

**SUBDIVISION PLAT OF
SONOMA RANCH SUBDIVISION
PHASE III**

A TRACT OF LAND CONTAINING 26.67 ACRES OF LAND,
BEING A PART OR PORTION OF LOT 29-9, WEST ADDITION
TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP
REFERENCE: VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO
COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SONOMA RANCH SUBDIVISION PHASE III, AN ADDITION TO THE CITY OF MISSION, 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 MISSION, 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 MISSION.

OWNER: RO SONOMA RANCH, LLC. DATE _____
BY: JASON E. GARZA, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED JASON E. 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 _____, 20____ A.D.

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

I, THE UNDERSIGNED MAYOR OF THE CITY OF MISSION 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 MISSION DATE _____

THIS SUBDIVISION PLAT OF SONOMA RANCH SUBDIVISION PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

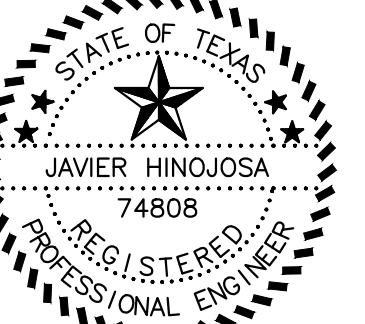
THIS THE _____ DAY OF _____, 20____ A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

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 SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S. DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: 09-30-2025
TBPELS FIRM NO. 10119600

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. 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

GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WHICH IS DEFINED AS "AREAS OF MINIMAL FLOODING (NO SHADING)" AS PER F.E.M.A.S FLOOD INSURANCE RATE MAP - COMMUNITY PLAN NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 20 FEET
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE: 6 FEET OR GREATER FOR EASEMENTS
CORNER SIDE: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- A 4' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE LOT OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL INTERIOR STREETS ADJOINING THE LOT.
- A 5' WIDE SIDEWALK IS REQUIRED ALONG EAST SIDE OF MAYBERRY ROAD UPON ISSUANCE OF NOTICE TO PROCEED.
- A 6' FENCE BUFFER IS REQUIRED ALONG MAYBERRY ROAD AND LOTS ADJACENT TO AN OPEN CANAL BY THE DEVELOPER.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- BENCH MARK: TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 8.5' EAST OF THE CENTERLINE OF MAYBERRY ROAD AND 22' SOUTH OF THE CENTERLINE OF SIERRA COURT: NORTHING: 16615084.211 EASTING: 1045765.994 ELEV.=150.392
- A TOTAL OF 337,098 CUBIC FEET (7.739 Ac.Ft.) OF STORM WATER DETENTION IS REQUIRED FOR SONOMA RANCH SUBDIVISION PHASE III BASED ON THE 100-YEAR STORM FREQUENCY.
- THE FRONT 10' UTILITY EASEMENT SHALL NOT BE FENCED IN OR IT'S ACCESS IMPAIRED FROM THE CITY OF MISSION OR ASSOCIATED PUBLIC UTILITIES.
- NO CURB CUTS, ACCESS, OR LOT FRONTAGE PERMITTED FROM MAYBERRY ROAD FOR LOTS 241 THROUGH 244 (INCLUSIVE).
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 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 IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- LOTS "C" AND "D" SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF THIS SUBDIVISION AND NOT THE CITY OF MISSION.
- LOT "D" SHALL BE UTILIZED FOR MAILBOX CLUSTERS.

