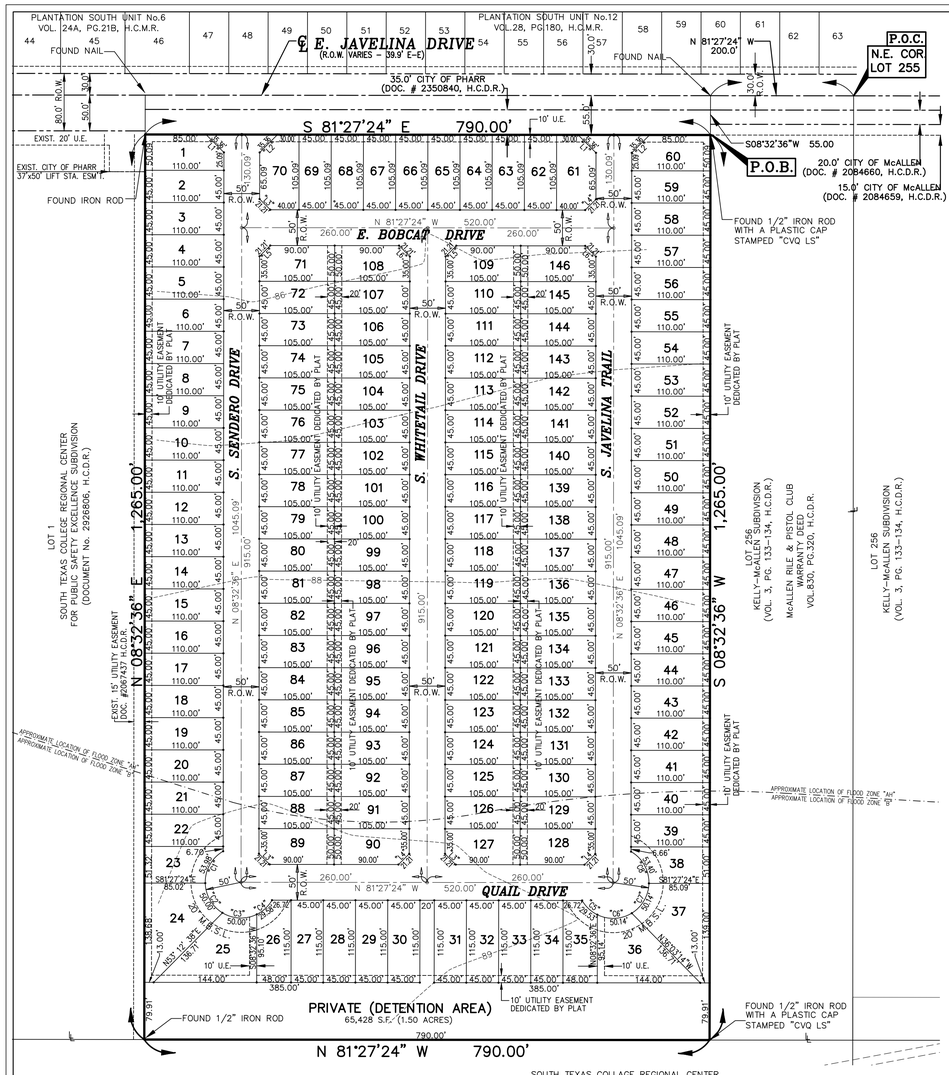


SOUTH TEXAS COLLAGE REGIONAL CENTER
FOR PUBLIC SAFETY EXCELLENCE
SUBDIVISION
INSTRUMENT No.2926806 H.C.M.R.

SCALE: 1" = 100'

BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LEGEND:

- ● IRON ROD FOUND
- ○ IRON ROD SET

P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
U.E. = UTILITY EASEMENT DEDICATED BY PLAT
M.B.S.L. = MINIMUM BUILDING SETBACK LINE

