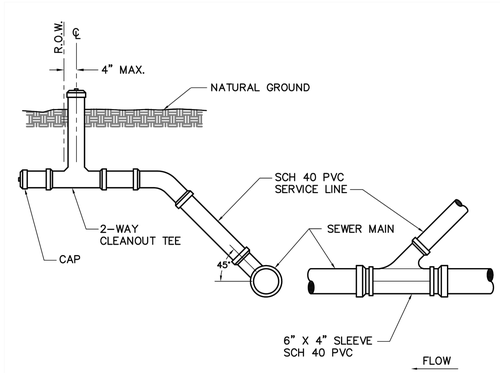
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CHECKED BY: MS
SURVEYED BY: HLG
SHEET: 2

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-226 Auburn Grove Apartments\02-DWG_Design Files\01-Civil\Sheets\WD\Sheets\C2.0 PROPOSED WATER PLAN.dwg Mar 13,2026 - 5:31PM CAD TECH



SCALE 1" = 30'

BEARING BASIS = TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

SEWER SERVICE CONNECTION
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

SANITARY SEWER LAYOUT

AUBURN HEIGHTS APARTMENTS SUBDIVISION
McALLEN, TEXAS

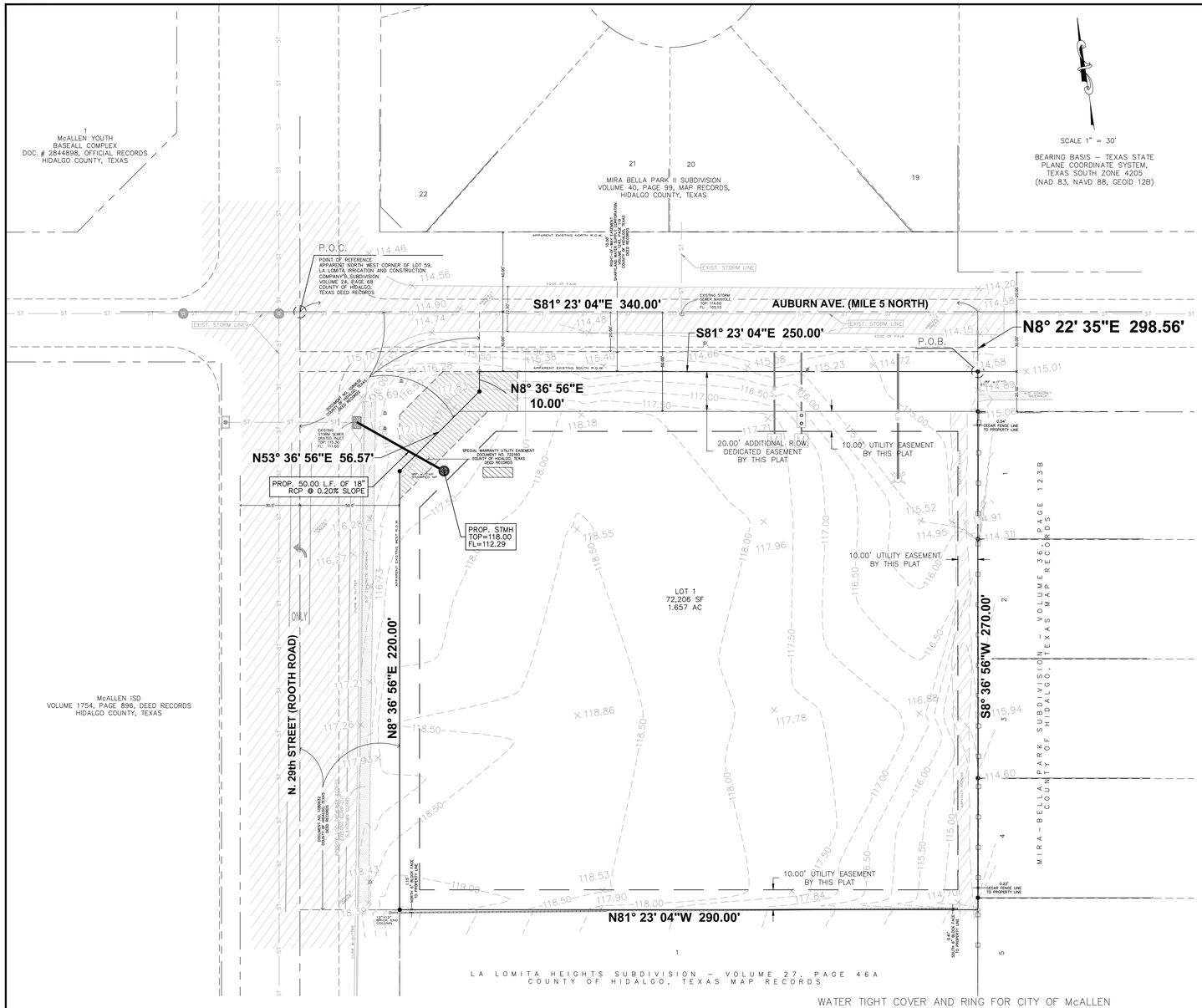
STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

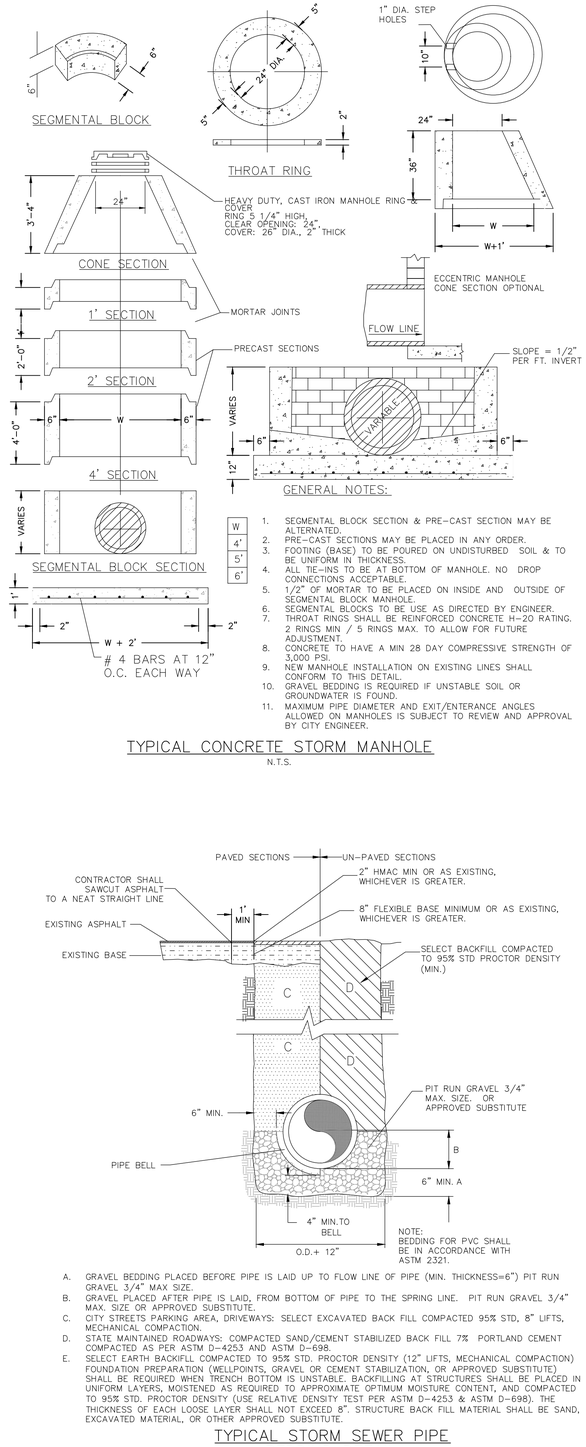
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03/13/26
Emigdio "Milo" Salinas P.E. Date