SCALE: 1" = 100'
BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

UPDATED

METES AND BOUNDS

A TRACT OF LAND CONTAINING 26.67 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 29-9, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, H.C.M.R., AND SAID 26.67 ACRES OF LAND BEING ALSO BEING ALL OF THAT 8.78 ACRE TRACT OF LAND DEED TO FRANK LOZANO, RECORDED IN DOCUMENT NO. 7422203, H.C.D.R., ALL OF THAT 8.67 ACRE TRACT OF LAND DEED TO LUIS ARMANDO GUDINO AND WIFE JANETTE CAVAZOS, RECORDED IN DOCUMENT NO. 3176639, H.C.D.R., ALL OF THAT 7.68 ACRE TRACT OF LAND DEED TO NORA L. CAVAZOS, RECORDED IN DOCUMENT NO. 1798769, H.C.D.R. AND SAID 25.65 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL FOUND WITHIN THE RIGHT-OF-WAY OF MAYBERRY ROAD, SOUTHWEST CORNER OF SONOMA RANCH SUBDIVISION PHASE I, RECORDED IN DOCUMENT NO. 3675213, H.C.M.R., THE NORTHWEST CORNER OF SAID LOT 29-9, THE NORTHWEST CORNER OF SAID LOZANO, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 27' 36" E, ALONG THE NORTH LINE OF SAID LOT 29-9, THE SOUTH LINE OF SAID SONOMA RANCH SUBDIVISION PHASE I AND THE NORTH LINE OF SAID LOZANO, AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "M" FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID MAYBERRY ROAD, AT A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, AT A DISTANCE OF 992.90 FEET PASS A 1/2" IRON ROD FOUND ON THE COMMON LINE OF SAID GUDINO AND CAVAZOS TRACTS, AND CONTINUING A TOTAL DISTANCE OF 1,320.66 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST LINE OF SAID CAVAZOS TRACT AND THE EAST LINE OF SAID LOT 29-9 AND THE WEST LINE OF BRYAN LANDING SUBDIVISION, RECORDED IN DOCUMENT NO. 3649547, H.C.M.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 32' 24" W, ALONG THE EAST LINE OF SAID LOT 29-9, THE WEST LINE OF SAID BRYAN LANDING SUBDIVISION AND THE EAST LINE OF SAID CAVAZOS TRACT, A DISTANCE OF 916.76 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF A TRACT OF LAND DEED TO VICENTE LOZANO AND WIFE SAN JUANITA LOZANO, RECORDED IN DOCUMENT NO. 431919, H.C.D.R. AND OUTSIDE CORNER OF SAID CAVAZOS TRACT, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 81° 29' 32" W, ALONG THE COMMON LINE OF SAID CAVAZOS AND VICENTE LOZANO TRACTS, A DISTANCE OF 208.07 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTHWEST CORNER OF SAID VICENTE LOZANO TRACT AND, AN INSIDE CORNER OF SAID CAVAZOS TRACT, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 08° 34' 25" W, ALONG THE COMMON LINE OF SAID CAVAZOS AND VICENTE LOZANO TRACTS, A DISTANCE OF 208.57 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID VICENTE LOZANO TRACT AND AN INSIDE CORNER OF SAID CAVAZOS TRACT, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 29' 32" E, ALONG THE COMMON LINE OF SAID CAVAZOS AND VICENTE LOZANO TRACTS, A DISTANCE OF 208.06 FEET TO AN IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID VICENTE LOZANO TRACT, AN OUTSIDE CORNER OF SAID CAVAZOS TRACT AND THE EAST LINE OF SAID LOT 29-9 AND THE WEST LINE OF SAID BRYAN LANDING SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 08° 34' 25" W, ALONG THE EAST LINE OF SAID LOT 29-9, THE WEST LINE OF SAID BRYAN LANDING SUBDIVISION AND THE EAST LINE OF SAID CAVAZOS TRACT, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AND THE SOUTHEAST CORNER OF SAID CAVAZOS TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 81° 27' 36" W, ALONG THE NORTH LINE OF SAID CANAL RIGHT-OF-WAY AND THE SOUTH LINE OF SAID CAVAZOS AND GUDINO TRACTS, AT A DISTANCE OF 327.08 FEET PASS THE COMMON LINE OF SAID CAVAZOS AND GUDINO TRACT AND CONTINUING A TOTAL DISTANCE OF 366.00 FEET TO THE POINT OF CURVATURE OF THIS TRACT;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID CANAL RIGHT-OF-WAY, THE SOUTH LINE OF SAID GUDINO AND LOZANO TRACTS AND SAID CURVE TO THE RIGHT WITH RADIUS OF 606.30 FEET, AN INTERIOR ANGLE OF 57° 30' 00", AN ARC LENGTH OF 608.46 FEET, A TANGENT OF 332.63 FEET AND A CHORD THAT BEARS N 52° 42' 36" W, A DISTANCE OF 583.25 FEET TO THE POINT OF TANGENCY OF THIS TRACT;

