

## **AGENDA**

### **ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 6, 2025 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals 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 Zoning Board of Adjustment and Appeals 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 Zoning Board of Adjustment and Appeals 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 -**

#### **1. MINUTES:**

- a) Minutes for the meeting held on July 9, 2025
- b) Minutes for the meeting held on July 23, 2025.

#### **2. PUBLIC HEARINGS:**

- a) Request of Jenesiz Rodriguez, for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 20 feet into the required 20-foot front yard setback for an unenclosed carport measuring 20 feet x 20 feet at Lot 6, Tierra del Sol Unit 2 Subdivision, Hidalgo County, Texas; 5805 North 28th Lane. **(ZBA2025-0037)**

#### **3. FUTURE AGENDA ITEMS**

- a) 900 Grayson Avenue
- b) 900 Grambling Avenue

#### **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 ZONING BOARD OF ADJUSTMENTS AND APPEALS 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 Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, July 9, 2025 at 4:33 p.m. in the McAllen City Hall, Commission Chambers with the following present:**

<b>Present:</b>	<b>Jose Gutierrez</b>	<b>Chairperson</b>
	<b>Hugo Avila</b>	<b>Vice-Chairperson</b>
	<b>Hiram Gutierrez</b>	<b>Member</b>
	<b>Alex Lamela</b>	<b>Alternate</b>
	<b>Erick Diaz</b>	<b>Alternate</b>
<b>Absent:</b>	<b>Daniel Santos</b>	<b>Member</b>
	<b>Ivan Garcia</b>	<b>Member</b>
	<b>Juan Mujica</b>	<b>Alternate</b>
<b>Staff Present:</b>	<b>Michelle Rivera</b>	<b>Assistant City Manager</b>
	<b>Omar Sotelo</b>	<b>Planning Director</b>
	<b>Kaveh Forghanparast</b>	<b>Senior Planner</b>
	<b>Hilda Tovar</b>	<b>Planner II</b>
	<b>Porfirio Hernandez</b>	<b>Planner I</b>
	<b>Samantha Trevino</b>	<b>Planner I</b>
	<b>Ariana Ale</b>	<b>Planning Intern</b>
	<b>Jessica Puga</b>	<b>Technician II</b>
	<b>Carmen White</b>	<b>Administrative Assistant</b>

**CALL TO ORDER –Chairperson Jose Gutierrez**

**1. MINUTES:**

- a)** Minutes for the meeting held on June 4, 2025.

The minutes for the meeting held on June 4, 2025. The motion to approve the minutes were made by Mr. Alex Lamela. Mr. Hiram Gutierrez seconded the motion, which carried unanimously with five members present and voting

- b)** Minutes for the meeting held on June 18, 2025 will be submitted at the next meeting.

**2. PUBLIC HEARINGS:**

Chairman Jose Gutierrez made a motion to hear item 2C first. Mr. Hiram Gutierrez seconded the motion. The Board voted to with five members present and voting.

Mr. Erick Diaz made a motion to remove the item from the table. Vice-Chairperson Hugo Avila seconded the motion. The Board voted with five members present and voting.

- c)** Request of Briana Martinez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6-foot side yard setback and 10 feet into the 10-foot rear yard setback for an existing patio measuring 20 feet by 20 feet and an

existing shed measuring 6 feet by 20 feet at Lot 8, Block 3, Primrose Terrace UT No. 1 Subdivision, Hidalgo County, Texas; 1406 Orchid Avenue. **(ZBA2025-0027) (TABLED: 06/18/2025)**

Ms. Tovar stated the applicant was requesting a variance to allow an encroachment of 6 feet into the 6-foot side yard setback and 10 feet into the 10-foot rear yard setback for an existing patio measuring 20 feet by 20 feet and an existing shed measuring 6 feet by 20 feet.

The subject property is located along the north side of Orchid Avenue approximately 78.5 feet west of North Main Street. The subject property has an area of 9,420 square feet. The property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District in all directions except to the east across North Main Street.

