



# HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 9-02-2025

PROPOSED JLG SUBDIVISION, PRECINCT No. 3.

ENGINEER: ATLAS ENGINEERING CONSULTANT DEVELOPER: JOSE LUIS GONZALEZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 6\*SINGLE FAMILY \*MULTI-FAMILY COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY ¼ OF A MILE NORTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-21-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN TO ZAVALA DRIVE AND BETSEN PALM ROAD SIDE DITCH.

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

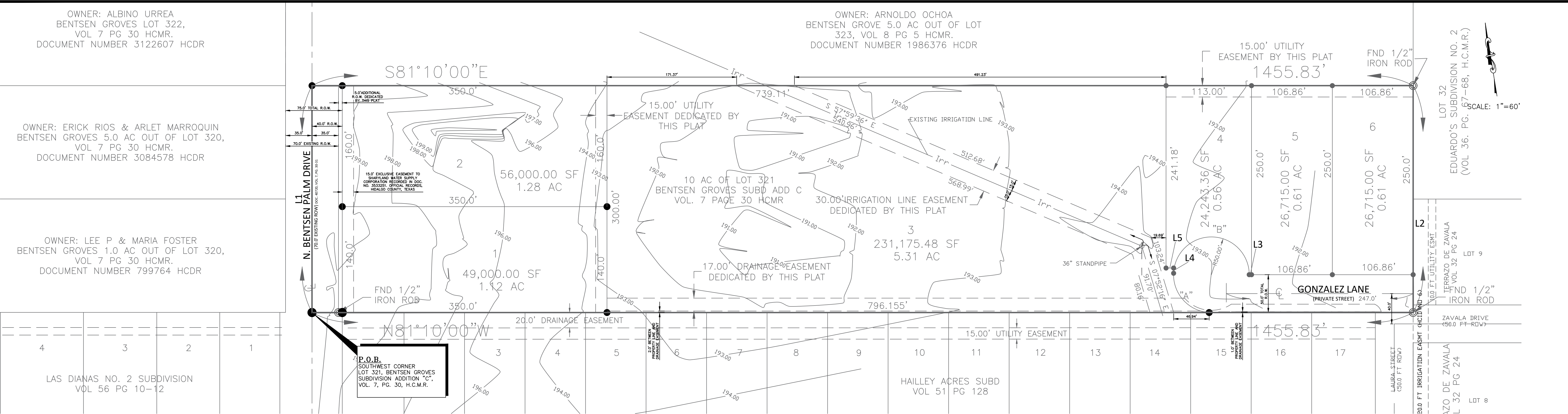
WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: LAURA STREET AND BENTSEN PALM DRIVE.

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.*

**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.*

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SUBDIVISION PLAT OF:  
**JLG SUBDIVISION**

A 10.00-ACRE TRACT (436,569.00 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, AND AS FURTHER DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 879936, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES.

**METES AND BOUNDS**  
A 10.00-ACRE TRACT (436,569.00 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, AND AS FURTHER DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 879936, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY 4,800 FEET NORTH OF MILE 7 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND (N: 16647315.34, E: 1033927.11) FOR THE APPARENT SOUTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND VESTED IN ARNOLDO OCHOA (WARRANTY DEED RECORDED VIA DOCUMENT NO. 1986376, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF SAID LOT 321, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°54'39" WEST, ALONG AN EXISTING CEDAR FENCE AT A USUAL 2.07 FEET TO THE RIGHT OF, AND WITH THE APPARENT WEST LINE OF EDUARDO'S SUBDIVISION NO. 2 (VOLUME 36, PAGE 67 - 68, MAP RECORDS, HIDALGO COUNTY, TEXAS), THENCE FOLLOWED BY THE WEST LOT LINE OF TERRAZO DE ZAVALA SUBDIVISION (VOLUME 32, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR A TOTAL DISTANCE OF 300.00 FEET TO A FOUND HALF (1/2) INCH IRON ROD FOR THE APPARENT SOUTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°05'21" WEST, WITH THE APPARENT NORTH LOT LINE OF HAILLEY ACRES SUBDIVISION (VOLUME 51, PAGE 128, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 10.00-ACRE TRACT FOR A DISTANCE OF APPROXIMATELY 105 FEET PAST AN EXISTING GATE TO THE RIGHT OF AND THENCE ALONG AN EXISTING HIGHWIRE FENCE AT A USUAL DISTANCE OF 0.5 FEET TO THE LEFT OF SAID SOUTH LOT LINE OF 10.00-ACRE TRACT FOR A DISTANCE OF 1,418.33 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE VIA THIS PLAT, THENCE ANOTHER 5.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 1,455.83 FEET TO A POINT LYING 2.50 FEET EAST OF THE APPARENT CENTERLINE OF A DESIGNATED 5-FOOT STRIP CENTERED WITHIN THE ORIGINAL 75.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID BENTSEN PALM DRIVE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