SCALE: SCALE: 1" = 30'
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CHECKED BY: MS
SURVEYED BY: HLG
SHEET: 3

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-226 Auburn Grove Apartments\02-DWG_Design Files\01-Civil\Sheets\VD\Sheets\C40 PROPOSED SANITARY SEWER PLAN.dwg Mar 13,2026 - 4:17PM CAD TECH





GENERAL NOTES:

W
4"
5"
6"

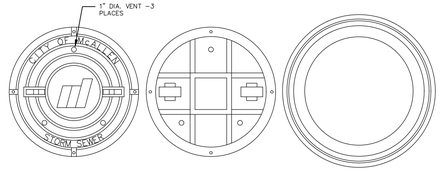
1. SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.
2. PRE-CAST SECTIONS MAY BE PLACED IN ANY ORDER.
3. FOOTING (BASE) TO BE POURED ON UNDISTURBED SOIL & TO BE UNIFORM IN THICKNESS.
4. ALL TIE-INS TO BE AT BOTTOM OF MANHOLE. NO DROP CONNECTIONS ACCEPTABLE.
5. 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL BLOCK MANHOLE.
6. SEGMENTAL BLOCKS TO BE USE AS DIRECTED BY ENGINEER.
7. THROAT RINGS SHALL BE REINFORCED CONCRETE H-20 RATING. 2 RINGS MIN / 5 RINGS MAX. TO ALLOW FOR FUTURE ADJUSTMENT.
8. CONCRETE TO HAVE A MIN 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
9. NEW MANHOLE INSTALLATION ON EXISTING LINES SHALL CONFORM TO THIS DETAIL.
10. GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUNDWATER IS FOUND.
11. MAXIMUM PIPE DIAMETER AND EXIT/ENTERANCE ANGLES ALLOWED ON MANHOLES IS SUBJECT TO REVIEW AND APPROVAL BY CITY ENGINEER.

TYPICAL CONCRETE STORM MANHOLE
N.T.S.

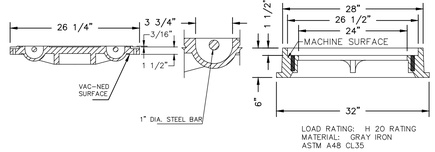
A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.
B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% STD, 8" LIFTS, MECHANICAL COMPACTION.
D. STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
E. SELECT EARTH BACKIFLL COMPACTED TO 95% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

TYPICAL STORM SEWER PIPE BEDDIND DETAIL
N.T.S.

WATER TIGHT COVER AND RING FOR CITY OF McALLEN



TOP COVER VIEW BOTTOM COVER VIEW COVER RING



LOAD RATING: H 20 RATING
MATERIAL: GRAY IRON
ASTM A48 CL35

STORM SEWER MANHOLE COVER
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

PAVING AND DRAINAGE LAYOUT

AUBURN HEIGHTS APARTMENTS SUBDIVISION
McALLEN, TEXAS

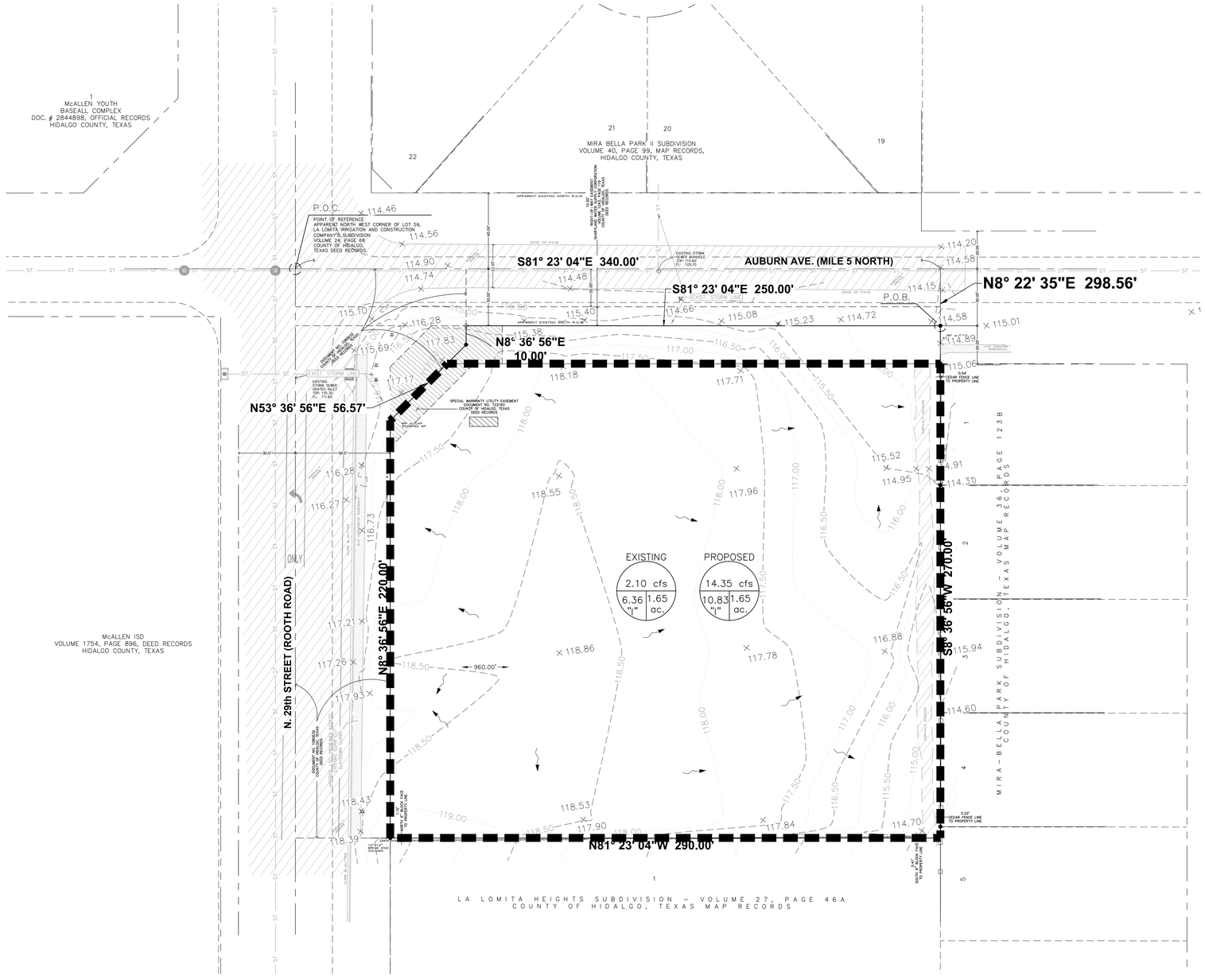
STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED PROFESSIONAL ENGINEER

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03/13/26
Emigdio "Milo" Salinas P.E. Date

SCALE: SCALE: 1" = 30'
DRAWN BY: PS
CHECKED BY: MS
SURVEYED BY: HLG
SHEET: 4

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-226 Auburn Grove Apartments\02-DWG_Design Files\01-Civil\Sheets\WD\Sheets\C6.0 PROPOSED PAVING AND DRAINAGE PLAN.dwg Mar 13,2026 - 4:32PM CAD TECH



