



# HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-23-2025

PROPOSED HUNTER'S POINT SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLY & ASSOCIATES, INC DEVELOPER RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 52  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF RICHARDSON ROAD APPROXIMATELY 200 FEET EAST OF KENYON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-24-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY ONSITE DETENTION POND.

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: RICHARDSON ROAD

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

**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.*

# HUNTERS POINT

A 33.22 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

A 33.22 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED C.L.S. 6388 FOUND ON THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128) AND ON THE WEST LINE OF EL RAMADERO SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR AN EXTERIOR CORNER OF THIS TRACT, SAID ROD BEARS N 89°48' W, 110.92 FEET AND SOUTH 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF LOT 2.

THENCE; S 00°03'15" W, ALONG THE WEST LINE OF EL RAMADERO SUBDIVISION, PASSING AT 10.00 FEET THE NORTHWEST CORNER OF EL MIRADOR SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2998837, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND CONTINUING ALONG THE WEST LINE OF EL MIRADOR SUBDIVISION, A TOTAL DISTANCE OF 367.53 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF EL MIRADOR SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'00" E, ALONG THE SOUTH LINE OF EL MIRADOR SUBDIVISION AND THE SOUTH LINE OF EL RAMADERO SUBDIVISION, A DISTANCE OF 626.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R/A FOUND ON THE WEST LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT (AN 8.05 ACRE TRACT OF LAND OUT OF LOT 2, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2619815, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF EL RAMADERO SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°03'40" W, ALONG THE WEST LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, A DISTANCE OF 1,173.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'19" E, ALONG THE SOUTH LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, A DISTANCE OF 257.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'40" W, ALONG THE SOUTH LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, A DISTANCE OF 100.24 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 89°48'58" W, ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 257.71 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°41'59" W, ALONG THE SOUTH LINE OF LOTS 2 AND 3, A DISTANCE OF 1,006.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY (RECORDED IN VOLUME 17, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°04'55" E, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 179.25 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 00°05'45" E, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 619.23 FEET TO A 3/4" IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°13'43" W, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 154.06 FEET TO A 1" IRON PIPE FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 00°02'04" W, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 154.74 FEET TO A 1" IRON PIPE FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 00°04'33" E, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 532.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 89°40'17" E, ALONG THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128), A DISTANCE OF 380.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.22 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EL RAMADERO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS.

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



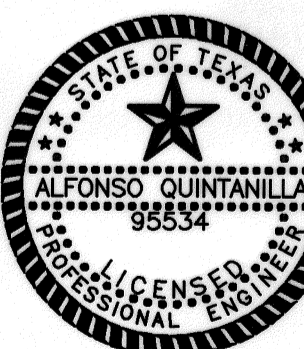
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.L.S. No. 4856

JULY 25, 2024  
DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE 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.

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534

6-2-25  
DATE

### QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: 8-14-2024

### STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HUNTERS POINT SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY: THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

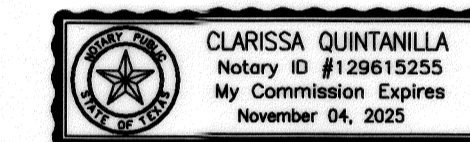
RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGING MEMBER  
2812 S. JACKSON ROAD  
MCALLEN, TEXAS 78503  
PH. (956) 821-8180

DATE

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared  
RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER BY: MANUEL N. CANTU, JR., MANAGING MEMBER OF HUNTERS POINT SUBDIVISION

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA QUINTANILLA-NOTARY PUBLIC

### PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as \_\_\_\_\_ conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON-PLANNING & ZONING COMMISSION

### MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 3rd DAY OF July 2024.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

*Matthew* SECRETARY  
*Robert L. Bell* PRESIDENT

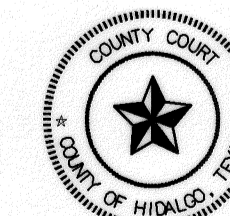
### APPROVED BY DRAINAGE DISTRICT:

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 48.211(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