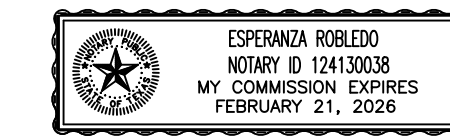
THENCE, NORTH 08°50'00" EAST, 2.50 FEET EAST OF AND PARALLEL TO THE SAID BENTSEN PALM DRIVE ORIGINAL 75.00-FOOT RIGHT-OF-WAY CENTERLINE, FOR A DISTANCE OF 300.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°05'21" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 10.00-ACRE TRACT, A DISTANCE OF 32.50 FEET PAST A NO. 4 REBAR FOUND ON THE SAID BENTSEN PALM DRIVE EXISTING EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 5.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID BENTSEN PALM DRIVE PROPOSED EAST RIGHT-OF-WAY LINE, CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID 5.0 ACRE TRACT VESTED IN OCHOA ARNOLDO AND MINERVA, AND THE NORTH LOT LINE OF SAID 10.00-ACRE TRACT FOR A TOTAL DISTANCE OF 1,455.83 FEET TO THE SAID FOUND HALF (1/2) INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 10.00 ACRES (436,569.00 SQ. FT.), OF WHICH 0.224 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.436 OF AN ACRE LIES IN EXISTING IRRIGATION EASEMENT, FOR A NET OF 9.34 ACRES, MORE OR LESS.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

JLG SUBDIVISION IS LOCATED NORTHWEST SIDE OF HIDALGO COUNTY EAST OF NORTH BENTSEN PALM DRIVE. THE ONLY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF McALLEN, WITH A POPULATION OF (POP. 146,593 AS PER THE US CENSUS 2023). JLG SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY OF McALLEN LIMITS AND IT IS WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.

**LOCATION MAP** SCALE: 1" = 80'



NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HIDALGO

RODRIGO RANGEL  
3304 ZAVALA DRIVE  
MISSION, TEXAS 78574

YASMIN I. RANGEL  
3304 ZAVALA DRIVE  
MISSION, TEXAS 78574

JOSE ESPAÑA GONZALEZ  
3310 ZAVALA DRIVE  
MISSION, TEXAS 78574

YASMIN GONZALEZ  
9212 N. BENTSEN PALM DRIVE  
MISSION, TEXAS 78574

JOSE LUIS GONZALEZ  
9212 N. BENTSEN PALM DRIVE  
MISSION, TEXAS 78574

THE STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS JLG SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE SURFACE USE OF THE STREET, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREAS SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE JLG SUBDIVISION HOMEOWNERS ASSOCIATION. RIGHT-OF-WAY DEDICATION FOR NORTH BENTSEN PALM DRIVE BEING DEDICATED TO THE PUBLIC BY THIS PLAT.

LINE #	LENGTH	DIRECTION
L1	300.0'	N08°50'00"E
L2	300.0'	S08°50'00"W
L3	3.040'	N81°10'00"W
L4	6.90'	S08°50'00"W
L5	5.0'	N81°10'00"W

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
"A"	90°0'02"	50.0	78.54'	S 36°10'01" E	70.71'
"B"	180°0'02"	50.0	157.08'	S 81°10'00" E	100.0'

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JLG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 UNDER MY SUPERVISION ON THE GROUND.



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

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 THE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

SHARYLAND WATER SUPPLY CORPORATION:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE JLG SUBDIVISION LOCATED AT THE CITY OF MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE \_\_\_\_\_