SCALE 1" = 30'

BEARING BASIS – TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)

LEGEND

- 117.00 — EXISTING CONTOUR
- AREA DIVIDE
- DIRECTION OF FLOW
- Q10 (I | A) — DRAINAGE AREA LABEL

DRAINAGE AREA MAP

AUBURN HEIGHTS APARTMENTS SUBDIVISION
McALLEN, TEXAS

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

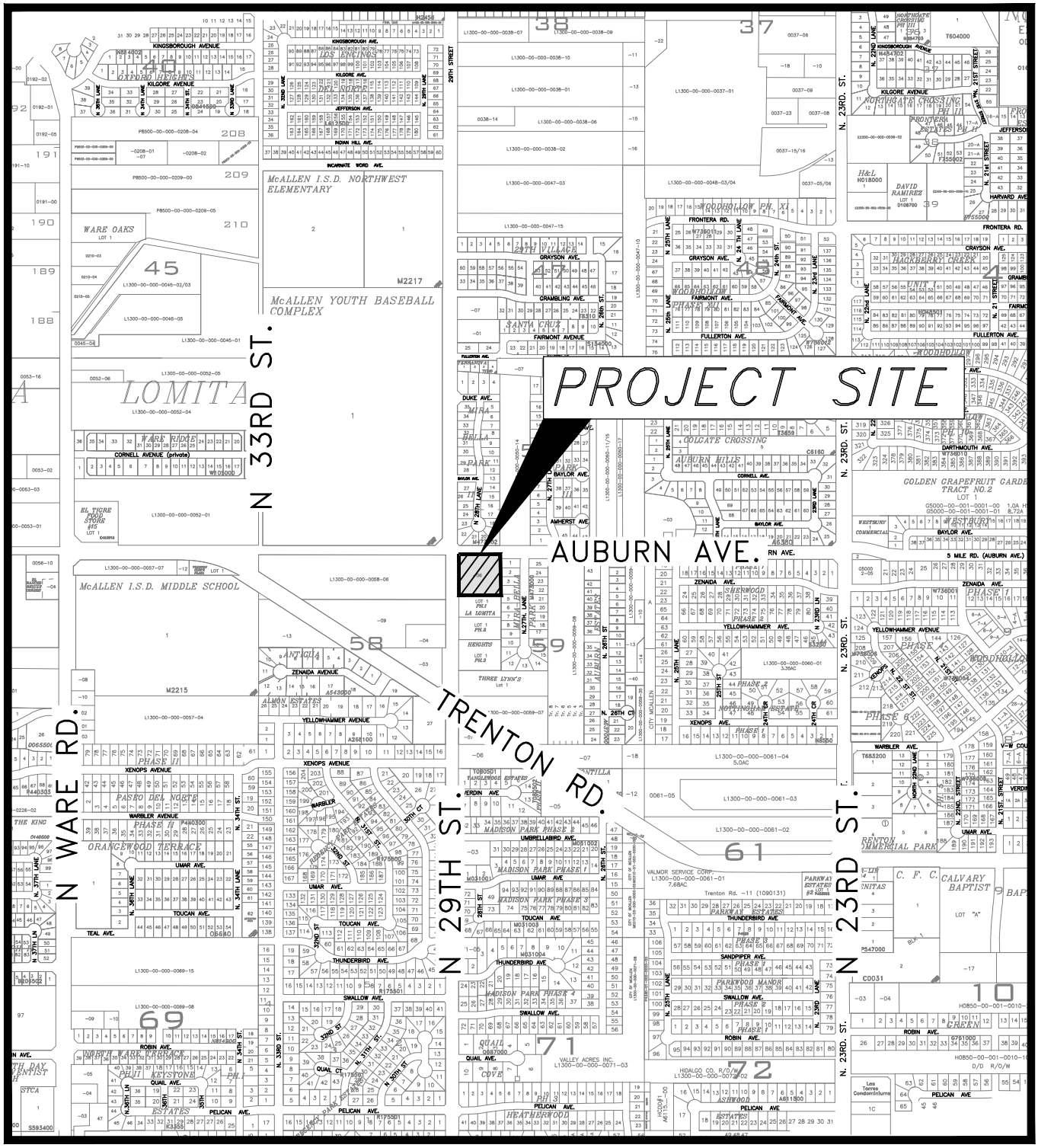
STATE OF TEXAS
EMIGDIO SALINAS
107703
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Emigdio "Milo" Salinas P.E. — Date

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CHECKED BY:	MS
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S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-226 Auburn Grove Apartments\02-DWG_Design Files\01-Civil\Sheets\VD\Sheets\C7.0 EXISTING DRAINAGE AREA.dwg Mar 13,2026 - 4:41PM CAD TECH



AUBURN HEIGHTS APARTMENTS SUBDIVISION

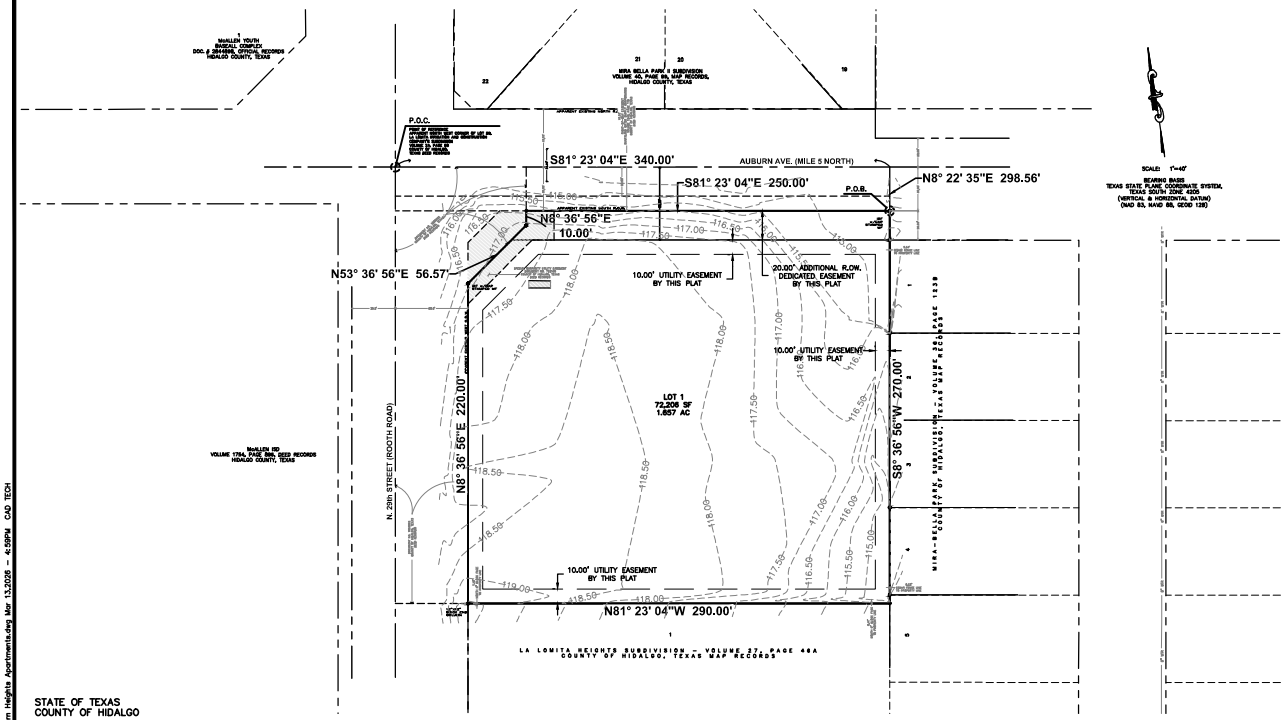
M2 Engineering, PLLC

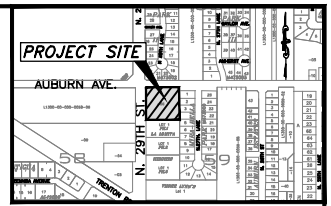
Emigdio "Milo" Salinas, P.E.
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628
milo@m2-engineers.com
FIRM REGISTRATION # F-19545