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

FILENAME : F:\DATA\SUBDIVS\EDINBURG\HUNTERS POINTS SUBDIVISION\ PLAT 53 LOTS			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUGUST 14, 2024	JULIS CVZS /LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

### RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees ( hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: longer.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGING MEMBER  
2812 S. JACKSON ROAD  
MCALLEN, TEXAS 78503  
PH. (956) 821-8180

### PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)  
DEFINED AS "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 LEVEES FROM 100-YEAR FLOOD."  
COMMUNITY-PANEL NUMBER: 480334 0325 D  
MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001
- LEGEND \* - DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:  
FRONT .....25.00 FEET  
REAR .....15.00 FEET  
SIDE .....6.00 FEET  
CORNER SIDE .....15.00 FEET  
GARAGE .....18.00 FEET  
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR 6" BASE FLOOD ELEVATION, WHICHEVER IS GREATER
- BENCHMARK NOTE: B.M. ELEV.= 87.32 TOP OF EXIST. TYPE "T" INLET LOCATED 147.4 FEET WEST AND 7.6 FEET NORTH FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM. NORTHING = 16635505.80 EASTING = 1108444.68
- TOTAL DRAINAGE DETENTION IS: 225,284.87 C.F.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS
- 50% OF PARK LAND FEE (\$300.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. ADA RAMP WITHIN THE SUBDIVISION ARE TO BE CONSTRUCTED 3.0 LF FROM BACK OF CURB DURING SUBDIVISION CONSTRUCTION STAGE.
- NO ACCESS TO RICHARDSON BLVD. FROM LOTS 1 AND 53
- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMP IS REQUIRED ADJACENT TO BACK OF CURB RICHARDSON BLVD. AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS
- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.
- DEVELOPER WILL FILE DEED RESTRICTIONS WHICH WILL INCLUDE STATEMENT THAT THIS SUBDIVISION IS BEING SERVED WITH ON-SITE SEWAGE FACILITY (SEPTIC TANKS)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

### LOT AREA TABLE

LOT	AREA (S.F.)
1	21816.38
2	21828.84
3	21788.01
4	22939.43
5	21919.47
6	21895.25
7	21871.03
8	21846.81
9	21822.59
10	26155.15
11	22088.42
12-17	21861.11
18	22088.42
19	47489.45
20	21926.69
21	21864.57
22	21802.45
23	21784.82
24	21905.14
25	28389.81
26	30256.23
27	21852.16
28	21813.55
29	21807.94
30	21802.32
31	21796.70
32	21791.28
33	21816.38
34	21859.72
35	21862.49
36	22165.45
37	22088.42
38-43	21861.11
44-45	22088.42
46-51	21861.11
52	22088.42
LOT "A" POND	66246.16

