



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-29-2025

PROPOSED TOVAR ESPINOSA SUBDIVISION, PRECINCT No. 4.

ENGINEER MAS ENGINEERING LLC DEVELOPER: CESAREO TOVAR SUSTAITA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH SIDE OF MILE 17 NORTH ROAD APPROXIMATELY 800 FEET EAST OF TERRY ROAD

SUBDIVISION LIES WITHIN THE: CITY OF EDINBURG ETJ

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-07-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 NORTH ROAD SIDE DITCH.

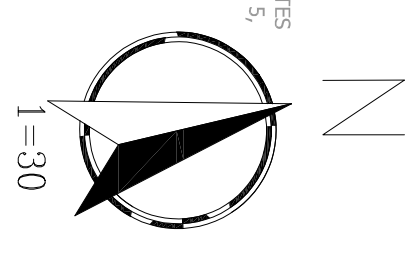
SEWER SYSTEM: : SANITARY SEWER BY THE CITY OF EDINBURG

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 17 NORTH ROAD.

STAFF RECOMMENDS: **Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

MAP OF TOVAR ESPINOZA SUBDIVISION



BEING 0.545 ACRES OUT OF LOT TEN (10) SECTION TWO HUNDRED FORTY NINE (249), TEXAS (MEXICAN RAILWAY COMPANYS SURVEY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN DATED AUGUST 1, 2018 CONVEYED TO CESARDO TOVAR SUSTAITA, RECORDED IN DOCUMENT NO. 20399977 OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 0.545 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND, THE NORTHWEST CORNER OF THE SAID LOT 10, SECTION 249, SAME BEING A POINT IN THE CENTER LINE OF THE ROAD INTERSECTION OF TERRY ROAD AND MILE 17 ROAD, SAME BEING A POINT IN THE CENTER LINE OF THE ROAD INTERSECTION OF TERRY ROAD AND MILE 17 ROAD;

THENCE S81°10'05"E ALONG THE NORTH LINE OF THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE CENTER LINE OF MILE 17 ROAD A DISTANCE OF 416.43 FEET TO A COTTON PICKER SPINDLE FOUND A POINT ON THE NORTH LINE OF THE SAID LOT 10, SECTION 249, SAME BEING A POINT ON THE CENTER LINE OF MILE 17 ROAD;

THENCE S89°55'37"E ACROSS THE SAID LOT 10, SECTION 249, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 ROAD, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.2725 ACRES TRACT CONVEYED TO KRISTAL FALCON, RECORDED IN DOCUMENT NO. 2948767 OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HERBIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S81°10'05"E ACROSS THE SAID LOT 10, SECTION 249, SAME ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 ROAD, A DISTANCE OF 102.97 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 ROAD, SAME BEING THE NORTHWEST CORNER OF A CALLED TRACT OF 0.545 ACRES BEING THE SAID 0.545 ACRE TRACT, RECORDED IN DOCUMENT NO. 2822130 OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HERBIN DESCRIBED TRACT;

THENCE S89°55'37"E ACROSS THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE WEST LINE OF THE SAID HERMANDEZ TRACT, A DISTANCE OF 230.36 FEET TO A 1 INCH IRON ROD WITH CAP FOUND, THE SOUTHWEST CORNER OF THE SAID HERMANDEZ TRACT, SAME BEING A POINT ON THE NORTH LINE OF A CALLED 3.845 ACRE TRACT CONVEYED TO SANDRA GONZALEZ, RECORDED IN DOCUMENT NO. 2822130 OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HERBIN DESCRIBED TRACT;

THENCE N47°10'57"E ACROSS THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE NORTH LINE OF THE SAID HERMANDEZ TRACT, A DISTANCE OF 102.97 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. MARK SET A POINT ON THE NORTH LINE OF THE SAID GONZALEZ TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID FALCON TRACT, FOR THE SOUTHWEST CORNER OF THE HERBIN DESCRIBED TRACT;

THENCE N47°55'37"E ACROSS THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE EAST LINE OF THE SAID FALCON TRACT, A DISTANCE OF 230.36 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.545 ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE BY MY PERSON OR UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS WERE PLACED IN ACCORDANCE WITH THE SURVEY AND THAT THE SURVEY AND THIS PLAT COMPLY WITH THE ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

CARRIZALES LAND SURVEYING, L.L.C.
MANUEL CARRIZALES
MANNING FERRY REGISTRATION NUMBER 10194472
2221 DARTFOLD AVE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

I, JUANME ADEVEDO, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS TOVAR ESPINOZA SUBDIVISION AND HAS BEEN APPROVED FOR RECORDING ON THIS _____ DAY OF _____ 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY OF HIDALGO.