A 1.7699-ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

SITE MAP

SCALE: 1"=1,000'





LOCATION MAP
SCALE: 1" = 500'

METES AND BOUNDS

A 1.7699-ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, FURTHER DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 25, 2008 (INSTRUMENT NUMBER 2008-1913458 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND IN WARRANTY DEED RECORDED JUNE 28, 2022 (DOCUMENT NO. 3356411, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF McALLEN ON THE SOUTHEAST CORNER OF AUBURN AVENUE (MILE 5 NORTH ROAD) AND NORTH 29TH STREET (ROOTH ROAD) INTERSECTION, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE AT THE INTERSECTION OF THE APPARENT ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINES OF SAID AUBURN AVENUE AND ROOTH ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 59; THENCE, S 81°23'40" E (S 81°17'30" E RECORDED), WITH SAID AUBURN AVENUE ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 59, A DISTANCE OF 340.00 FEET TO A POINT; THENCE, S 08°36'56" W (S 08°42'30" W RECORDED), A DISTANCE OF 30.00 FEET TO A REBAR FOUND WITH PLASTIC CAP STAMPED MF ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID AUBURN AVENUE FOR THE APPARENT NORTHEAST CORNER OF SAID 1.7699-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF 1.7699-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°36'56" W (S 08°42'30" W RECORDED), WITH THE APPARENT WEST LOT LINE OF MIRA-BELLA PARK SUBDIVISION (VOLUME 38, PAGE 123B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 270.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HL-GRPLS 2791 FOR THE APPARENT NORTHEAST CORNER OF LOT 1, LA LOMITA HEIGHTS SUBDIVISION (VOLUME 27, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF SAID 1.7699-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°23'40" W (N 81°17'30" W RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND THE SOUTH LOT LINE OF SAID 1.7699-ACRE TRACT, A DISTANCE OF 290.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH 29TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.7699-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°36'56" E (N 08°42'30" E RECORDED), WITH SAID NORTH 29TH STREET EXISTING EAST RIGHT-OF-WAY LINE AND THE APPARENT SOUTHERNMOST WEST LOT LINE OF SAID 1.7699-ACRE TRACT, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED MF AT THE APPARENT SOUTHERN END OF AN EXISTING SOUTHEAST 40-FOOT CORNER CLIP OF SAID AUBURN AVENUE AND NORTH 29TH STREET INTERSECTION FOR THE APPARENT WESTERNMOST NORTHWEST CORNER OF SAID 1.7699-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 53°36'56" E (S 53°42'30" E RECORDED), WITH SAID AUBURN AVENUE AND NORTH 29TH STREET INTERSECTION EXISTING 40-FOOT CORNER CLIP AND THE APPARENT NORTHWEST LOT LINE OF SAID 1.7699-ACRE TRACT, A DISTANCE OF 56.57 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT NORTHERN END OF SAID EXISTING 40-FOOT CORNER CLIP FOR AN APPARENT INTERNAL CORNER OF SAID 1.7699-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°36'56" E (N 08°42'30" E RECORDED), WITH THE SAID NORTH 29TH STREET EXISTING EAST RIGHT-OF-WAY LINE AND THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 1.7699-ACRE TRACT, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HL-GRPLS 2791 ON THE SAID AUBURN AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 1.7699-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°23'40" E (S 81°17'30" E RECORDED), WITH SAID AUBURN AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE AND THE APPARENT NORTH LOT LINE OF SAID 1.7699-ACRE TRACT, A DISTANCE OF 250.00 FEET TO THE SAID NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED MF AT THE INTERSECTION OF SAID AUBURN AVENUE AND NORTH 29TH STREET AND ALSO BEING THE POINT OF BEGINNING.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT 50.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
   SIDE STREET 15.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
   OTHERS ACCORDING TO ZONING ORDINANCE, OR EASEMENTS LINE, OR APPROVED SITE PLAN WHICHEVER IS GREATEST.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING
   COMMUNITY-PANEL No. 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982.
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV. 110.82, MC 49 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 NORTH AND N. 23 RD STREET.
7. 5.0' CONC. SIDEWALK IS REQUIRED ON AND AUBURN AVENUE AT THE TIME OF BUILDING PERMIT (ADA SPECS.)
8. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 19.867 CF.
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL & COMMERCIAL AND INDUSTRIAL ZONES/USES.
    A 8.0 FT MASONRY WALLS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI FAMILY RESIDENTIAL ZONES/USES.
11. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
12. LOT OWNER SHALL MAINTAINED THE GREEN AREAS ALONG AUBURN AVENUE AND N. 29 TH STREET.
13. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. LOT 1 WILL BE FOR MULTI-FAMILY USE.

LEGEND

● 1/2" FOUND IRON ROD *UNLESS NOTED OTHERWISE, IRON RODS FOUND ARE WITHOUT IDENTIFYING PLASTIC CAPS.	—OHE— OVERHEAD ELECTRICAL
	CEDAR FENCE WITH WOOD POSTS
	CMU BLOCK WALL WITH BRICK COLUMNS
○ 1/2" SET IRON ROD WITH CAP STAMPED 2791	—GAS— GAS LINE
P.O.C. POINT OF COMMENCEMENT	WATER LINE
P.O.B. POINT OF BEGINNING	POWER POLE WITH LIGHT
N.W.C. NORTHWEST CORNER	POWER POLE w/GUY WIRE
N.E.C. NORTHEAST CORNER	STREET SIGNAGE
R.O.W. RIGHT-OF-WAY	MISC PALM / SHRUBERY
GRATED INLET	
TELEPHONE PEDESTAL	
TELEPHONE MARKER/BOX	
TELEPHONE CABLE SIGNAGE	

AUBURN HEIGHTS APARTMENTS SUBDIVISION

A 1.7699-ACRE TRACT (1.77 ACRES RECORDED) OF LAND, MORE OR LESS, OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS,

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AUBURN HEIGHTS, LLC, SUBDIVIDER(S), AND OWNER(S) OF THE 1.7699 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AUBURN HEIGHTS APARTMENT SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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.