THENCE N 23° 57' 36" W, CONTINUING ALONG THE NORTH LINE OF SAID CANAL RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOZANO TRACT, AT A DISTANCE OF 786.62 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST RIGHT-OF-WAY LINE OF SAID MAYBERRY ROAD AND CONTINUING A TOTAL DISTANCE OF 823.85 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 29-9 AND THE SOUTHWEST CORNER OF SAID LOZANO TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 32' 24" E, WITHIN THE RIGHT-OF-WAY OF SAID MAYBERRY ROAD AND ALONG THE WEST LINE OF SAID LOT 29-9 AND THE WEST LINE OF SAID LOZANO TRACT, A DISTANCE OF 179.64 FEET TO THE POINT OF BEGINNING, CONTAINING 26.67 ACRES OF LAND.

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

PRESIDENT _____ ATTEST: _____ SECRETARY

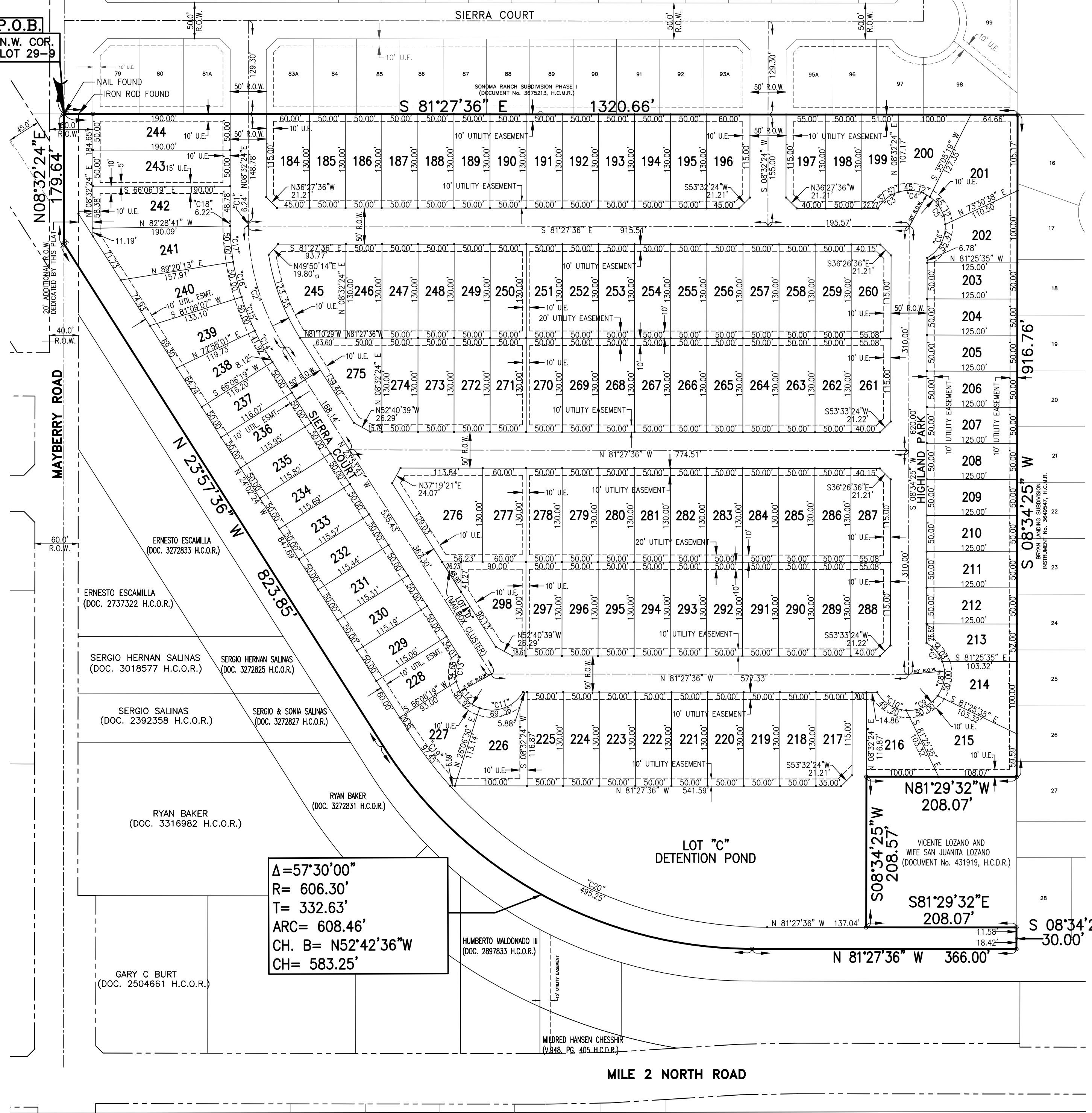
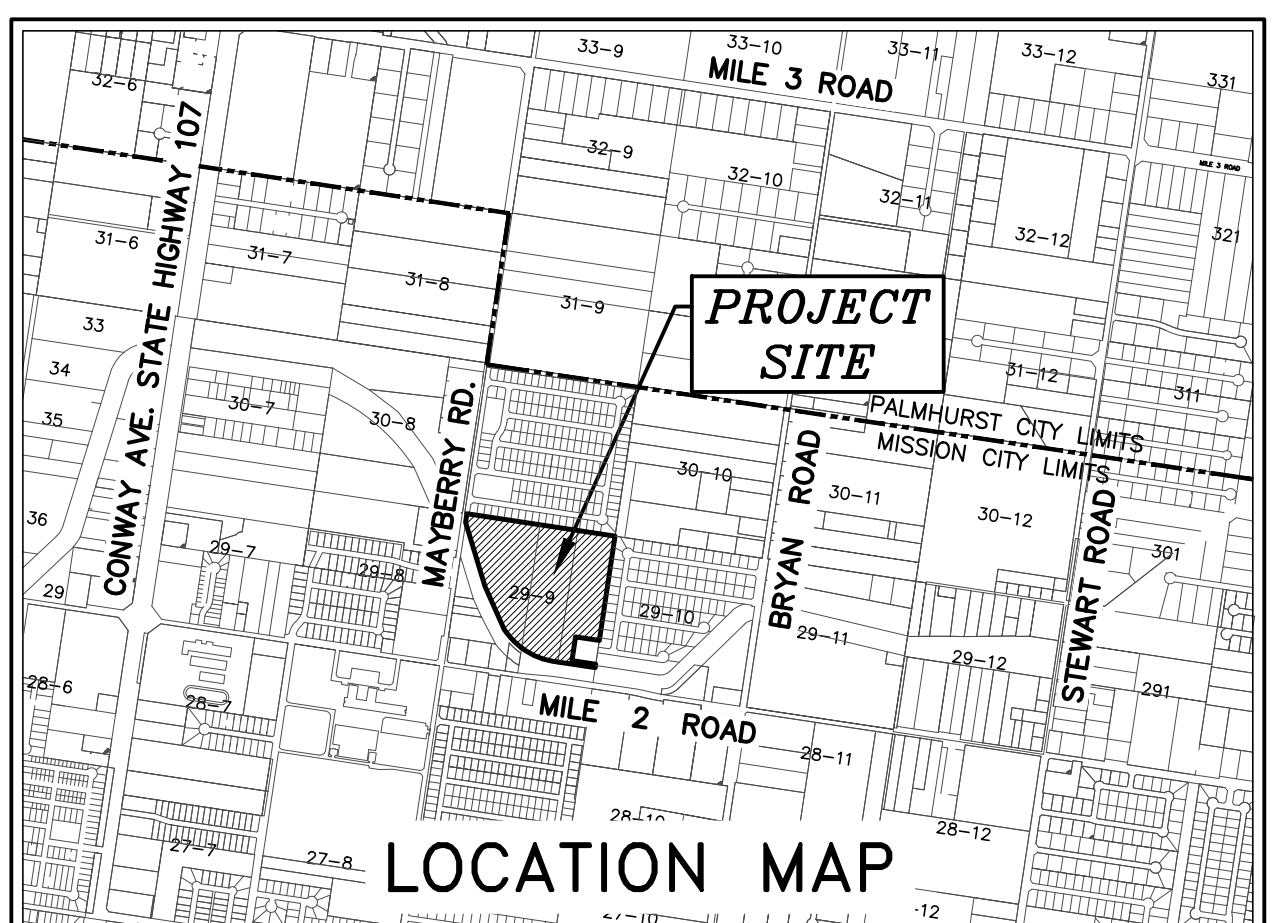


FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- ⊙ NAIL FOUND
- 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



Δ=57°30'00"
R= 606.30'
T= 332.63'
ARC= 608.46'
CH. B= N52°42'36"W
CH= 583.25'

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
C1	01°05'59"	325.00'	3.12'	6.24'	N 07°59'24" E	6.24'
C2	31°20'18"	325.00'	91.16'	177.76'	N 08°13'32" W	175.55'
C3	43°03'27"	50.00'	19.72'	37.57'	S 60°04'07" W	36.70'
C4	51°42'15"	50.00'	24.23'	45.12'	N 72°33'02" W	43.60'
C5	51°42'15"	50.00'	24.23'	45.12'	N 20°50'47" W	43.60'
C6	63°34'05"	50.00'	30.98'	55.47'	N 36°47'23" E	52.67'
C7	38°59'45"	50.00'	17.70'	34.03'	S 31°53'44" E	33.38'
C8	57°17'45"	50.00'	27.32'	50.00'	S 16°13'02" W	47.94'
C9	57°17'45"	50.00'	27.32'	50.00'	S 73°30'47" W	47.94'
C10	56°28'44"	50.00'	26.80'	49.20'	N 49°38'58" W	47.24'
C11	79°28'43"	50.00'	41.57'	69.36'	S 78°16'45" W	63.93'
C12	58°20'41"	50.00'	27.91'	50.92'	N 32°48'33" W	48.74'
C13	39°44'32"	50.00'	18.02'	34.68'	N 16°14'05" E	33.99'
C14	08°51'42"	350.00'	20.98'	41.92'	N 20°27'50" W	41.89'
C15	08°11'06"	350.00'	25.04'	50.00'	N 12°56'26" W	49.96'
C16	08°11'06"	350.00'	25.04'	50.00'	N 04°45'20" W	49.96'
C17	08°11'06"	350.00'	25.04'	50.00'	N 03°25'46" E	49.96'
C18	01°01'04"	350.00'	3.11'	6.22'	N 08°01'52" E	6.22'
C19	09°26'52"	591.00'	48.84'	97.45'	N 28°45'50" W	97.34'
C20	48°00'47"	591.00'	263.21'	495.25'	N 57°29'40" W	480.89'

LOT AREAS		
LOT #	AREA-S.F.	AREA-AC.
184	7,687.5	0.176
196	7,687.5	0.176
197	7,037.5	0.162
199	6,216.1	0.143
200	7,857.6	0.180
201	12,328.2	0.283
202	8,146.1	0.187
213	6,160.7	0.141
214	7,741.6	0.178
215	11,586.2	0.266
216	7,807.0	0.179
217	6,387.5	0.147
226	9,233.3	0.211
227	8,297.1	0.190
228	6,546.5	0.150
229	5,756.2	0.132
230	5,762.5	0.132
231	5,768.9	0.132
232	5,775.2	0.133
233	5,781.5	0.133

UPDATED: NOVEMBER 20, 2025
DATE OF PREPARATION: SEPTEMBER 30, 2025
DRAWN BY: A.G.
DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
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TBPELS FIRM NUMBER F-1295