The Primrose Terrace UT No. 1 Subdivision was officially recorded on April 8, 1963. A building permit was submitted in August 1, 2022 for a residential addition which included adding a "porch and a future kitchen expansion". The permit was renewed in February 18, 2025. The building permit was disapproved by planning department since the site plan did not specify if the patio and the kitchen were existing or proposed. Building department requested additional details for their review such as framings details to include location and height. A variance request is required since the existing patio and shed are encroaching into the rear and side setback. The variance request was submitted on May 20, 2025.

The variance request is for an existing patio and an existing shed, which are considered accessory structures and require to comply with setbacks. The existing patio consists of an outdoor kitchen and a bar area. The applicant built the existing patio and shed to enjoy outdoor activities.

The submitted site plan shows that the existing patio is encroaching 6 feet into the six foot side yard setback along the west side of property line and an existing shed encroaching 10 feet into the ten foot rear setback and encroaching 6 feet into the six foot side yard setback along the west side of property line. The recorded plat does not show any utility easements that would be impacted by the proposed encroachment.

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

During the meeting, it was mentioned that the building permit had been submitted on August 1, 2022. However, the building permit was disapproved and the patio was built without a building permit. The applicant also mentioned that the shed was existing prior to buying the home. It was also mentioned that the shed does not have electricity or water.

The board asked the applicant if modifying the structure of the patio would be an option. The applicant mentioned that moving the patio would require to demolish the structure and that she would have to get estimates on how much it would cost.

It was also recommended to the applicant to talk to staff and discuss other alternatives to reduce the encroachment.

After discussion, the board unanimously voted to table the item.

Staff recommended disapproval of the variance request since unnecessary hardship has

not been established. However, if the Board approves the request, it should be limited to the encroachment shown on the submitted site plan.

Chairperson Gutierrez asked staff if they discussed with the applicant if some adjustments could be made. Staff stated yes, the applicant was going to get estimates but was not able to get estimates. She also explained how the patio was built it would be very difficult to demolish it. It would be costly to demolish it and rebuild it.

Briana Martinez, the applicant stated the poles were four feet into the ground. Board member Diaz asked the applicant if the shed was on a foundation. Ms. Martinez stated they were on pavers. She would be willing to move the shed. Her main concern was the \$2000.00 for the engineers but could not get it cheaper estimate. Chairperson Gutierrez explained that the variance went with the land and anything now or in the future could be built there.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Variance request. There was one to speak in favor of the Variance request.

Luis Flores, 1412 Orchid Avenue. He was the next-door neighbor and was in favor of the variance request.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Variance request. There was no one else to speak in favor of the Variance request.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Variance request. There was no one to speak in opposition of the Variance request.

Following discussion, Mr. Erick Diaz **moved** to disapprove the Variance request. Mr. Hiram Gutierrez seconded the motion. The Board voted to disapprove the Variance request with five members present and voting.

- a) Request of Hector & Cindy Solis for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 19 feet into the 20 foot front yard setback for a proposed carport at Lot 155, Gardenia Terrace No. 7 Subdivision, Hidalgo County, Texas; 6608 North 15th Lane. **(ZBA2025-0032)**

Mr. Hernandez stated the applicant was requesting a special exception to allow an encroachment of 19 feet into the 20-foot front yard setback for a proposed metal carport used for protection of their vehicles from inclement weather.

The subject property was located along the east side of North 15<sup>th</sup> Lane approximately 164 feet north of Nightingale Avenue. The subject property has an area of 7,700 square feet. The property was zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single-Family Residential-OC) District in all directions.

Gardenia Terrace No. 7 Subdivision was officially recorded on July 11, 1977. The subdivision plat indicates a front yard setback requirement of 20 feet. A special exception request for the proposed metal carport was submitted on June 4, 2025. Submission of the building permit is contingent upon approval of the special exception.

The applicant was requesting the special exception for a proposed metal carport measuring 19 feet x 19 feet for protection of their property from severe weather. With recent hailstorms, applicant states their home sustained damages and loss of trees that provided shade and

shelter to their home and vehicles. Due to the limited size of the existing garage, the addition of the carport will provide much-needed protection for their vehicles.