AUBURN HEIGHTS, LLC — DATE
JAMES MICHAEL CASASNOVAS
1201 ORANGE STREET, SUITE 600
WILMINGTON, NEW CASTLE COUNTY
DELAWARE 19801

AUBURN HEIGHTS, LLC — DATE
PERLA CASASNOVAS
1201 ORANGE STREET, SUITE 600
WILMINGTON, NEW CASTLE COUNTY
DELAWARE 19801

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES MICHAEL CASASNOVAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2026

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERLA CASASNOVAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

I THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THIS AUBURN HEIGHTS APARTMENTS SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS_____DAY OF_____, 2026

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN 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 McALLEN — DATE:

ATTESTED BY:

CITY SECRETARY — DATE:

CERTIFICATION OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3
ON THIS THE _____DAY OF_____, 2026

ATTEST: _____ _____
SECRETARY — DATE:

_____ _____
PRESIDENT — DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

EMIGDIO "MILO" SALINAS, P.E. — DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS · EMIGDIO SALINAS · 107703 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ, R.P.L.S. — DATE
TEXAS R.P.L.S. No. 2791

STATE OF TEXAS · REGISTERED · HOMERO LUIS GUTIERREZ · 2791 · PROFESSIONAL · LAND SURVEYOR

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

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

BY:_____ DEPUTY

Parcel Line Table		
Line #	Length	Direction
L1	56.57	N53° 35' 33"E
L2	40.00	N8° 35' 36"E
L3	40.00	S81° 24' 30"E

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: MARCH 2026
SUBMITTAL DATE: MARCH 2026

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAMES MICHAEL CASASNOVAS	300 S 2ND ST, SUITE A & B	McALLEN, TEXAS 78501	(956) 961-7196
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-22\6 Auburn Grove Apartments\02-DWG_Design Files\01-Civil\Sheets\MD\Sheets\01 Plat - Auburn Heights Apartments.dwg Mar 13,2026 - 4:59PM CAD TECH

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/16/2026

SUBDIVISION NAME: AUBURN HEIGHTS APARTMENTS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Auburn Avenue: Dedication of 50 ft from centerline to be in line with existing alignment to the subdivisions to the east. Paving: 52 ft. Curb & gutter: both sides Revisions required: -Need to Label the Centerline & Total R.O.W. after accounting for dedication. -Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final. - Provide annotations identifying "Total ROW" "Existing ROW", etc, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 29th Street (Rooth Road): Dedication of 50 ft from centerline for a 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides Revisions Required: -Need to Label the Centerline & Total R.O.W. after accounting for dedication. -Provide annotations identifying "Total ROW" "Existing ROW", etc, prior to final. -Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. -Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily development. -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating, "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: (N. 29th Street) 20 ft. or greater for easements or in line with existing structures, whichever is greater applies. - Add plat note as stated above, prior to final. (Proposing) 50 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements. - Add plat note as stated above, prior to final. (Proposing) Others according to the zoning ordinance or easement line, or approved site plan whichever is greatest. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements. - Add plat note as stated above, prior to final. (Proposing) Side Street 15ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft except where greater setback is required, greater setback applies. - Add plat not as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Auburn Avenue and N. 29th Street. -May increase to 5 ft. as per Engineering Department - Add plat note as stated above, prior to final. - Remove the material reference on plat note. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add to plat as a separate plat note. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -- Add to plat as a separate plat note. **Landscaping Ordinance: Section 110-46	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - remove plat note.	Non-compliance
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: Auburn Avenue and N. 29th Street. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning have been submitted, if rezoning occurs, requirements may change.	Applied
PARKS	
* Land dedication in lieu of fee. -* Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $42,000 (60 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Required
Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $42,000 (60 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: - May remove plat note 13 and 14. Plat note not needed on plat. - If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. - provide gate details for staff review, prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISON IN PRELIMIARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied


LOCATION
PROPOSED AUBURN HEIGHTS SUBDIVISION
AUBURN AVE
N 29TH ST
N. 27TH LN.
LA LOMITA HEIGHTS SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS SUBDIVISION PHASE 2
GEORGIA SUBDIVISION
MIRA-BELLA PARK SUBDIVISION
HCAD 2018
HCAD 2023
HCAD 2026
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SUB 2026-0052

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Rio Bank Jackson Subdivision

Legal Description Being 2.30 acres out of Lot 1, Block 14, Steele & Pershing Subdivision situated in the City of McAllen Hidalgo County, Texas

Location 720 East Jackson Avenue, McAllen, Texas 78501

City Address or Block Number 720 E Jackson Ave

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 2.30 Net Acres 2.21

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☒**Commercial (** 2.30 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☒Yes/☐No

Existing Zoning C-1/C-3 Proposed Zoning C-1 UDC Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use Commercial - Banking Proposed Land Use Commercial - Office Space

Irrigation District # 2 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # 1179033, 1179035, 184344, 509718

Estimated Rollback Tax Due n/a Tax Dept. Review Iris De Leon

Owner

Name Rio Bank Phone 956-631-7890

Address 701 E Expressway 83 E-mail b.humphreys@rio.bank

City McAllen State TX Zip 78501

Developer

Name Rio Bank Phone 956-631-7890

Address 701 E Expressway 83 E-mail b.humphreys@rio.bank

City McAllen State TX Zip 78501

Contact Person Brian Humphreys

Engineer

Name Halff Associates, Inc. Phone 956-445-5255

Address 5000 W Military Hwy Ste. 100 E-mail scantu@halff.com

City McAllen State Tx Zip 78501

Contact Person Solveig Cantu, PE

Surveyor

Name Halff Associates, Inc. Phone 956-303-7106

Address 1075 Paredes Line Rd E-mail gnunez@halff.com

City Brownsville State TX Zip 78521

RECEIVED
APR 06 2026
By VR

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- ✓ Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- ✓ Title Report
- ✓ Sealed Survey
- ✓ Location Map
- ✓ Plat & Reduced Plat
- ✓ Warranty Deed
- ✓ DWG File
- ✓ Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

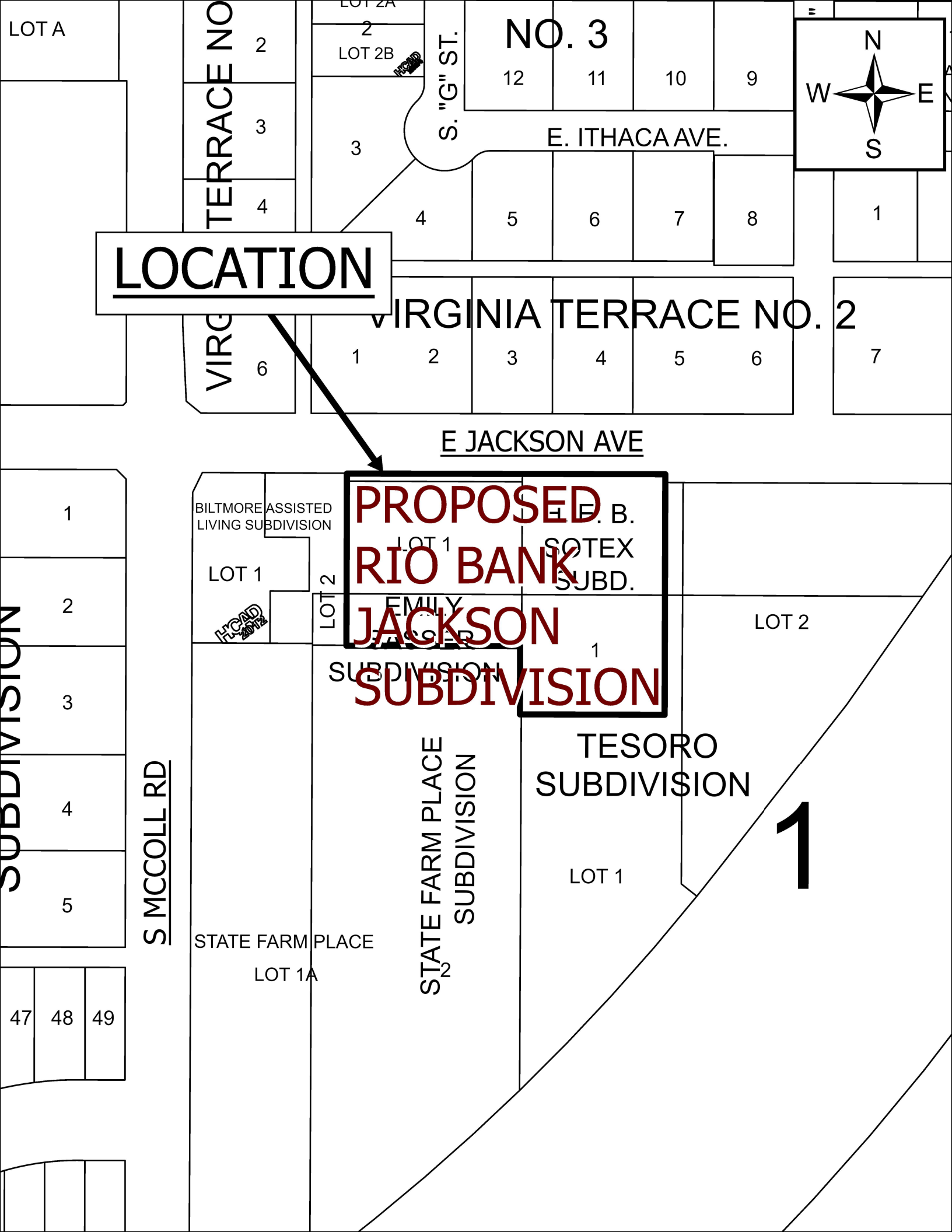
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