**PLAT NOTES AND RESTRICTIONS:**

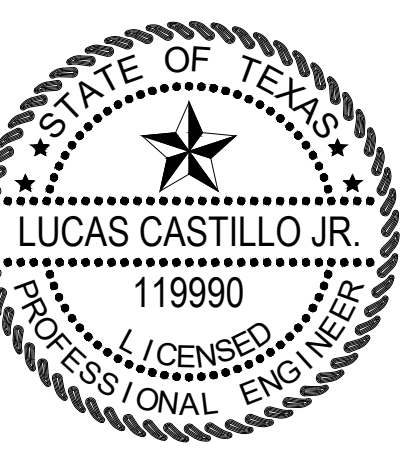
- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0250 D JUNE 6, 2000. THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COMMUNITY-PANEL NO. 480334 0250 D, JUNE 6, 2000, EFFECTIVE DATE, JUNE 6, 2000. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND - DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4/656 SET UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDUCTION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- MINIMUM BUILDING SETBACK LINES: FRONT LOTS 182.45.00' OR GREATER FOR EASEMENTS, OR INLINE WITH THE AVERAGE EXISTING STRUCTURES, WHICHEVER IS GREATER. FRONT LOTS 3.6- 25.00' OR GREATER FOR EASEMENTS. SIDE: 6.00' OR GREATER FOR EASEMENTS. REAR: 15.00' OR GREATER FOR EASEMENTS. GARAGE: 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.286 CUBIC FEET (0.47 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. STATION NAME: MC 29. LOCATION: AT THE EAST BOUND ON FM 2993 (1 MILE NORTH FROM HWY 107). TYPE OF MARK: 30" ALUMINUM PIPE WITH 3"-1/4" BRASS MONUMENT CAP ON TOP. NORTHING: 1664007.9326. EASTING: 104785.4048. HORIZONTAL DATUM: NAD 83/VERTICAL DATUM: NAVD 88. ORTHOMETRIC HEIGHT: 168.75 FT.
- EACH PURCHASE 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.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT #6, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- JOSE LUIS GONZALEZ, YASMIN GONZALEZ, JOSE ESPAÑA GONZALEZ, YASMIN ISABEL RANGEL, AND RODRIGO RANGEL THE OWNERS & SUBDIVIDERS OF JLG SUBDIVISION HEREBY GRANT AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 4.4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON N. BENTSEN PALM DRIVE.
- 8 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 194-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
- OWNERS OF LOT 1 & 2 WILL BE RESPONSIBLE TO MOVE EXISTING FENCE AND WALL ENCROACHING ON THE NEW R.O.W. LINE OF BENTSEN PALM DRIVE AT THE TIME OF FUTURE WIDENING OF BENTSEN PALM DRIVE.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE JLG SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY OFFICIAL RECORDS; DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, DETENTION AREAS, AND PERIMETER FENCE/WALL. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN (OWNERS) AND THE CITY OF McALLEN EXECUTED ON OCTOBER 9, 2023 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 25' X 26" SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED. SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$ \_\_\_\_\_ PER FOOT, FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ \_\_\_\_\_ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION ACKNOWLEDGEMENT:

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS 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 \_\_\_\_\_

CITY OF McALLEN CERTIFICATION OF APPROVAL:

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

IRRIGATION DISTRICT NO. 6

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLACED UPON HICID# RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

BOARD MEMBER \_\_\_\_\_ DATE \_\_\_\_\_



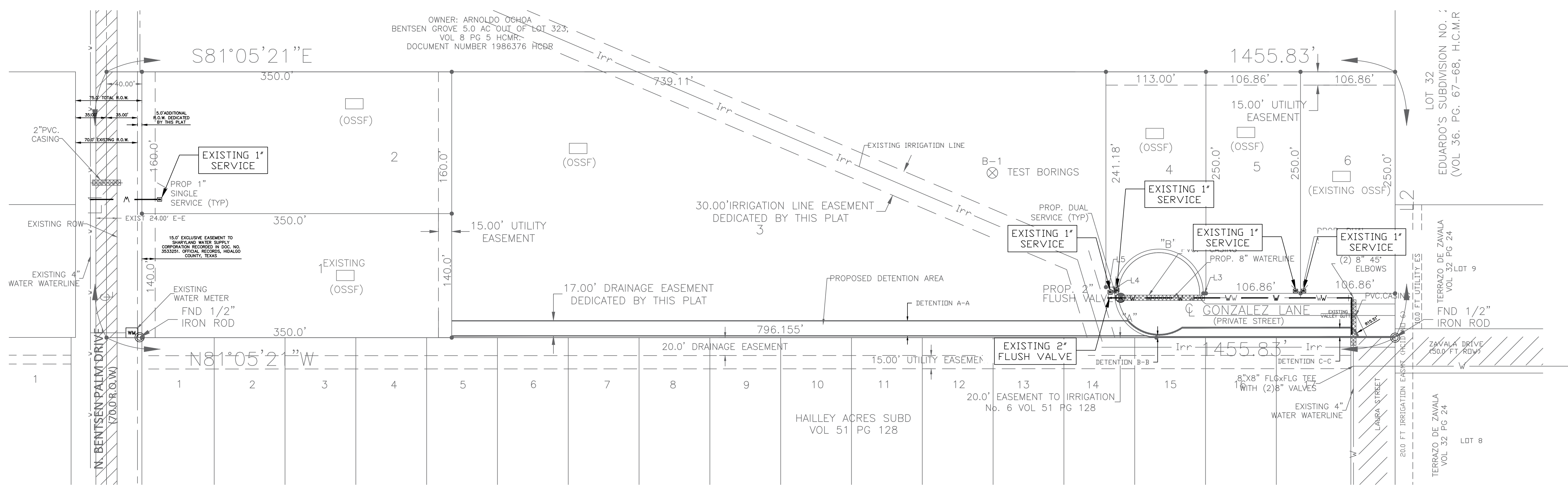
FILED FOR RECORD IN  
HIDALGO COUNTY  
**ARTURO GUAJARDO, JR.**  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