In the past, there have been other special exceptions and building permits granted in Gardenia Terrace No 7 for carports.

Special exceptions are issued to and recorded for the current owner only. New property owners will need to apply for a new special exception request.

Staff had not received any phone calls, emails or letters in opposition to the special exception request.

Staff recommended disapproval of the special exception request.

Vice-Chairperson Avila asked staff if they had a garage. Staff stated yes but their vehicles do not fit, they had a large pickup truck. Vice-Chairperson Avila if there were any utility easements. Staff stated there was none.

Cindy Solis, 6608 North 15<sup>th</sup> Lane, McAllen. She stated the structure was a metal frame with a commercial material that had been used previously with the McAllen Parks and Recreation as well as the McAllen I.S.D. The poles would be going in 4 feet deep and will cover the 19 x 19 foot in front of their garage.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Special Exception. There was one to speak in favor of the Special Exception.

Mr. Rolando Garza, 6701 North 15<sup>th</sup> Lane. He stated he was in favor of the Special Exception.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Special Exception. There was no one else to speak in opposition of the Special Exception.

Following discussion, Mr. Alex Lamela **moved** to approve the Special Exception against staff's recommendation. Mr. Hiram Gutierrez seconded the motion. The Board voted to approve the Special Exception with five members present and voting.

**b) Request of Jorge E. Vallina on behalf of Faith Developments and Leasing for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of: 1) 4 feet into the 10-foot corner side yard setback and 2) An encroachment of 6 feet into the 18-foot rear yard setback feet for a proposed single family home at Lot 4A, Block 23, Ewing's Additions Subdivision, Hidalgo County, Texas; 801 North 15th Street. (ZBA2025-0029) (TABLED: 06/18/2025)**

Vice-Chairperson Hugo Avila made a motion to remove the item from the table. Mr. Erick Diaz seconded the motion. The Board voted to remove the item from the table with five members present and voting.

Ms. Trevino stated the applicant was requesting to encroach 4 feet into the 10-foot corner side yard setback and 6 feet into the 18-foot rear yard setback for a proposed single-family home.

The subject property is located along the west side of North 15<sup>th</sup> Street North of Hackberry

Avenue. The subject property was currently Zoned R-1 (single-family residential-OC) District.

Ewing's Addition Subdivision was recorded on February 13, 1920. A building permit was rejected April 28, 2025 for setback encroachments. An application for a variance request was submitted on May 21, 2025.

The applicant is requesting to encroach 4 feet into the 10-foot corner side yard setback, and 6 feet into the 18-foot rear yard setback for a proposed single-family home. The recorded plat does not show any utility easements that run along the either sides of the property. The recorded plat requires 10-foot rear yard setback except for garage, which required 18 feet. Section 138-356 of the Zoning Ordinance calls for a corner side yard setback to be 10 feet except when a garage or enclosed carport are proposed, then the setback becomes 18 feet from the street or alley.

In the past, there have been a couple of Variances granted in Ewing's Addition Subdivision for encroachments into the front yard setback.

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

At the Zoning Board of Adjustment and Appeals meeting of June 18, 2025, the Board tabled the item in order to give the applicant a chance to visit with City staff and submit changes to the site plan.

Staff recommended disapproval of the variance requests. If the request is approved, it should be subject to the site plan.

Staff stated they spoke with the applicant considering some changes, which they proposed. They will be giving the 18-foot rear yard setback so there was only variance proposed which would the side yard setback of 6 feet instead of 10 feet off Hackberry Avenue.

Chairperson Gutierrez asked staff is the applicant was present. Staff stated yes along with the property owner were present.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Variance request. There was no one to speak in favor of the Variance request.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Variance request. There was no one to speak in opposition of the Variance request.

Following discussion, Vice-Chairperson Hugo Avila **moved** to approve the Variance requests. Mr. Erick Diaz seconded the motion. The Board voted to approve the Variance request with five members present and voting.