### DIMENSIONS DATA

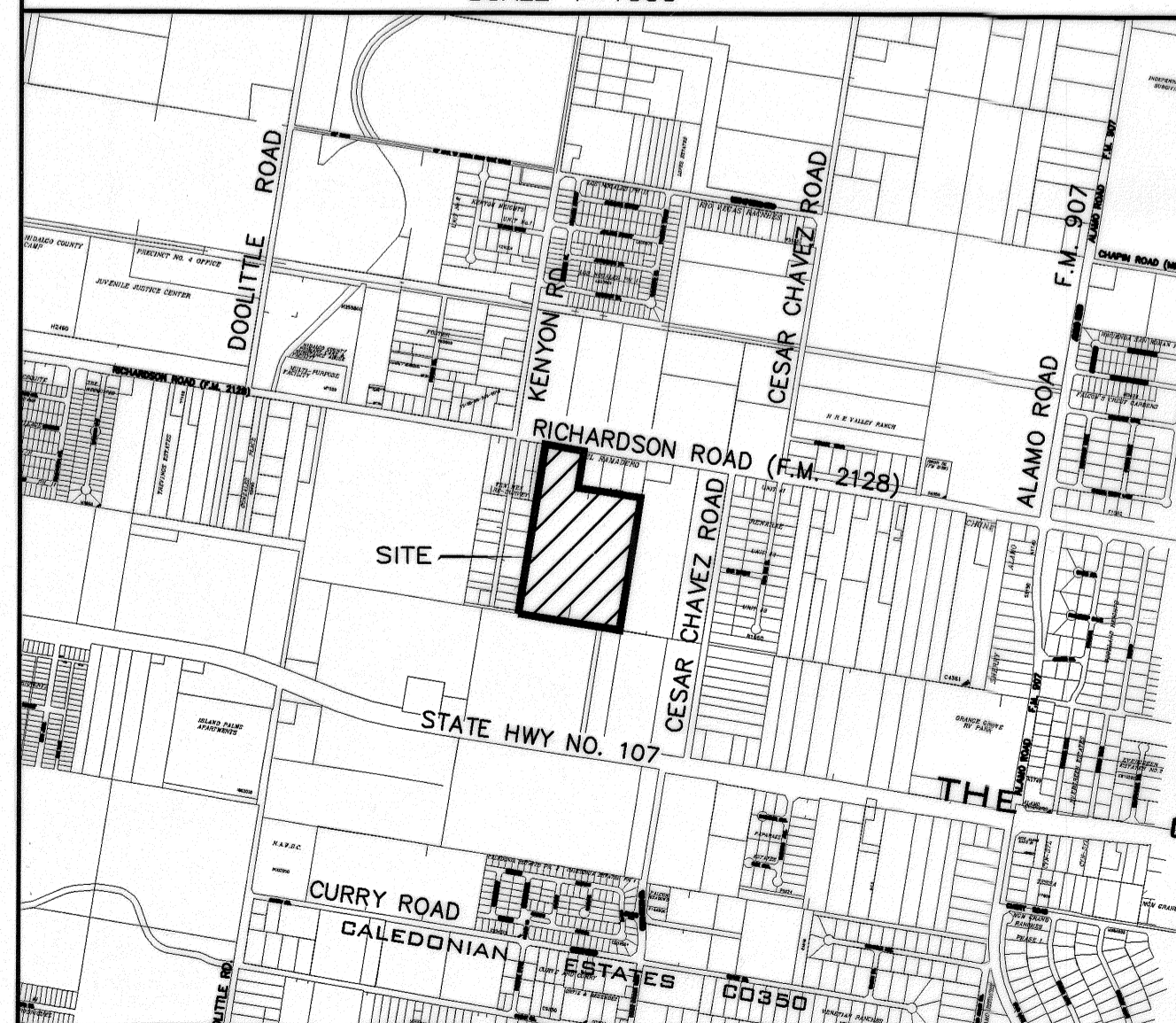
DATA	BEARING	LENGTH
L1	S 44°48'18" E	70.88'
L2	N 45°11'42" E	70.55'
L3	N 44°56'20" W	21.21'
L4	N 45°03'40" E	21.21'
L5	S 44°56'20" E	21.21'
L6	N 44°56'20" W	21.21'
L7	S 45°3'40" W	21.21'

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	86°03'10"	50.00'	75.10'	68.23'
"B"	66°31'19"	50.00'	58.05'	54.85'
"C"	28°34'17"	50.00'	24.93'	24.68'

### LOCATION MAP

SCALE 1=1000



# HUNTERS POINT

A 33.22 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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A 33.22 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED C.L.S. 6388 FOUND ON THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128) AND ON THE WEST LINE OF EL RAMADERO SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE; S 00°03'15" W, ALONG THE WEST LINE OF EL RAMADERO SUBDIVISION, PASSING AT 10.00 FEET THE NORTHWEST CORNER OF EL MIRADOR SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2999837, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE WEST LINE OF EL MIRADOR SUBDIVISION, A TOTAL DISTANCE OF 367.53 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF EL MIRADOR SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'00" E, ALONG THE SOUTH LINE OF EL MIRADOR SUBDIVISION AND THE SOUTH LINE OF EL RAMADERO SUBDIVISION, A DISTANCE OF 626.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R/A FOUND ON THE WEST LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT (AN 8.05 ACRE TRACT OF LAND OUT OF LOT 2, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2619815, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF EL RAMADERO SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°03'40" W, ALONG THE WEST LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, A DISTANCE OF 1,173.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'19" E, ALONG THE SOUTH LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, A DISTANCE OF 257.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'40" W, ALONG THE SOUTH LINE OF THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, A DISTANCE OF 100.24 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 89°48'58" W, ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 257.71 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°41'59" W, ALONG THE SOUTH LINE OF LOTS 2 AND 3, A DISTANCE OF 1,006.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY (RECORDED IN VOLUME 17, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°04'55" E, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 179.25 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 00°05'45" E, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 619.23 FEET TO A 3/4" IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°13'43" W, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 154.06 FEET TO A 1" IRON PIPE FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 00°02'04" W, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 154.74 FEET TO A 1" IRON PIPE FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