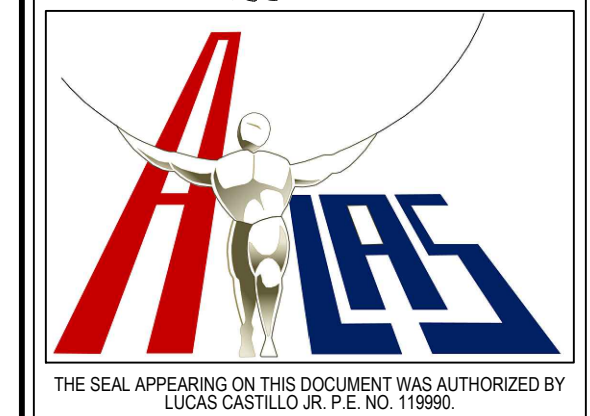
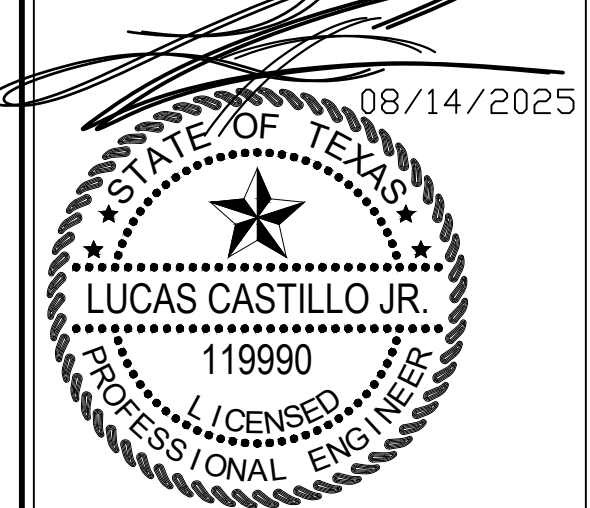
DOCUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

OWNER: ARNOLDO OCHOA  
 BENTSEN GROVE 5.0 AC OUT OF LOT 323,  
 VOL 8 PG 5 HCMR;  
 DOCUMENT NUMBER 1986376 HC&R



ATLAS ENGINEERING CONSULTANTS  
 TPBE FIRM NO. 17057  
 500 S 11TH STREET, MCKINNEY, TEXAS 75011  
 972-379-3857  
 lcastillo@atlaseng.com



