

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 PANEL 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: 8 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 4' WIDE SIDEWALK IS REQUIRED ALONG THE STREETS ADJACENT TO THE DETENTION PONDS BY THE DEVELOPER.
- 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.
- A 5' FENCE IS REQUIRED BY THE DEVELOPER AROUND THE PERIMETER OF THE DETENTION PONDS.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- BENCH MARK: TOP OF EXISTING MANHOLE LOCATED ALONG THE EAST EDGE OF PAVEMENT OF MAYBERRY ROAD APPROXIMATELY 317 FEET NORTH OF THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.
NORTHING: 16615292.142 EASTING: 1045797.011 ELEV.=150.83
- A TOTAL OF 229,186 CUBIC FEET (5.261 AC.FL) OF STORM WATER DETENTION IS REQUIRED FOR SONOMA RANCH SUBDIVISION PHASE I BASED ON THE 100-YEAR STORM FREQUENCY. WHEN COMPLETED, SONOMA RANCH SUBDIVISION PHASE I SHALL HAVE A DETENTION CAPACITY OF 325,370 CUBIC FEET (7.469 AC.FL). SONOMA RANCH SUBDIVISION PHASE II SHALL HAVE ITS OWN DETENTION POND. PHASE II SHALL DISCHARGE INTO THE PHASE I DETENTION POND AT THE CALCULATED PRE-DEVELOPMENT RATE AS APPROVED BY THE OVERALL DRAINAGE REPORT (05-10-2024 BY H.C.D.D.#1) FOR THE OVERALL DEVELOPMENT OF SONOMA RANCH SUBDIVISION PHASE I AND II.
- THE FRONT 10' UTILITY EASEMENT SHALL NOT BE FENCED IN OR ITS ACCESS IMPAIRED FROM THE CITY OF MISSION OR ASSOCIATED PUBLIC UTILITIES.
- NO CURB CUTS, ACCESS, OR LOT FRONTAGE PERMITTED FROM MAYBERRY ROAD FOR LOTS 16 THROUGH 20 (INCLUSIVE), AND LOT 79.
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 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, 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.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 22.84 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 30-9, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 22.84 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE AT A COTTON PICKER SPINDLE FOUND, AT THE NORTHWEST CORNER OF SAID LOT 30-9, WITHIN THE RIGHT-OF-WAY OF MAYBERRY ROAD, THENCE S 08° 32' 24" W, ALONG THE WEST LINE OF SAID LOT 30-9, WITHIN SAID MAYBERRY ROAD A DISTANCE OF 603.30 FEET, TO A NAIL SET, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT,

THENCE S 81° 27' 36" E, AT DISTANCE OF 20.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE EAST RIGHT-OF-WAY LINE OF SAID MAYBERRY ROAD, CONTINUING A TOTAL DISTANCE OF 160.51 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;

THENCE S 61° 14' 33" E, A DISTANCE OF 50.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON A CURVE TO THE RIGHT, FOR A CORNER HEREOF;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 24.44 FEET, SAID CURVE HAVING A RADIUS OF 201.75 FEET, A DELTA ANGLE OF 06° 56' 28", A TANGENT OF 12.24 FEET, AND A CHORD THAT BEARS N 32° 13' 42" E, 24.43 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON A POINT OF REVERSE CURVE, FOR A CORNER HEREOF;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID REVERSE CURVE TO THE LEFT A DISTANCE OF 54.10 FEET, SAID CURVE HAVING A RADIUS OF 251.75 FEET, A DELTA ANGLE OF 12° 18' 49", A TANGENT OF 27.16 FEET, AND A CHORD THAT BEARS N 29° 32' 31" E, 54.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;

THENCE S 81° 27' 36" E, A DISTANCE OF 928.40 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;