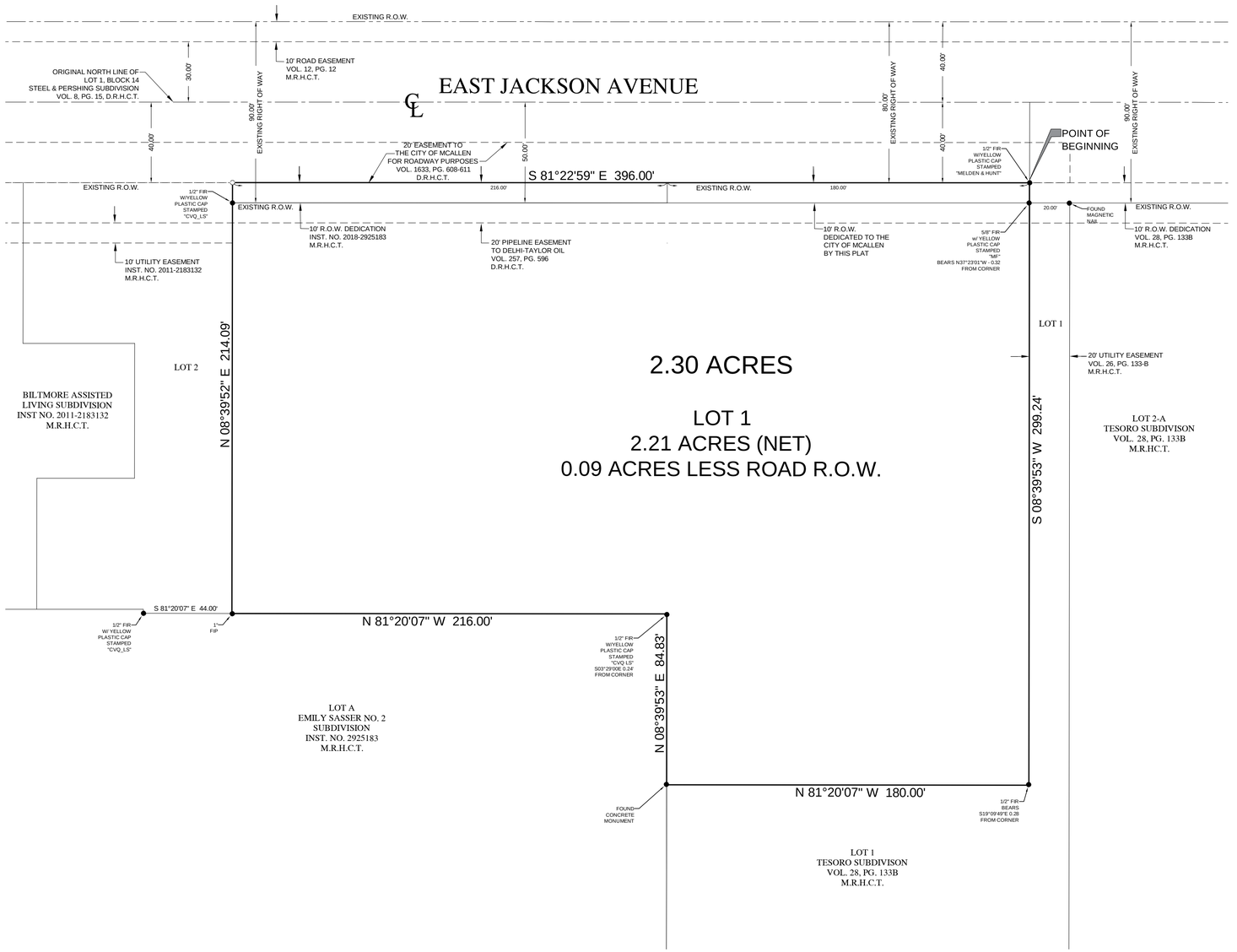
Signature Solveig Cantú Date 4/1/2026

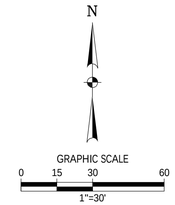
Print Name Solveig Cantú

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED
RIO BANK
JACKSON
SUBDIVISION
VIRGINIA TERRACE NO. 2
NO. 3
E. ITHACA AVE.
S. "G" ST.
E JACKSON AVE
BILTMORE ASSISTED LIVING SUBDIVISION
LOT 1
LOT 2
LOT 2A
LOT 2B
LOT A
S MCCOLL RD
STATE FARM PLACE
STATE FARM PLACE SUBDIVISION
TESORO SUBDIVISION
SOTEX SUBD.
N
S
E
W





LEGEND

- ○ - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- FIR - FOUND 1/2" IRON ROD
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. NO. -DOCUMENT NUMBER
- SQ. FT. - SQUARE FEET
- M.B.S.B.L. - MINIMUM BUILDING SETBACK LINE
- FIP - FOUND IRON PIPE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

THIS THE _____DAY OF _____, 202__.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 202__.

_____ _____
ATTESTED: SECRETARY, CITY OF McALLEN MAYOR, CITY OF McALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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.

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____DAY OF _____, 202__.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

SURVEYOR'S CERTIFICATE

I, GUADALUPE B. NUNEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON 3/12/2026; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED.

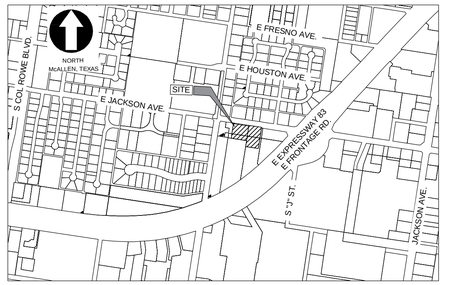
_____ _____
GUADALUPE B. NUNEZ JR. DATE:
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5914

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE: 03/30/2026
FOR REVIEW & COMMENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ _____
SOLVEIG AINSLEY CANTU DATE:
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 147784



VICINITY MAP NOT TO SCALE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____
BRIAN HUMPHREYS
RIO BANK
PRESIDENT
701 E EXPRESSWAY 83
MCALLEN, TX, 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED BRIAN HUMPHREYS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS _____DAY OF _____ A.D. 202__.