PROJECT: JLG SUBDIVISION  
 9212 N BENTSEN PALM DR  
 MISSION, TEXAS  
 AS-BUILT

PROJECT NO.: CV21-008  
 DATE: 03/11/2025 DRAWN BY: X.G.  
 REVISION:  
 08/14/2025

UTILITY PLAN

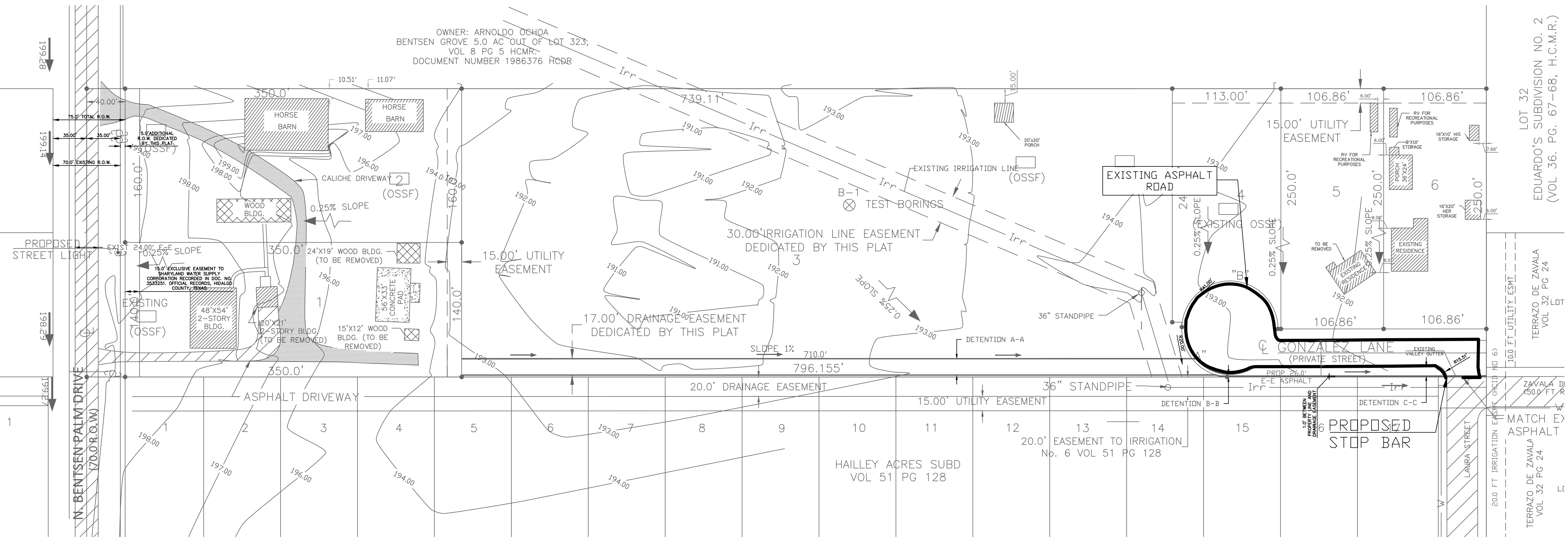
N GROVES LOT 322,  
 - 7 PG 30 HCMR.  
 NUMBER 3122607 HCDR

RIOS & ARLET MARROQUIN  
 ES 5.0 AC OUT OF LOT 320,  
 - 7 PG 30 HCMR.  
 NUMBER 3084578 HCDR

EE P & MARIA FOSTER  
 ES 1.0 AC OUT OF LOT 320,  
 - 7 PG 30 HCMR.  
 NUMBER 799764 HCDR

AS NO. 2 SUBDIVISION  
 - 56 PG 10-12

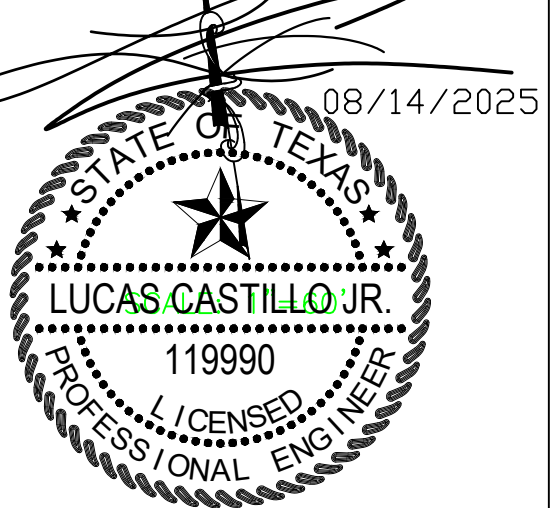
OWNER: ARNOLDO OSOIA  
 BENTSEN GROVE 5.0 AC OUT OF LOT 323,  
 VOL 8 PG 5 HCMR.  
 DOCUMENT NUMBER 1986376 HCDR



LOT 32  
 EDUARDO'S SUBDIVISION NO. 2  
 (VOL 36, PG. 67-68, H.C.M.R.)

LOT 32  
 TERRAZO DE ZAVALA  
 VOL 32 PG 24

ATLAS ENGINEERING CONSULTANTS  
 TPBE FIRM NO. 17057  
 500 S 11TH STREET, MISSION, TEXAS 78501  
 956-375-3857  
 atlasinfo@gmail.com



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
 LUCAS CASTILLO JR. P.E. NO. 119990.

PROJECT: JLG SUBDIVISION  
 9212 N BENTSEN PALM DR  
 MISSION, TEXAS  
**AS-BUILT**

PROJECT NO.: WS24-555  
 DATE: 03/11/2025 DRAWN BY: X.G.  
 REVISION:  
 08/14/2025

PAVING PLAN