- d) Request of Humberto Salinas for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback for an existing carport at Lot 13, Block 1, McAllen Heights Subdivision, Hidalgo County, Texas; 821 South 26th ½ Street. (ZBA2025-0017) (TABLED: 06/04/2025) (REMAIN TABLED: 06/18/2025)**

**This item was to remain tabled.**

- e) Request of Gerardo Morales for a variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 18-foot rear yard setback for a hot tub with a pergola at Lot 65, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 705 Grambling Avenue. **(ZBA2025-0021) (TABLED: 06/04/2025) (REMAIN TABLED: 06/18/2025)**

**This item was to remain tabled.**

#### **ADJOURNMENT**

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting.

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Chairperson Jose Gutierrez

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Carmen White, Administrative Assistant

**07/23/2025 MEETING  
MINUTES  
WILL BE UPLOADED ON  
MONDAY 8/04/25.**



## Memo

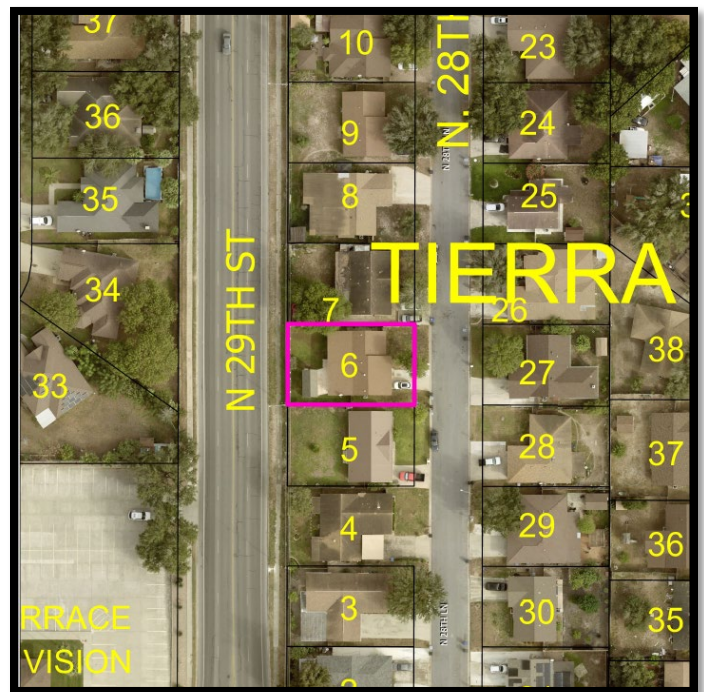
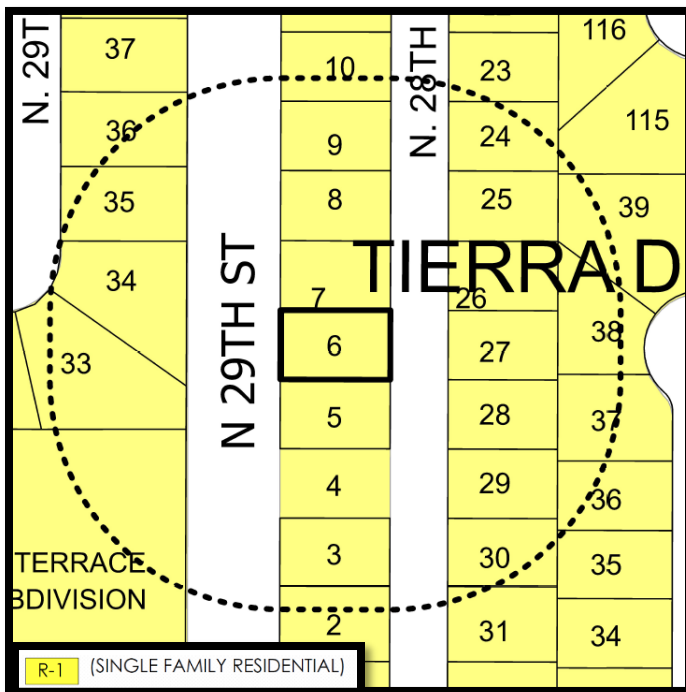
**TO:** Zoning Board of Adjustment & Appeals