METES AND BOUNDS DESCRIPTION OF A 2.30 ACRE TRACT

Being a 2.30 acre tract of land, more or less, out of Lot 1, Block 14, Steele and Pershing Subdivision, Porcion 67, Hidalgo County, Texas, as recorded in Volume 2, Page 30 of the Map Records of Hidalgo County, Texas; said 2.30 acre tract being comprised of all of Lot B, Emily Sasser No. 2 Subdivision, as recorded in Instrument Number 2018-2925183 of the Map Records of Hidalgo County, Texas; said 2.30 acre tract also being comprised of all of Lot 1, H.E.B. Soltex Subdivision, as recorded in Volume 24, Page 186A of the Map Records of Hidalgo County, Texas; said 2.30 acre tract being more particularly located and described as follows:

BEGINNING at a one-half inch iron rod with a yellow plastic cap stamped "MELDEN & HUNT" found in the Northeast corner of said Lot 1, H.E.B. Soltex Subdivision, said corner being in the West line of Tesoro Subdivision as recorded in Volume 28, Page 133B of the Map Records of Hidalgo County, Texas, said corner being in the South right-of-way line of East Jackson Avenue (existing variable road right-of-way), said corner being the Northeast corner of this 2.30 acre tract;

THENCE, with the East line of said Lot 1, H.E.B. Soltex Subdivision, same being the West line of said Tesoro Subdivision, South 08 degrees 39 minutes 53 seconds West (recorded South 08 degrees 35 minutes West - Plat), a distance of 10.21 feet to a five-eighths inch iron rod with a yellow plastic cap stamped "MF" found in the South right-of-way line of said East Jackson Avenue, continuing with the East line of said Lot 1, H.E.B. Soltex Subdivision, same being the West line of said Tesoro Subdivision, at a total distance of 299.24 feet to the Southeast corner of said Lot 1, H.E.B. Soltex Subdivision, a one-half inch iron rod found at South 19 degrees 09 minutes 49 seconds East, a distance of 0.28 feet from said corner, said corner being the Southeast corner of this 2.30 acre tract;

THENCE, with the South line of said Lot 1, H.E.B. Soltex Subdivision, same being the Westerly line of said Tesoro Subdivision, North 81 degrees 20 minutes 07 seconds West (recorded North 81 degrees 25 minutes West - Plat), a distance of 180.00 feet to a found concrete monument in the Southwest corner of said Lot 1, H.E.B. Soltex Subdivision, said corner being in the Northwest corner of said Tesoro Subdivision, said corner being in the East line of said Emily Sasser No. 2 Subdivision, for a corner of this 2.30 acre tract;

THENCE, with the West line of said Lot 1, H.E.B. Soltex Subdivision, same being the East line of said Emily Sasser No. 2 Subdivision, North 08 degrees 39 minutes 53 seconds East (recorded North 08 degrees 40 minutes 18 seconds East - Plat), a distance of 84.83 feet to the Southeast corner of said Lot B, Emily Sasser No. 2 Subdivision, same being the Northeast corner of Lot A, Emily Sasser No. 2 Subdivision, a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found at South 03 degrees 29 minutes 00 seconds East, a distance of 0.24 feet from said corner, said corner being a corner of this 2.30 acre tract;

THENCE, with the South line of said Lot B and the North line of said Lot A, Emily Sasser No. 2 Subdivision, North 81 degrees 20 minutes 07 seconds West (recorded North 81 degrees 19 minutes 42 seconds West - Plat), a distance of 216.00 feet to a one inch iron pipe found in the Southwest corner of said Lot B, Emily Sasser No. 2 Subdivision, same being the Southeast corner of Biltmore Assisted Living Subdivision as recorded in Instrument Number 2011-2183132 of the Map Records of Hidalgo County, Texas, said corner being the Southwest corner of this 2.30 acre tract;

THENCE, with the West line of said Lot B, Emily Sasser No. 2 Subdivision, same being the East line of said Biltmore Assisted Living Subdivision, North 08 degrees 39 minutes 52 seconds East (recorded North 08 degrees 40 minutes 17 seconds East - Plat), a distance of 204.09 feet to a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found in the Northwest corner of said Lot B, Emily Sasser No. 2 Subdivision, said corner being in the South right-of-way line of said East Jackson Avenue, continuing with the West line of said Lot B, Emily Sasser No. 2 Subdivision, same being the East line of said Biltmore Assisted Living Subdivision, at a total distance of 214.09 feet (214.12 feet - Plat) to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of said Emily Sasser No. 2 Subdivision, for the Northwest corner of this 2.30 acre tract;

THENCE, with the North line of said Emily Sasser No. 2 Subdivision, and with the North line of said Lot 1, H.E.B. Soltex Subdivision, South 81 degrees 22 minutes 59 seconds East (recorded South 81 degrees 21 minutes 22 seconds East - Plat, a distance of 396.00 feet, to the **POINT OF BEGINNING;**

Said described tract of land containing 2.30 acres, more or less.

GENERAL NOTES:

1. THE BASIS OF BEARING IS REFERENCED TO THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00, GEOID 18. THE SURVEY VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL VALUES ARE GRID AND IN U.S. SURVEY FEET.
2. BENCHMARK INFORMATION:
   BENCHMARK X CUT IN SIDEWALK APPROXIMATELY 36.9 FEET FROM THE SOUTHEAST CORNER OF LOT 1, ELEVATION=109.41 (NAVD88).
3. ACCORDING TO THE COMMUNITY PANEL NO. (4803430010C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED (11/02/1982). THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE B. ZONE B, AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAINS AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES MEASURED ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
5. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS XXXX AC-FT TO BE DETAINED WITHIN THE REGIONAL DETENTION SYSTEM. DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
6. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT : JACKSON AVENUE - 50.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT.
   REAR: 30.0' OR GREATER PER APPROVED SITE PLAN.
   SIDES: 21.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON JACKSON ROAD.
8. AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS REQUIRED.
9. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
10. NO BUILDING ALLOWED OVER ANY EASEMENT.
11. ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING RUNOFF AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. COMMON AREAS, ANY PRIVATE SERVICE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
14. MINIMUM 26 FT. WIDE PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.