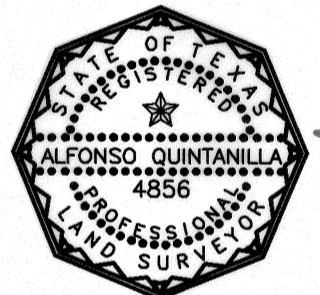
THENCE; N 00°04'33" E, ALONG THE EAST LINE OF THE RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 532.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 89°40'17" E, ALONG THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128), A DISTANCE OF 380.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.22 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EL RAMADERO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS.

## STATE OF TEXAS COUNTY OF HIDALGO

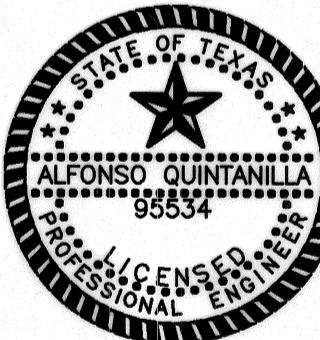
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE  
JULY 25, 2024

## STATE OF TEXAS COUNTY OF HIDALGO

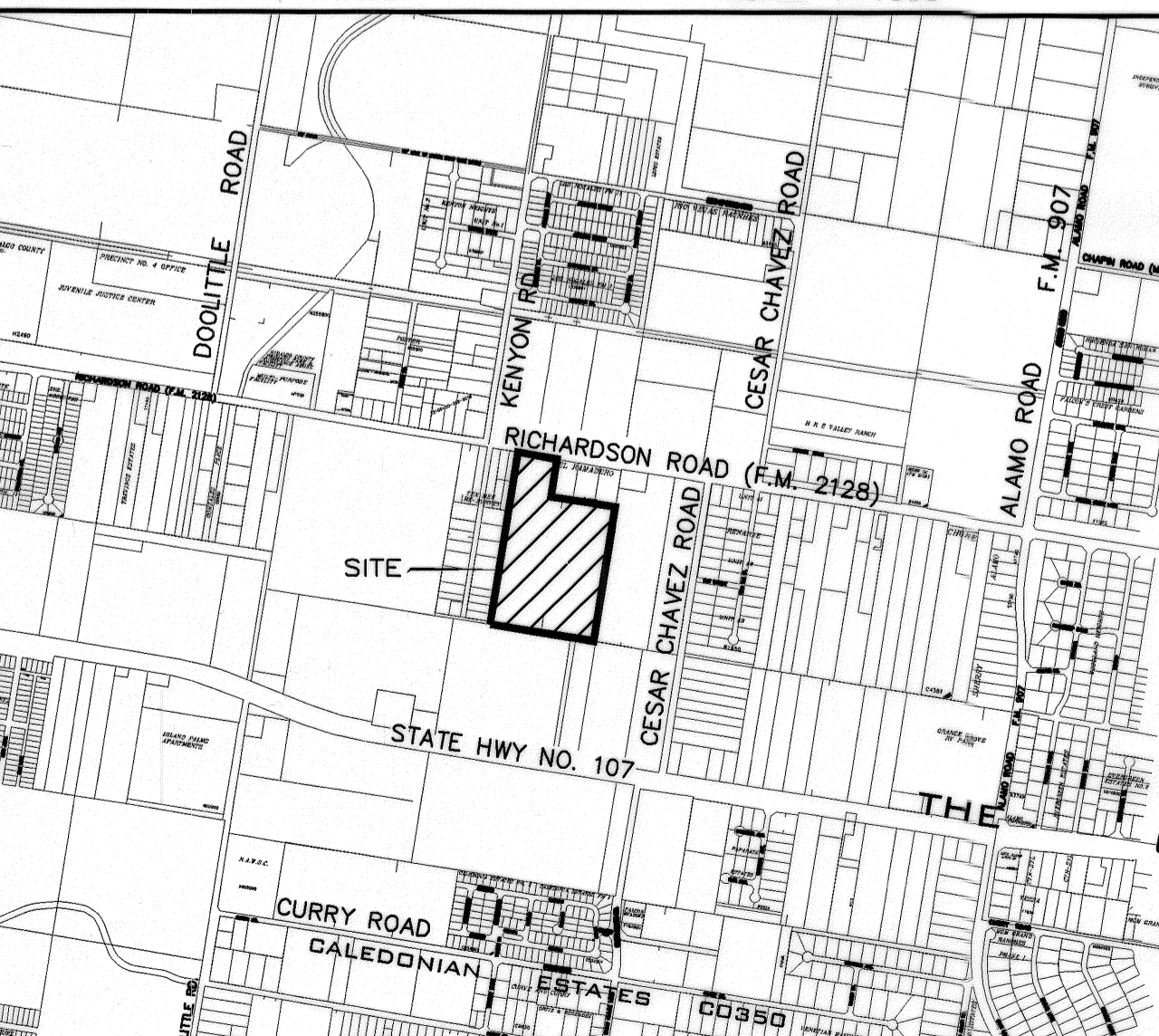
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE  
6-2-25