**FROM:** Planning Staff

**DATE:** August 6, 2025

**SUBJECT: REQUEST OF JENESIZ RODRIGUEZ, FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE: TO ALLOW AN ENCROACHMENT OF 20 FEET INTO THE REQUIRED 20 FOOT FRONT YARD SETBACK FOR AN UNENCLOSED CARPORT MEASURING BY 20 FEET X 20 FEET AT LOT 6, TIERRA DEL SOL UNIT 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 5805 NORTH 28TH LANE. (ZBA2025-0037)**

**REASON FOR APPEAL:** The applicant is requesting a special exception to allow an encroachment of 20 feet into the 20 foot front yard setback for an existing metal carport used for protection of their vehicle from inclement weather.



**PROPERTY LOCATION AND VICINITY:** The subject property is located between North 29<sup>th</sup> Street and North 28<sup>th</sup> Lane. The property is zoned R-1 (Single-Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District in all directions.

**BACKGROUND AND HISTORY:** Tierra del Sol Unit 2 was officially recorded on April 11, 1978. The subdivision plat indicates a front yard setback requirement of 20 feet. A Stop Work Order was issued on May 31, 2025, for the existing carport, which was constructed without an approved building permit. A building permit for the existing metal carport was submitted on July 8, 2025 which was rejected by

Planning Department due to the front yard setback encroachment. A special exception request for the existing metal carport was submitted on July 9, 2025. Based on the google street view images, it seems that there was a one car garage that was enclosed between the years of 2019 and 2021 without an approved building permit.

**ANALYSIS:** The applicant is requesting a special exception for an existing metal carport measuring 22 feet x 20 feet with a total of 440 square feet which seems to encroach onto the right-of-way and exceeds the 400 square foot size not allowed by ordinance. The applicant is proposing to reduce the size of the carport to 20ft x 20ft to comply with the 400-square-foot maximum requirement and to stay out of the right-of-way. The applicant states the structure provides necessary shade and protection from extreme weather conditions for their vehicle. During the site visit, staff noticed seven other front encroachment that did not have an approved building permit.

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

**RECOMMENDATION:** Staff recommends disapproval of the special exception request. If the request is approved, it should be subject to the submitted site plan.



# City of McAllen

## Planning Department

### APPEAL TO ZONING BOARD OF ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Case Number: ZBA2005-0037 ZBOA Meeting: 08.06.2005  
Accepted By: [Signature]

#### PROJECT

Legal Description

Metal Carport Tierra del Sol  
Unit 2 Lot 6

Subdivision Name

Tierra del Sol Unit 2 - Lot 6

Street Address

5805 N 28th Ln McAllen, TX 78504

Number of lots

1

Gross acres

0.1309

Existing Zoning

R-1

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

Encroaching 20 ft into 20 ft  
front yard for carport. Existing carport

☒ \$300.00 non-refundable filing fee ☐ \$50.00 Recording Fee for Special Exception (carport)

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

#### APPLICANT

Name

Jenesiz Rodriguez

Phone

(956) 929-5846

Address

5805 N 28th Ln

E-mail

City

McAllen

State

TX

Zip

78504

#### OWNER

Name

Juan Rodriguez

Phone

(956) 289-3444

Address

5805 N 28th Ln

E-mail

jar10rd2@gmail.com

City

McAllen

State

TX

Zip

78504

#### 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

7-9-25

Print Name

Jenesiz Rodriguez

☒ Owner

☐ Authorized Agent

JUL 09 2025

BY: \_\_\_\_\_



# City of McAllen

## Planning Department

### REASON FOR APPEAL & BOARD ACTION

\*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider **any combination of** the following: (Please use an additional page if necessary to complete responses)

\*\*Information provided here by the applicant does not guarantee that the Board 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.

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

The property was constructed without a garage or any form of covered parking. Due to the layout and limitations of the lot, there was no practical option to add a garage without significant structural alterations. A carport was added to provide protection for my vehicles, especially my Tesla, which requires shielding from

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

The variance allows me to preserve the value and functionality of my property by ensuring safe and weather-protected parking.