ADMINISTRATOR _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS ON THE DISTRICT ADOPED UNDER TEX. WATER SPRINKLING ACT (2010) AND STATE APPROVAL AND THAT THE SPECIFIC SUBDIVISION IS BASED ON GENERAL ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
DATE _____

BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 238.025(c)(6)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TOVAR ESPINOZA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER CESARDO TOVAR SUSTAITA 1338 N. TERRY ROAD EDINBURG, TX, 78542 (956) 929-0626
ENGINEER MARIO A. SALINAS 3911 N. 10 TH. ST. SUITE H MCALLEN, TX, 78501 (956) 537-1311
SURVEYOR MANUEL CARRIZALES 2221 Dartfold Ave. McAllen, TX, 78501 (956) 682-9081

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, CESARDO TOVAR SUSTAITA, SUBDIVIDER, AS OWNER OF THE 0.545 ACRE TRACT OF LAND BOUND-PASSED WITHIN THE PROPOSED TOVAR ESPINOZA HERBIN SUBDIVIDE, THE LAND EASEMENTS SHOWN HEREON, I HEREBY CERTIFY THAT I HAVE COMPLETED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CESARDO TOVAR SUSTAITA _____ DATE _____
1338 N. TERRY ROAD
EDINBURG, TEXAS 78542
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CESARDO TOVAR SUSTAITA, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHOSE NAME IS DECLARED THAT HIS STATEMENT CONCERNING THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE, AND THAT THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREBY AS TOVAR ESPINOZA SUBDIVISION IN THE CITY OF EDINBURG, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED TO UNDER THIS PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREBIN.

BY: _____ DATE _____
OLEGARIO CANTU

BY: YOLANDA CANTU _____ DATE _____
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OLEGARIO CANTU AND YOLANDA CANTU (PERSONALLY), KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXCITED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS _____ DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 968811
3911 N. 10 TH STREET, SUITE H,
MCALLEN, TEXAS 78501

I N D E X

LOCATION MAP AND ETL PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTIONS, DEED RECORDS, AND EASEMENT RECORDS, CITY APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETL OF A MUNICIPALITY AND DESIGNATE THE PRECINCT OF THE PROJECTS STRUTLED, H.C.R.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION (D) APPROVAL, H.C.R.D. CERTIFICATION, RESERVATION NOTES.

1 SHEETS
LOCATION MAP AND ETL PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTIONS, DEED RECORDS, AND EASEMENT RECORDS, CITY APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETL OF A MUNICIPALITY AND DESIGNATE THE PRECINCT OF THE PROJECTS STRUTLED, H.C.R.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION (D) APPROVAL, H.C.R.D. CERTIFICATION, RESERVATION NOTES.