THE COUNTY OF HIDALGO TEXAS

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

ON:_____ AT_____AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PRELIMINARY PLAT

RIO BANK JACKSON SUBDIVISION

BEING 2.30 ACRES
OUT OF LOT 1, BLOCK 14,
STEELE & PERSHING SUBDIVISION
SITUATED
IN THE CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

AVO: 63392.001

DATE OF PREPARATION: APRIL 2026

BY

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

PRINCIPAL CONTACTS	ADDRESS	CITY, STATE, ZIP	PH: NUMBER
OWNER: RIO BANK	701 E. EXPRESSWAY 83	McALLEN, TX 78501	PH: (956) 631-7890
ENGINEER: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286
SURVEYOR: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286

FILE NAME: A:\63000s\63392\001\SURV\CADD\Sheets\V-PLAT-63392.001.dwg DATE: March 30, 2026, TIME: 11:38 AM, USER: ah1880

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/16/2026

SUBDIVISION NAME: RIO BANK JACKSON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
East Jackson Avenue: 40 ft. from center for a total of 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides -Along E. Jackson Avenue, distinguish between the existing right-of-way and the additional right-of-way to be dedicated by this plat. -Provide annotations identifying “Total ROW,” “Existing ROW,” and “ROW Dedicated by this Plat,” including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16ft. *Alley/service drive easement required for commercial properties/multifamily - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: Clarify which front setback standard is to be applied, as the original plats reference both a 50’ setback and the other plat references a 40’ or greater for an approved site plan or easements. -Verify that the proposed setbacks are consistent with those established on the original plat(s), as changes to setbacks may require a vacate and replat. -Once clarified, staff will review and determine if a vacate and replat is necessary. -Proposed: Jackson Avenue - 50.0' or greater per approved site plan or easement. -Clarify all proposed setbacks prior final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: Clarify which rear setback standard is to be applied, as the original plats reference both a 10’ setback and the other plat references In accordance with the zoning ordinance or greater for an approved site plan or easements. -Verify that the proposed setbacks are consistent with those established on the original plat, as changes to setbacks may require a vacate and replat. -Once clarified, staff will review and determine if a vacate and replat is necessary. -Proposed: 30.0' or greater per approved site plan -Clarify all proposed setbacks prior final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: Clarify which side setback standard is to be applied, as the original plats reference both shall comply with city ordinance and the other plate references In accordance with the zoning ordinance or greater for an approved site plan or easements. -Verify that the proposed setbacks are consistent with those established on the original plat, as changes to setbacks may require a vacate and replat. -Once clarified, staff will review and determine if a vacate and replat is necessary. -Proposed: 21.0' or greater per approved site plan or easement. -Clarify all proposed setbacks prior final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner -Not a corner lot. **Zoning Ordinance: Section 138-356	NA
* Garage -Commercial lot **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Jackson Ave. -Add plat note as shown above prior to final. * Proposing: 5 ft. wide minimum sidewalk required on Jackson Road. -4 ft min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses -Add plat note as shown above prior to final **Landscaping Ordinance: Section 110-46	Non-compliance

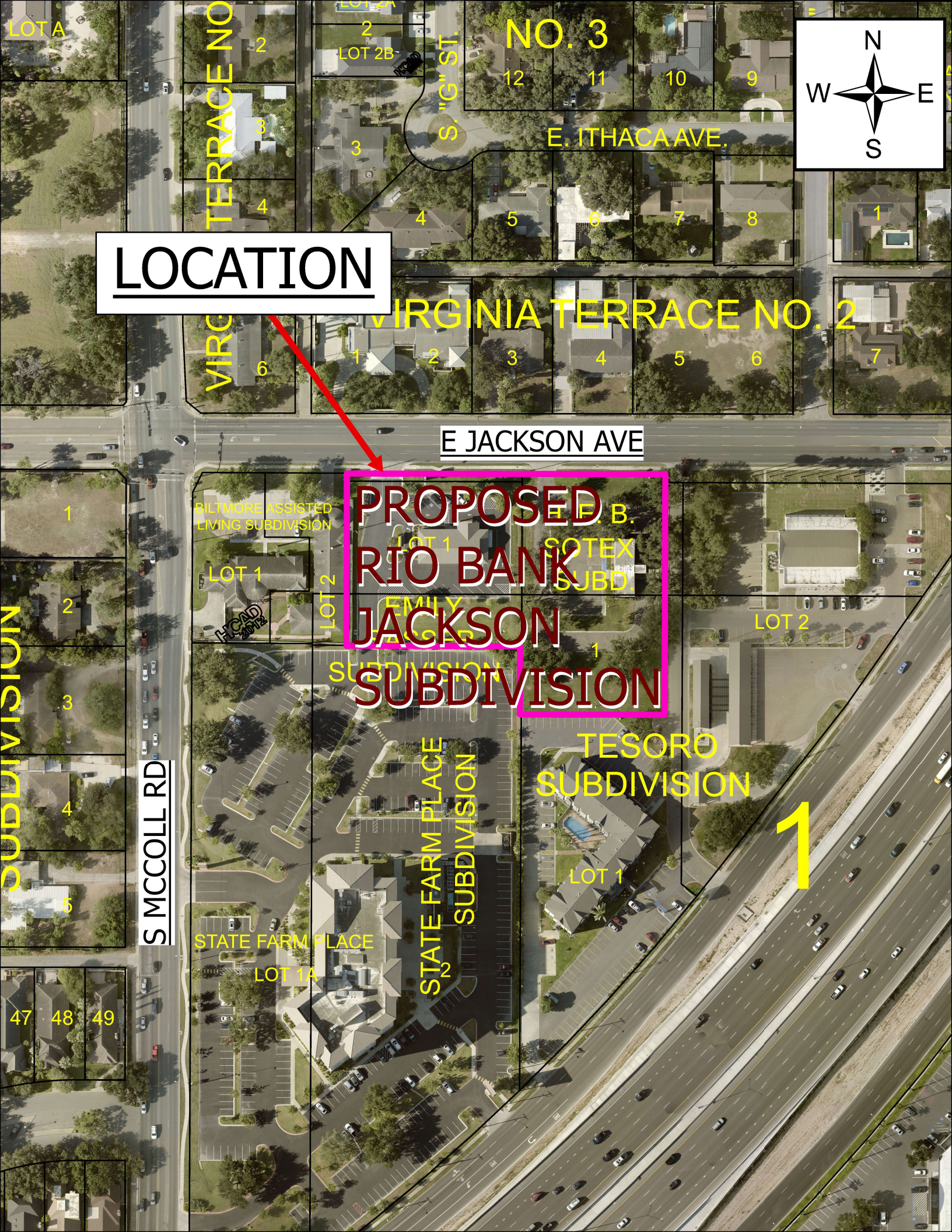
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -Add plat note as shown above prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -Commercial lot **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. -Commercial lot **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets: E. Jackson Ave **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-1/C-3 Proposed: C-1 UDC -A rezoning application is currently in process and scheduled for Planning & Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval -A rezoning application is currently in process and scheduled for Planning and Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. ***Zoning Ordinance: Article V	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

PARKS	
* Land dedication in lieu of fee. -Commercial	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Commercial	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat. -Pending word from traffic department	TBD
COMMENTS	
Comments: -Provide legal description on North side of adjacent property. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Plat note # 9 shall be removed -Any abandonments must be done by separate process and not by plat. -Provide annotations identifying “Total ROW,” “Existing ROW,” and “ROW Dedicated by this Plat,” including dimensions, to clearly show where the existing dedication ends and the proposed dedication begins. -A rezoning application is currently in process and scheduled forPlanning & Zoning Commission Meeting on May 19, 2026 and City Commission consideration on June 8, 2026. Rezoning shall be finalized prior to submittal for Final, as plat requirements may change based on the approved zoning. -This is a replat and will require a public hearing prior to final. -May remove 0.09 acres less road ROW below Lot 1 on center fo plat. *Must comply with City’s Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


LOCATION
PROPOSED RIO BANK JACKSON SUBDIVISION
E JACKSON AVE
E. ITHACA AVE.
VIRGINIA TERRACE NO. 2
VIRGINIA TERRACE NO. 3
S. "G" ST.
S MCCOLL RD
STATE FARM PLACE SUBDIVISION
STATE FARM PLACE
LOT 1A
BILTMORE ASSISTED LIVING SUBDIVISION
LOT 1
LOT 2
LOT 2A
LOT 2B
LOT A
H.E.B. SOTEX SUBD
TESORO SUBDIVISION
LOT 1
LOT 2
N
W
E
S