Without it, I'm unable to properly shelter my vehicles, which is a reasonable expectation for residential use - particularly in areas with extreme weather or

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 carport is built with safety in mind and is located entirely on my private property. It does not obstruct sidewalks, driveways, or public access, nor does it impact my neighbor's views, privacy, or property

access. It is a clean, well-maintained structure consistent with the residential character of the area.

4. Describe special conditions that are unique to this applicant or property:

My property lacks an enclosed garage or any other permanent covered parking structure, unlike surrounding homes. I also own a Tesla, which requires protection from sun and storms to preserve battery life and functionality. The carport was built to address these unique needs without altering the footprint of the home.

Reason for Appeal

Board Action

Chairman, Board of Adjustment  
Signature

Date



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# PEÑA ENGINEERING

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

SCALE: 1"=20'  
CAD: TIERRADELSOL2-6M  
JOB: #88031

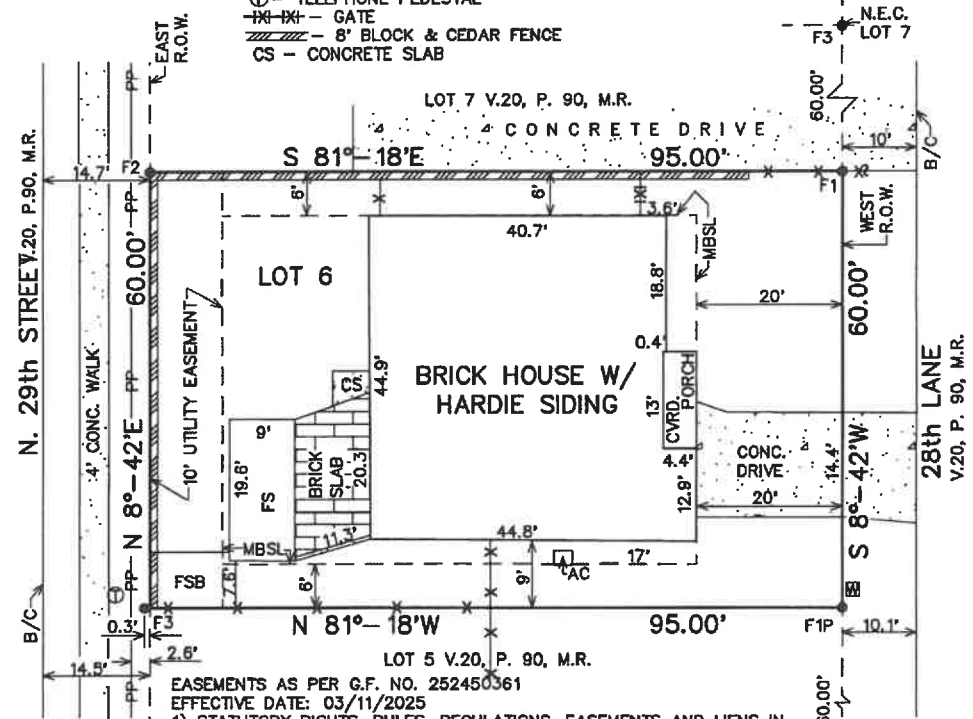
NOTE: BASIS OF BEARING IS THE  
EAST LINE OF LOTS 5-7, TIERRA  
DEL SOL SUB'D UNIT 2, V. 20 P.  
90 MAP REC.

## LEGEND:

- F1 - FOUND 1/2" DIAMETER IRON ROD
- F2 - FOUND 1/2" DIAMETER IRON PIPE
- F3 - FOUND 3/4" DIAMETER IRON PIPE
- F1P - FOUND 1/2" DIAMETER IRON ROD  
W/ CAP STAMPED "PENA 5242"
- B/C - BACK OF CONCRETE CURB & GUTTER
- R.O.W. - RIGHT OF WAY
- MBSL - MINIMUM BUILDING SETBACK LINE
- FSB - FRAME STORAGE ON CONCRETE BLOCKS
- WM - WATER METER
- X-X - 6' CEDAR FENCE
- PP-PP - POWER POLE LINE
- FS - FRAME HARDIE SIDING STORAGE  
ROOM ON CONC SLAB
- ① - TELEPHONE PEDESTAL
- XX-XX - GATE
- - 8' BLOCK & CEDAR FENCE
- CS - CONCRETE SLAB

