

SUBDIVISION PLAT OF LA LOMITA PARADISE SUBDIVISION

A 10.00 ACRES TRACT OF LAND, MORE OR LESS, OF LOT 2, RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS, RECORDED IN VOLUME 7, PAGE, 48, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Parcel Line Table			
Line #	Length	Direction	
L1	35.36	N53° 35' 40.24"E	
L2	21.21	N53° 35' 40.26"E	
L3	21.21	S36° 24' 19.74"E	
L4	21.21	S53° 35' 40.24"W	
L5	21.21	N36° 24' 19.76"W	
L6	21.21	N53° 35' 40.24"E	
L7	35.36	N36° 24' 19.76"W	
L8	35.36	S53° 35' 40.24"W	
L9	21.21	S36° 24' 19.76"E	
L10	21.21	S53° 35' 40.24"W	
L11	21.21	N36° 24' 19.76"W	
L12	21.21	N53° 35' 40.22"E	
L13	21.21	S36° 24' 19.78"E	
L14	35.36	S36° 24' 19.76"E	

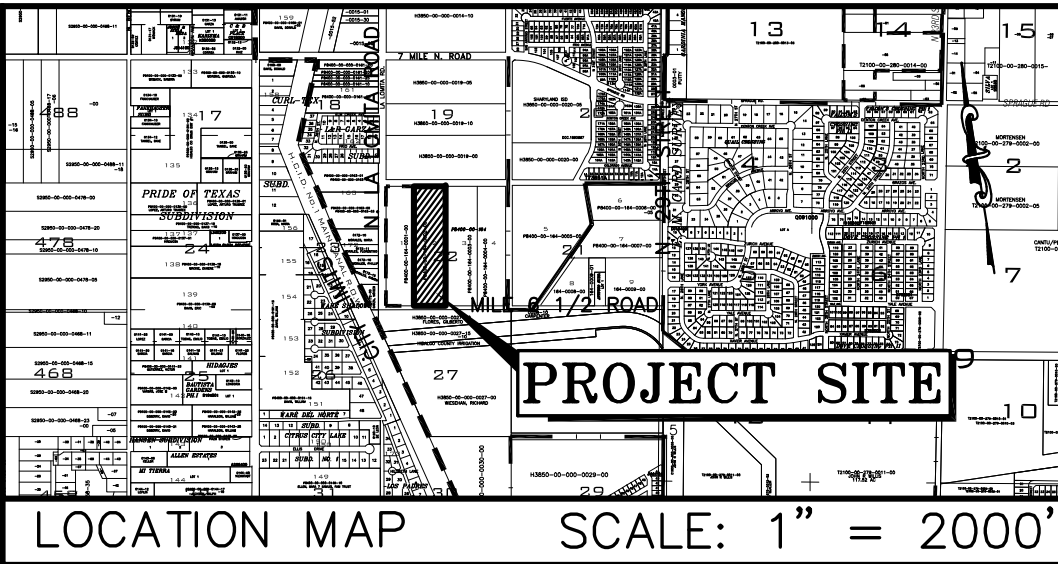
REMAINDER OF LOT 1
RESUBDIVISION OF LOTS 164-171
INCLUSIVE OF PRIDE O' TEXAS
VOLUME 7, PAGE 48, D.R.H.C.
MARIA TERESA SANTOS
DOC.# 1162944, O.R.H.C.

4,500-ACRE TRACTOUT OF LOT 1
RESUBDIVISION OF LOTS 164-171
INCLUSIVE OF PRIDE O' TEXAS
VOLUME 7, PAGE 48, D.R.H.C.
CARLOS ALBERTA GARCIA
and wife, LEONILA GARCIA
DOC.# 2753403, O.R.H.C.

SCALE 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

LEGEND	
●	FOUND 1/2 INCH IRON ROD
▲	FOUND 5/8 INCH IRON ROD
△	FOUND COTTON PICKER SPINDLE
XXX	SET COTTON PICKER SPINDLE
○	NATURAL GROUND
○	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE



METES AND BOUNDS DESCRIPTION

A 10.00 ACRES TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, RESUBDIVISION OF LOTS 164-171 INCLUSIVE PRIDE O' TEXAS, RECORDED IN VOLUME 7, PAGE, 48, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF THE SAID LOT 2, SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING.

