

**SUBDIVISION PLAT OF
SONOMA RANCH SUBDIVISION
PHASE II**

A TRACT OF LAND CONTAINING 16.14 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 II, 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.

[Signature]
RD SONOMA RANCH, LLC
BY: JASON E. GARZA, MANAGER
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 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 08th DAY OF October, 2025 A.D.
[Signature]
CLAUDIA N. YBARRA
My Notary ID # 11903480
Expires March 23, 2028

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.

[Signature] 12-16-25
MAYOR, CITY OF MISSION

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

THIS THE 11 DAY OF Dec., 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] 10/8/25
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] 12/03/25
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
TEL (956) 618-1551 DATE SURVEYED: 02-06-2024
TBPELS FIRM NO. 10119600

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] 12-16-25
RAUL E. BESIN, P.E., P.A.M.
GENERAL MANAGER

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: 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 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 78 FEET SOUTH OF THE NORTH PROPERTY LINE OF THIS SUBDIVISION
NORTHING: 16616173.123 EASTING: 1045929.412 ELEV.=156.78
- SONOMA RANCH SUBDIVISION PHASE II SHALL BE REQUIRED TO DETAIN 160,424 CUBIC FEET (3.683 Ac.Ft.) WITH THE DETENTION POND HAVING A CAPACITY OF 239,270 CUBIC FEET (5.493 Ac.Ft.).
- THE FRONT 10' UTILITY EASEMENT SHALL NOT BE FENCED IN OR ITS ACCESS IMPAIRED FROM THE CITY OF MISSION OR ASSOCIATED PUBLIC UTILITIES.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- NO CURB CUTS, ACCESS, OR LOT FRONTAGE PERMITTED FROM MAYBERRY ROAD FOR LOTS 136 AND 137.
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.