## GULL AVENUE

V.20, P. 90, M.R. L=7.85'  
R=5.00'



## EASEMENTS AS PER G.F. NO. 252450361

EFFECTIVE DATE: 03/11/2025

- 1) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PURSUANT TO APPLICABLE SECTIONS OF TEXAS WATER CODE
- 2) RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY
- 3) BLANKET EASEMENT TO CP&L V. 20 P. 90 MAP RECORDS
- 4) BLANKET EASEMENT TO C.P.& L. 12844, V. 1572 P. 328 D.R. (PLOTTED)

*[Signature]*

BUYER'S NAME: JUAN RODRIGUEZ AND JENESIZ RODRIGUEZ

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO. 480343 0005 C MAP REVISED: 11/2/1982

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

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2025 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 5805 N. 28th LANE McALLEN, TEXAS

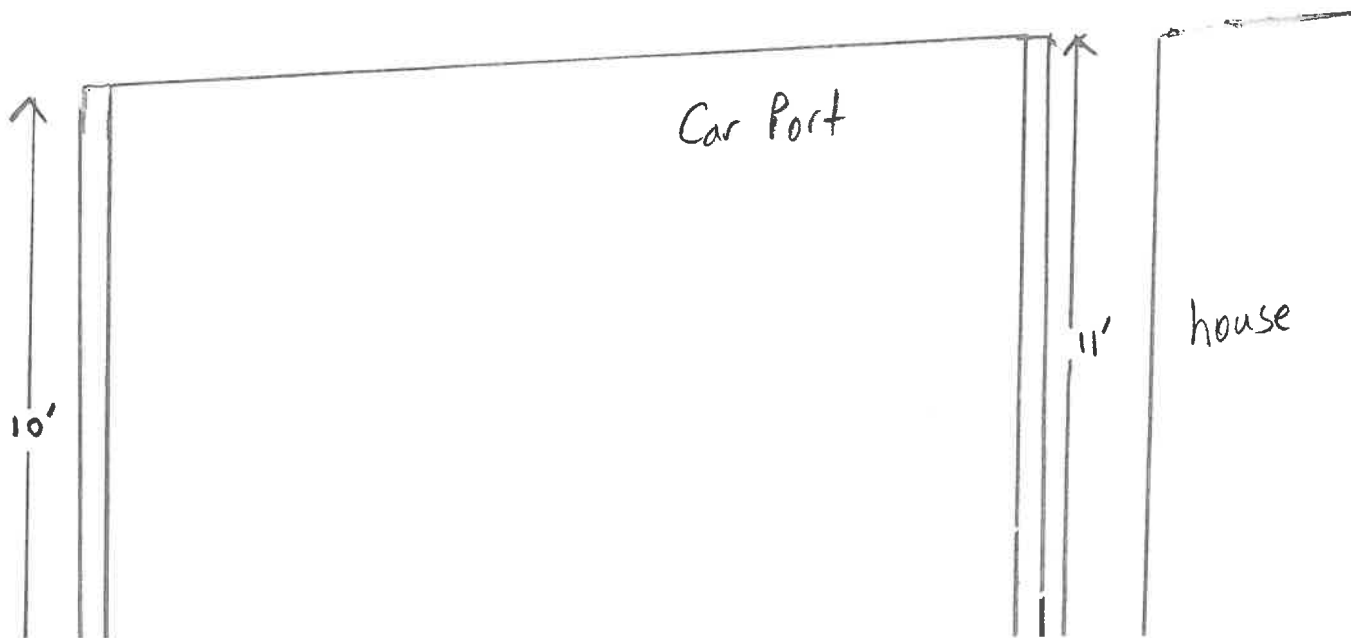
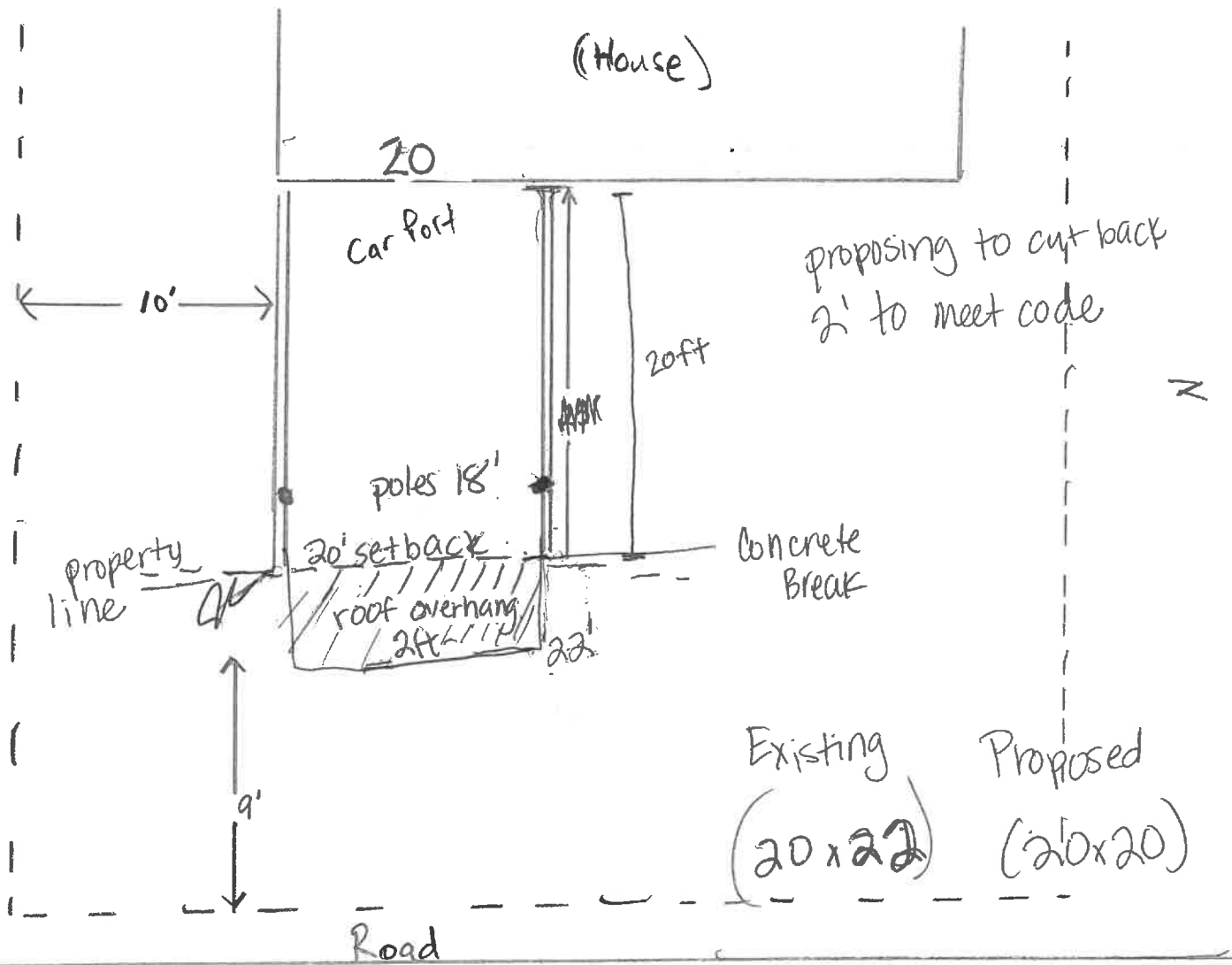
LEGAL DESCRIPTION: LOT SIX (6), TIERRA DEL SOL SUDIVISION UNIT No. 2, A  
SUBDIVISION OF THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 20 PAGE 90  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

*Pablo Peña III*

04/15/2025  
DATE

PABLO PEÑA III  
REG. PROFESSIONAL LAND SURVEYOR No. 5242



JUL 09 2025

BY: \_\_\_\_\_