## LOCATION MAP

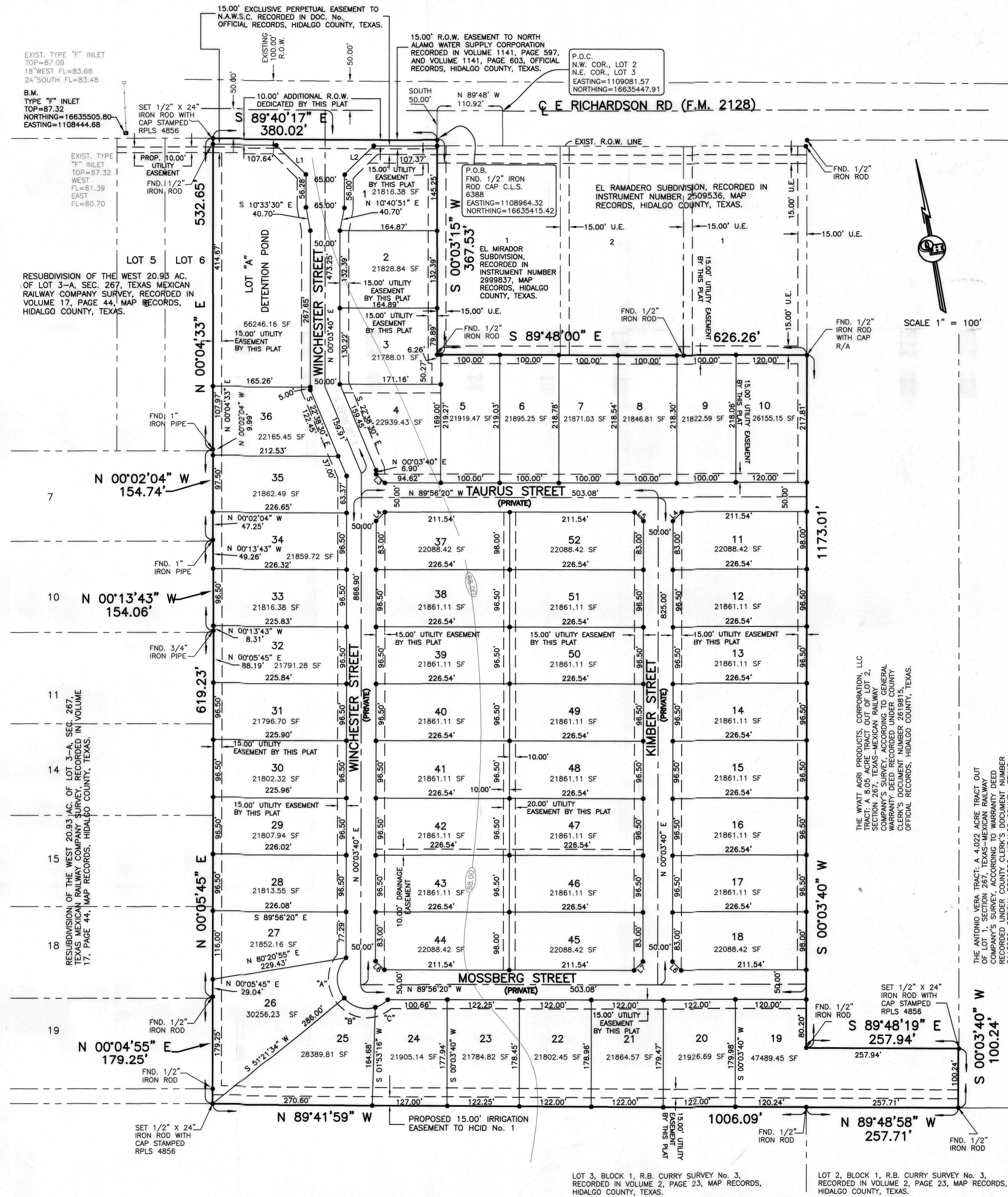
SCALE 1=1000



LOT	AREA (S.F.)
1	21816.38
2	21828.84
3	21788.01
4	22939.43
5	21919.47
6	21895.25
7	21871.03
8	21848.81
9	21822.59
10	26155.15
11	22088.42
12-17	21861.11
18	22088.42
19	47489.45
20	21926.69
21	21864.57
22	21802.45
23	21784.82
24	21905.14
25	28389.81
26	30256.23
27	21852.16
28	21813.55
29	21807.94
30	21802.32
31	21796.70
32	21791.28
33	21816.38
34	21859.72
35	21862.49
36	22165.45
37	22088.42
38-43	21861.11
44-45	22088.42
46-51	21861.11
52	22088.42
LOT "A" POND	66246.16

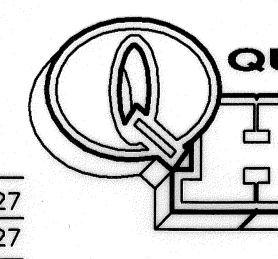
DATA	BEARING	LENGTH
L1	S 44°48'18" E	70.89'
L2	N 45°11'42" E	70.53'
L3	N 44°56'20" W	21.21'
L4	N 45°03'40" E	21.21'
L5	S 44°56'20" E	21.21'
L6	N 44°56'20" W	21.21'
L7	S 45°03'40" W	21.21'

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	86°03'10"	50.00'	75.10'	68.23'
"B"	66°31'19"	50.00'	98.05'	54.85'
"C"	28°34'17"	50.00'	24.93'	24.68'



## PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RED ROCK REAL ESTATE DEVELOPMENT GROUP, L.L.C., A TEXAS LIMITED PARTNERSHIP BY: RED ROCK, L.L.C., PARTNER BY: MANUEL N. CANTU, JR., MANAGING MEMBER	2912 S. JACKSON ROAD	MCCALLEN, TEXAS 78503	(956)821-8180	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



## QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVS\EDINBURG\HUNTERS POINTS SUBDIVISION\ PLAT 53 LOTS	AUGUST 14, 2024	JULIUS CVZS/LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

DATE OF PREPARATION: 8-14-2024

THE WYATT AGRI PRODUCTS CORPORATION, LLC TRACT, 8.05 ACRE TRACT OUT OF LOT 2, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2619815, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ANTONIO VERA TRACT, A 4.022 ACRE TRACT OUT OF LOT 1, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3113986, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