2 SHEETS
WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, SUB-DIVIDER CERTIFICATION AND STATEMENT.

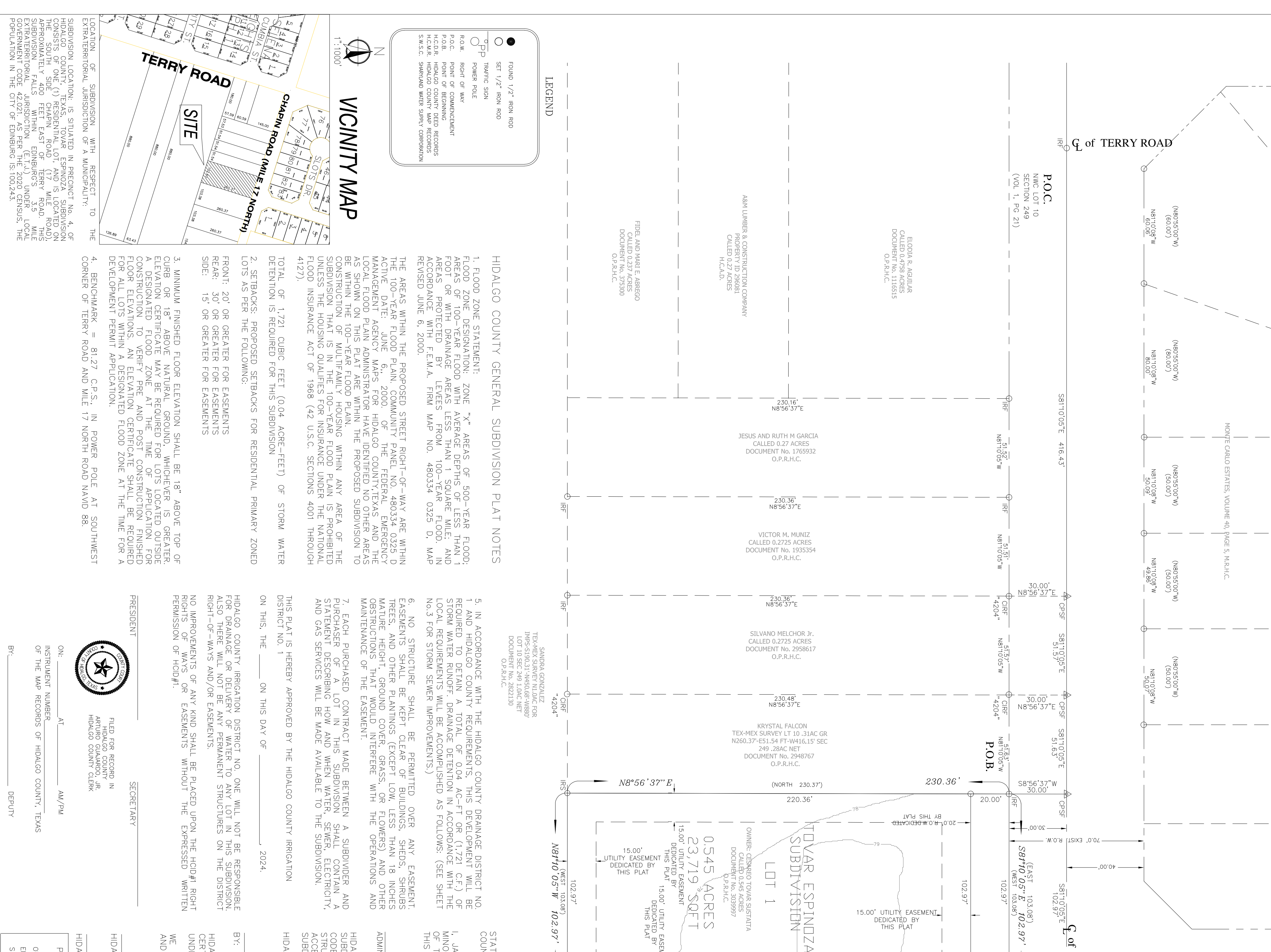
3 SHEETS
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, RESERVATION NOTES.

DATE OF PREPARATION: MARCH 12, 2024

DATE OF PREPARATION: MARCH 12, 2024

DATE OF PREPARATION: MARCH 12, 2024

MAS ENGINEERING LLC.
CONSULTING ENGINEERING FIRM NO. F-15499
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS, 78501
PH: (956) 537-1311
E-MAIL: MSALINAS@973@ATT.NET



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- TOPographic MARK
- POWER POLE
- POINT OF BEGINNING
- H.C.R.D. HEADQUARTERS
- H.C.R.D. COUNTY DEED RECORDS
- S.C.R.D. SURVEYED WITH SPECIAL PERMISSION

VICINITY MAP
1"=1000'

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: ZONE "X" AREAS OF 500-YEAR FLOOD-AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVERS FROM 100-YEAR FLOOD, IN ACCORDANCE WITH G.E.M.A. FIRM MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000.

2. THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COMMUNITY PANEL NO. 480334 0325 D ACTIVE DATE: JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN, CONSTRUCTION OF MULTIFAMILY HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK = 81.27 C.P.S. IN POWER POLE AT SOUTHWEST CORNER OF TERRY ROAD AND MILE 17 NORTH ROAD N/AVD 88.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.04 AC-FT OR (1.721 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS).

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE _____ ON THIS DAY OF _____ 2024.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOA#1 RIGHT PERMISSION OF HOA#1.

SECRETARY _____
DEPUTY _____

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
HIDALGO COUNTY CLERK

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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY:

SUBDIVISION LOCATION IS SITUATED IN PRECINCT NO. 4, OF THE COUNTY OF HIDALGO, TEXAS, AND IS LOCATED ON THE SOUTH SIDE OF CHAPIN ROAD (17 MILE ROAD), SUBDIVISION TELL FALLS FURNACE ENGINEERS ROAD, WINS EXTRAJURISDICTION JURISDICTION (E.L.T.) UNDER LOCAL GOVERNMENT CODE 232.032 AS OF THE 2002, AND THE LOCAL GOVERNMENT CODE 232.032 AS OF THE 2002, AND THE LOCAL GOVERNMENT CODE 232.032 AS OF THE 2002.