THENCE, N 08° 35' 40" E ALONG THE WEST LINE OF THE SAID LOT 2, TO THE NORTHWEST CORNER OF THE SAID LOT 2, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID LOT 2, PASSING AT A DISTANCE OF 0.54 FEET A 1/2-INCH IRON ROD FOUND IN LINE, AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 81° 24' 20" E A DISTANCE OF 0.50 FEET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 24' 20" E ALONG THE NORTH LINE OF THE SAID LOT 2, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 15.00-ACRES TRACT, TO THE NORTHEAST CORNER OF THE SAID LOT 2, PASSING AT A DISTANCE OF 0.54 FEET A 1/2-INCH IRON ROD FOUND IN LINE, AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 81° 24' 20" E A DISTANCE OF 0.50 FEET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 35' 40" W ALONG THE EAST LINE OF THE SAID LOT 2, TO THE SOUTHEAST CORNER OF THE SAID LOT 2, AT A DISTANCE OF 1300.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AND CONTINUING A TOTAL DISTANCE OF 1300.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 24' 20" W ALONG THE SOUTH LINE OF THE SAID LOT 2, SAME BEING ACROSS THE SAID MILE 6 1/2 ROAD, A DISTANCE OF 330.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

INTERIOR SIDES: A) LOTS - 2 THRU 17, AND 62 THRU 77

1) SOUTH SETBACK: 3 FEET - IN ACCORDANCE TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.

2) NORTH SETBACK: 0 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.

B) LOTS - 18 THRU 38, AND 41 THRU 61

1) SOUTH SETBACK: 0 FEET - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

2) NORTH SETBACK: 3 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.

C) LOTS - 1,39,40, AND 78

1) SOUTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

2) NORTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

FRONT: 10 FT. OR GREATER FOR EASEMENTS.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

CORNER: 10 FT. OR GREATER FOR EASEMENTS.

GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.

4. DRAINAGE DETENTION OF ~~65,341~~ OF OR ~~1,859~~ ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION-MCALLEEN LATERAL DRAIN DITCH.

5. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. THE CITY OF MCALLEEN TO HAVE A 10'x10' SIGHT OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD, BRAZOS AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.

9. CITY OF MCALLEEN BENCHMARK (M427) A 30" ALUMINUM PIPE WITH A 3/8" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:1061100.60350 EASTING:16628009.54221 ELEV.=140.02

10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.

11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

14. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING ACCESS, SETBACKS, LANDSCAPING, ETC.

15. 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, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

16. 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.

17. 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.

18. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-12 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

19. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA LOMITA PARADISE SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

20. COMMON LOT A AND B, DETENTION AREAS (COMMON LOT C AND D), ALLEYS, AND PRIVATE STREET SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEEN, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A AND B, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A AND B'S TRANSFER OF TITLE TO THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(4), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LA LOMITA PARADISE SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR MILE 6 1/2 ROAD IS BEING DEDICATED BY THIS PLAT.

SERGIO G. MORALES
P.O. BOX 6011
MCALLEEN, TX 78502

DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO G. MORALES, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION

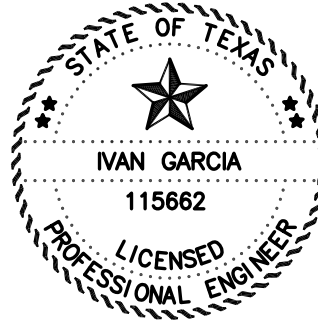
DATE

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER No. 115662

DATE



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 CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

DATE



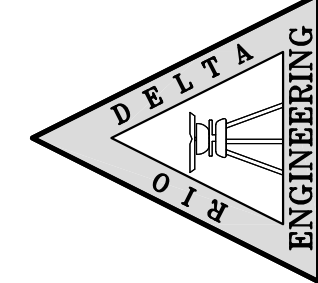
PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): SERGIO G. MORALES	P.O. BOX 6011 921 S. 10TH AVENUE MCALLEEN, TX. 78502	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PLAT SHEET LA LOMITA PARADISE SUBDIVISION CITY OF MCALLEEN HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:
H.G./ G.F.

SCALE:
1" = 60'

DATE:
APRIL 17, 2025

PROJECT:
SUB 24 014

REVISIONS:

PAGE NO.:
1-OF-1

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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