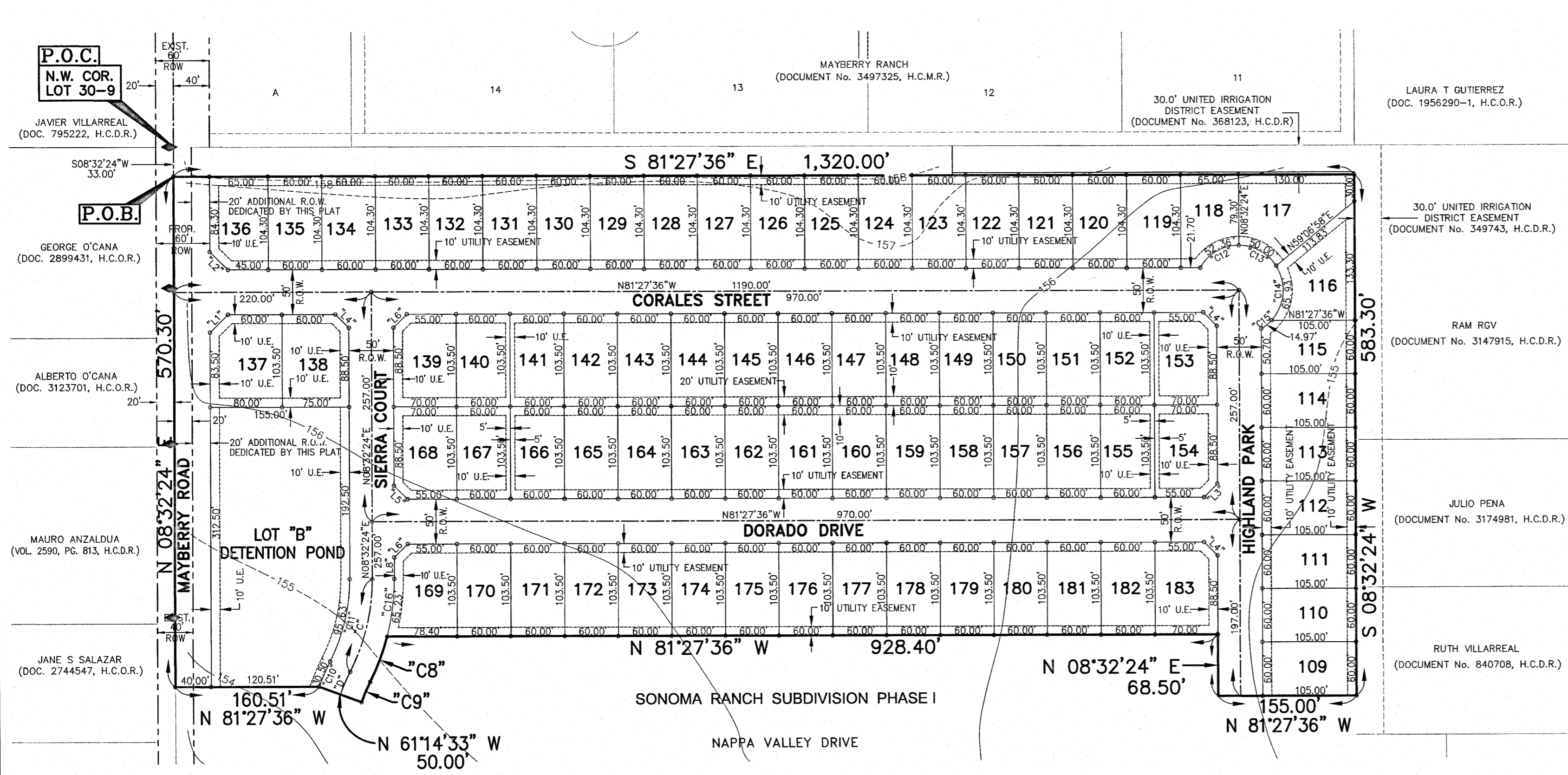
METES AND BOUNDS

A TRACT OF LAND CONTAINING 16.14 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 16.14 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 33.00 FEET, TO A NAIL SET, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT.
THENCE S 81' 27' 36" E, AT A 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 1320.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON 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 583.30 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE ON THE EAST LINE OF SAID LOT 30-9, FOR THE SOUTHEAST CORNER HEREOF;
THENCE N 81' 27' 36" W, A DISTANCE OF 155.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;
THENCE N 08' 32' 24" E, 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 N 81' 27' 36" W, A DISTANCE OF 928.40 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 SOUTHWESTERLY DIRECTION ALONG SAID REVERSE CURVE TO THE RIGHT, 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 S 29' 32' 31" W 54.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE POINT OF REVERSE CURVE, FOR A CORNER HEREOF;
THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT 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 S 32' 13' 42" W 24.43 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE POINT OF TANGENCY, FOR A CORNER HEREOF;
THENCE N 61' 14' 33" W, A DISTANCE OF 50.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;
THENCE N 81' 27' 36" W, AT A 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 NAIL SET, ON THE WEST LINE 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 570.30 FEET TO THE POINT OF BEGINNING, CONTAINING 16.14 ACRES OF LAND, MORE OR LESS.
BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT
ON THIS 12th DAY OF November, 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.
[Signature] PRESIDENT
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



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

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

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C"	27°09'32"	226.75'	54.77'	107.48'	N 22°07'10" E	106.48'
"D"	6°56'28"	226.75'	13.75'	27.47'	N 32°13'42" E	27.45'