GENERAL NOTES

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO THE 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD," AND ZONE "AH" WHICH AREA "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, BASE FLOOD ELEVATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED." AS PER FEMAS FLOOD INSURANCE RATE MAP PANEL No. 480334 0425C, MAP REVISED NOVEMBER 16, 1982. BASE FLOOD ELEVATION=90.0
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: ..... 20 FEET OR GREATER FOR EASEMENTS
   FRONT (CUL-DE-SAC): ..... 20 FEET OR GREATER FOR EASEMENTS
   REAR: ..... 10 FEET OR GREATER FOR EASEMENTS
   INTERIOR SIDE ..... 4 FEET ON SOUTH OR EAST LOT LINE SUCH THAT A 10 FOOT SEPARATION EXISTS BETWEEN BUILDINGS.
   6 FEET ON NORTH OR WEST LOT LINE SUCH THAT A 10 FOOT SEPARATION EXISTS BETWEEN BUILDINGS.
   CORNER SIDE:..... 10 FEET OR GREATER FOR EASEMENTS
   GARAGE ..... 18 FEET OR GREATER FOR EASEMENTS
4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
5. A TOTAL OF 3.522 ACRE FEET (153,398 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
6. BENCHMARK: CITY OF PHARR BENCHMARK No. 23, LOCATED ON THE WEST SIDE OF S. CAGE BLVD. APPROXIMATELY 2,783 FEET SOUTH OF RANCHO BLANCO ROAD (N16580573.643, E1085459.509), ELEVATION = 96.19 (NAVD 88).
7. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF E. JAVELINA DRIVE (RANCHO BLANCO ROAD).
8. NO CURB CUT, OR LOT FRONTAGE PERMITTED ALONG E. JAVELINA DRIVE.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.94 GROSS ACRES OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 255 KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70 HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 3 PAGE 133 AND 134 DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 22.94 ACRES BEING DEEDED TO KELFAM, LTD., RECORDED IN DOCUMENT NUMBER 2473935 DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 22.94 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 255, WITHIN THE RIGHT-OF-WAY OF E. JAVELINA DRIVE, THENCE N 81°27'24"W ALONG THE NORTH LINE OF SAID LOT 255, A DISTANCE OF 200.00 FEET, TO A NAIL FOUND, AT THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO PHARR RIFLE AND PISTOL CLUB, RECORDED IN VOLUME 830 PAGE 320, DEED RECORDS, HIDALGO COUNTY, TEXAS, THENCE S 08°32'36"W ALONG THE WEST LINE OF SAID PHARR RIFLE AND PISTOL CLUB TRACT, A DISTANCE OF 55.00 FEET, TO A ½"IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"FOUND, AT THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, RECORDED IN DOCUMENT NUMBER 2350840, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE **POINT OF BEGINNING**, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°32'36"W ALONG THE WEST LINE OF SAID PHARR RIFLE AND PISTOL CLUB TRACT, A DISTANCE OF 1265.00 FEET, TO A ½"IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE SOUTH LINE OF SAID LOT 255, THE NORTH LINE OF SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2926806, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°27'24"W, ALONG THE SOUTH LINE OF SAID LOT 255, THE NORTH LINE OF SAID PUBLIC SAFETY SUBDIVISION, A DISTANCE OF 790.00 FEET, TO A ½"IRON ROD FOUND, ON AN INSIDE CORNER OF SAID PUBLIC SAFETY SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08°32'36"E, ALONG THE EAST LINE OF SAID SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION, A DISTANCE OF 1265.00 FEET, TO A ½"IRON ROD FOUND, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81°27'24"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, A DISTANCE OF 790.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING 22.94 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 A.D.

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

PRESIDENT ATTEST: _____ SECRETARY

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

SUBDIVISION PLAT OF

SENDERO ESTATES

A TRACT OF LAND CONTAINING 22.94 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 255 KELLY-PHARR SUBDIVISION VOLUME 0 PAGE 24 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SENDERO ESTATES, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

CARLOS GARZA DATE:
P.O. BOX 6105
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED CARLOS GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____ ,2025 A.D.

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

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.

MAYOR, CITY OF PHARR DATE

CITY CLERK DATE

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

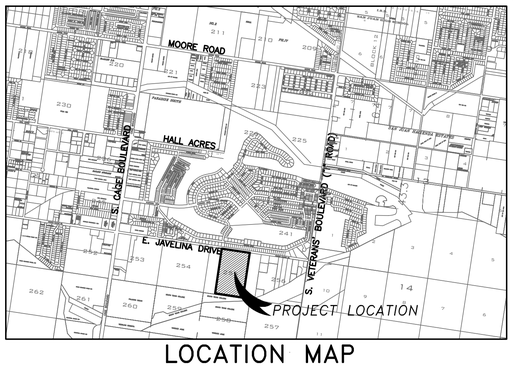
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPER-VISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED:10-01-2024
TBPELS FIRM No. 10119600



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: DECEMBER 4, 2024 DRAWN BY: P.GONZALEZ

LINE DATA		
LINE #	BEARING	DISTANCE
"L1"	S 36°27'24" E	35.36'
"L2"	N 53°32'36" E	35.36'
"L3"	N 36°27'24" W	21.21'
"L4"	S 53°32'36" W	21.21'
"L5"	N 53°32'36" E	21.21'
"L6"	S 36°27'24" E	21.21'

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	61°30'44W	50.00'	29.75'	53.68	S 37°47'14" W	51.14'
"C2"	57°17'45"	50.00'	27.32'	50.00'	S 21°37'00" E	47.94'
"C3"	57°17'45"	50.00'	27.32'	50.00'	S 78°54'45" E	47.94'
"C4"	33°53'46"	50.00'	15.24'	29.58'	N 55°29'29" E	29.15'
"C5"	33°50'35"	50.00'	15.21'	29.53'	S 38°26'03" E	29.11'
"C6"	57°27'15"	50.00'	27.40'	50.14'	S 84°04'57" E	48.06'
"C7"	57°27'15"	50.00'	27.40'	50.14'	N 38°27'48" E	48.06'
"C8"	61°11'34"	50.00'	29.57'	53.40'	N 20°51'37" W	50.90'

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
1	5,198	0.119
23	4,845	0.111
24	9,761	0.224
25	9,080	0.208
26	5,266	0.121
35	5,267	0.121
36	9,093	0.209
37	9,778	0.224
38	4,816	0.111
60	5,198	0.119
61	5,355	0.123
70	5,355	0.123
71	5,137	0.118
89	5,137	0.118
90	5,137	0.118
108	5,137	0.118
109	5,137	0.118
127	5,137	0.118
128	5,137	0.118
146	5,137	0.118
Detention Area	65,428	1.502

JEH
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE PHARR, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: CARLOS GARZA	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

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