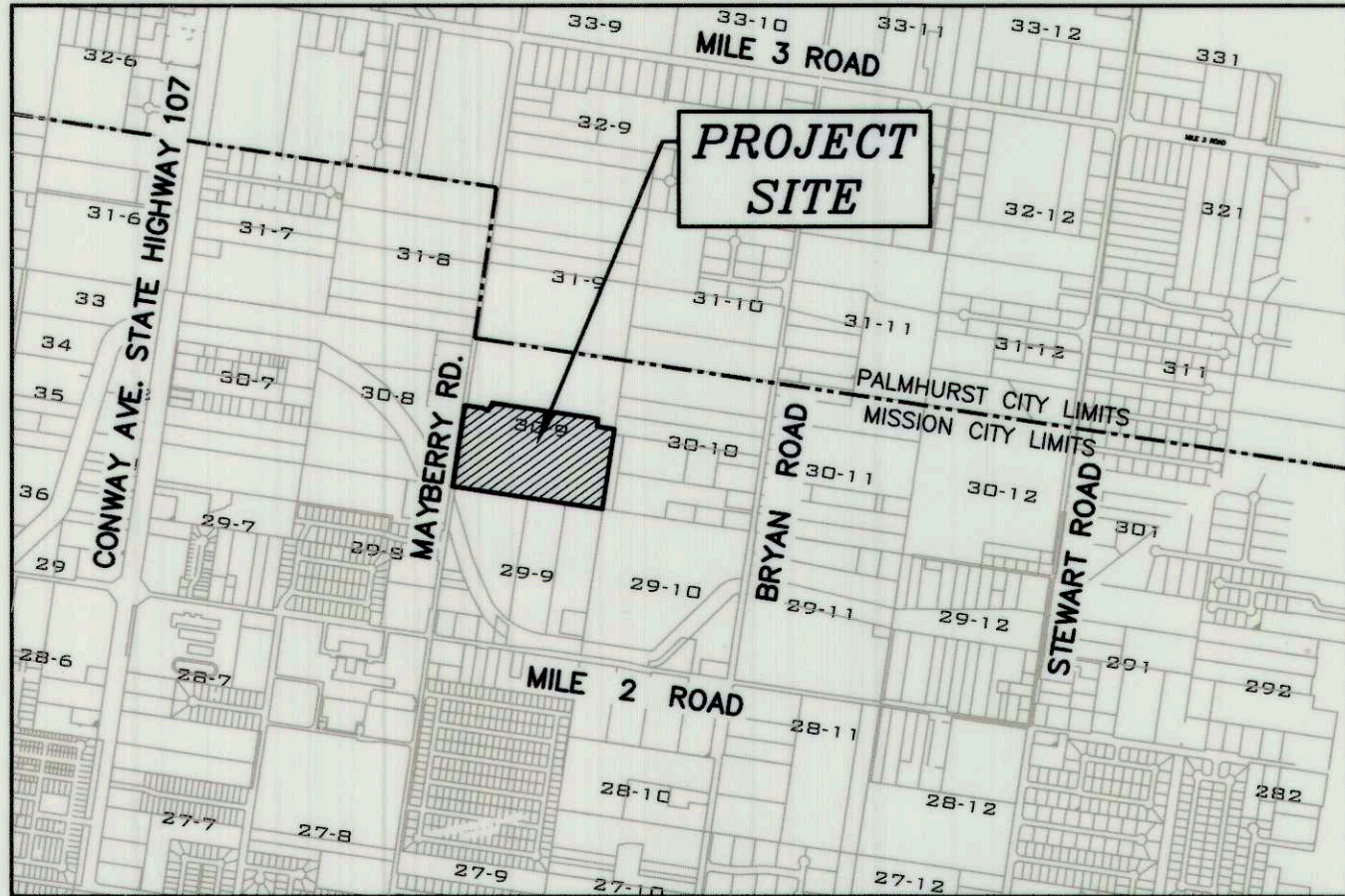
THENCE S 08° 32' 24" W, A DISTANCE OF 68.50 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;

THENCE S 81° 27' 36" E, A DISTANCE OF 155.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, TO THE EAST LINE OF SAID LOT 30-9, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 08° 32' 24" W, ALONG THE EAST LINE OF SAID LOT 30-9 A DISTANCE OF 703.30 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTH LINE OF SAID LOT 30-9, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81° 27' 36" W, ALONG THE SOUTH LINE OF SAID LOT 30-9, AT A DISTANCE OF 1300.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE EAST RIGHT-OF-WAY LINE OF SAID MAYBERRY ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET, TO A NAIL SET, ON THE SOUTHWEST CORNER OF SAID LOT 30-9, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08° 32' 24" E, ALONG THE WEST LINE OF SAID LOT 30-9, WITHIN SAID MAYBERRY ROAD, A DISTANCE OF 716.30 FEET TO THE POINT OF BEGINNING, CONTAINING 22.84 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
N.T.S.

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON
THIS THE 10 DAY OF July, 2025.

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: *[Signature]*
ATTEST: *[Signature]* SECRETARY

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: RD SONOMA RANCH, LLC.	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	

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
[Signature]
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE: 8-14-25

SUBDIVISION PLAT OF
SONOMA RANCH SUBDIVISION
PHASE I

A TRACT OF LAND CONTAINING 22.84 ACRES OF LAND, BEING A PART OR PORTION OF LOT 30-9, 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 I, 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.

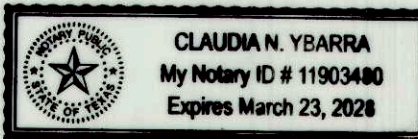
RD SONOMA RANCH, LLC.
BY: JASON E. GARZA, MANAGER
P.O. BOX 6105
MCALLEN, TEXAS 78503

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

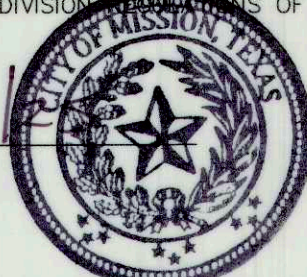
THIS THE 29th DAY OF May, 2025 A.D.

[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 03-23-2028



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

[Signature]
MAYOR, CITY OF MISSION
DATE: 8/7/25



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

THIS THE 6th DAY OF Aug, 2025 A.D.

[Signature]
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.

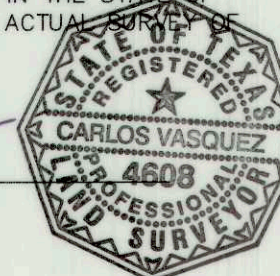
[Signature]
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808



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.

[Signature]
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: 02-06-2024
TBPELS FIRM NO. 10119600



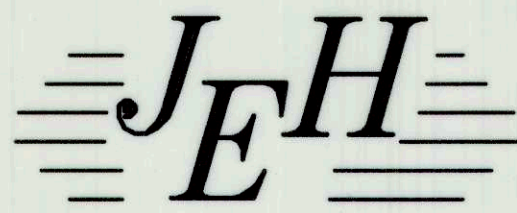
FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 8-15-2025 AT 3:16 AM/PM
INSTRUMENT NUMBER 3075213
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: *[Signature]* DEPUTY



UPDATED: OCT. 1, 2024 - REV. FRONT ESM'Ts.
DATE OF PREPARATION: SEP. 12, 2024

DRAWN BY: G. TEEGARDIN



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
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javier@javierhinojosaeeng.com
TBPELS FIRM NUMBER F-1295