CURVE DATA

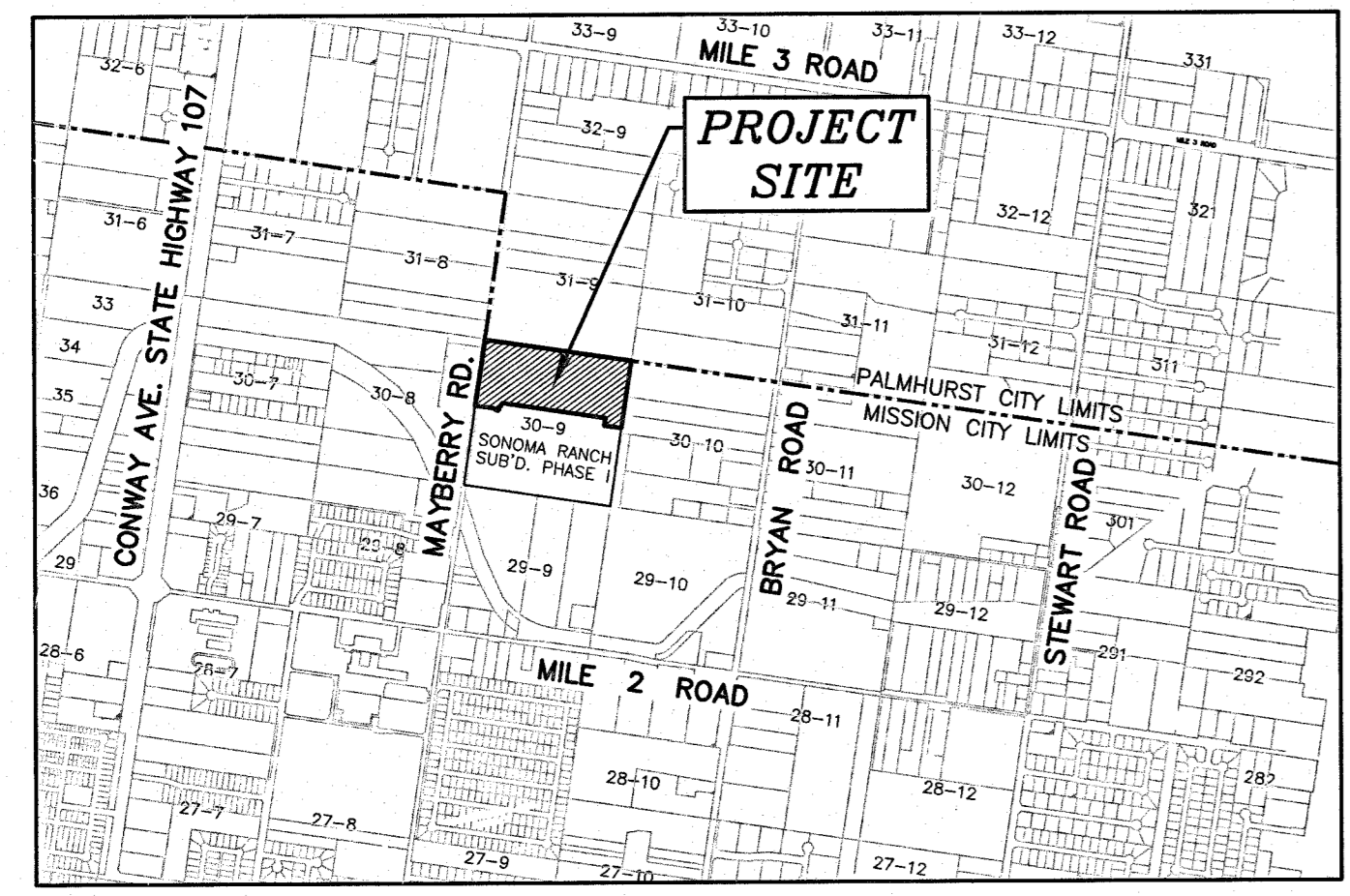
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C8"	12°18'49"	251.75'	27.16'	54.10'	S 29°32'31" W	54.00'
"C9"	06°56'28"	201.75'	12.24'	24.44'	S 32°13'42" W	24.43'
"C10"	06°56'28"	251.75'	15.27'	30.50'	S 32°13'42" W	30.48'
"C11"	27°09'32"	201.75'	48.73'	95.63'	S 22°07'10" W	94.74'
"C12"	60°00'00"	50.00'	28.87'	52.36'	S 68°32'24" W	50.00'
"C13"	57°17'45"	50.00'	27.32'	50.00'	N 52°48'44" W	47.94'
"C14"	75°32'52"	50.00'	38.75'	65.93'	S 13°36'35" W	61.25'
"C15"	17°09'23"	50.00'	7.54'	14.97'	S 59°57'42" W	14.92'
"C16"	14°50'43"	251.75'	32.80'	65.23'	N 15°57'45" E	65.05'

IRREGULAR LOT AREAS

LOT #	AREA	S.F.	ACRES
115	6240	0.143	
116	8270	0.190	
117	9437	0.217	
118	6012	0.138	
136	6580	0.151	
137	8080	0.185	
138	7650	0.176	
139	7133	0.164	
153	7133	0.164	
154	7133	0.164	
168	7133	0.164	
169	7312	0.168	
183	7133	0.164	
LOT "B"	46989	1.078	

LINE DATA

LINE	CHORD BEARING	CHORD
"L1"	N 53°32'24" E	28.28'
"L2"	N 36°27'33" W	28.28'
"L3"	S 53°32'24" W	21.21'
"L4"	S 36°27'36" E	21.21'
"L5"	N 36°27'36" W	21.21'
"L6"	N 53°32'24" E	21.21'
"L8"	N 08°32'24" E	24.00'



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

UPDATED: OCTOBER 2, 2024 - REV. FRONT ESM'Ts.
DATE OF PREPARATION: SEPTEMBER 10, 2024
DRAWN BY: G. TEEGARDIN
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosae.com
TBPELS FIRM NUMBER F-1295

ON: 1-9-2026 AT 11:10 AM
INSTRUMENT NUMBER 3714624
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: *[Signature]* DEPUTY