

SUBDIVISION MAP OF
NORTH RIDGE ESTATES
SUBDIVISION

(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 11.425 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 11.425 ACRES SITUATED IN THE CITY OF McALLEN, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, WHICH SAID 11.425 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3293889, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.425 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE, S 80° 59' 37" E ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 647.67 FEET;

THENCE, N 07° 54' 54" E A DISTANCE OF 350.59 FEET TO A NO. 4 REBAR FOUND;

THENCE, S 81° 53' 23" E A DISTANCE OF 130.89 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 09° 24' 08" E A DISTANCE OF 883.09 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 89° 34' 51" E AT A DISTANCE OF 514.59 PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF N. 23RD STREET (F.M. 1926), CONTINUING A TOTAL DISTANCE OF 548.05 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 09° 25' 53" W, ALONG THE EAST LOT LINE OF SAID LOT 14 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 23RD STREET (F.M. 1926), A DISTANCE OF 556.46 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, N 81° 53' 23" W AT A DISTANCE OF 69.00 FEET PASS A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 23RD STREET, CONTINUING A TOTAL DISTANCE OF 540.97 FEET THE POINT OF BEGINNING AND CONTAINING 11.425 ACRES, OF WHICH 0.853 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY OF N. 23RD STREET (F.M. 1926), LEAVING A NET OF 10.572 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THE SITE LIES IN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (UNSHADED) SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 5, 2000.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 25 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 101,882 C.F. (2,339 AC-FI) OF STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE WITHIN A DETENTION POND.

5. CITY OF McALLEN BENCHMARK: "MC 45" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF 10TH STREET AND MILE 6 LINE ROAD, 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.59, NORTHING: 16630298.3374, EASTING: 1072459.20393 (NAV88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 23RD STREET (F.M. 1926), AND BOTH SIDES OF ALL INTERNAL STREETS.

8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG NORTH 23RD STREET (F.M. 1926).

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

11. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 23RD STREET (F.M. 1926) AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES AREAS MUST MAINTAINED BY THE PROPERTY OWNERS/SHOA AND NOT THE CITY OF McALLEN.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 23RD STREET (F.M. 1926).

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE NORTH RIDGE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 32931230, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-169 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS, COMMON DETENTION AREA, AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

15. COMMON AREA "A" FOR LANDSCAPING AND DETENTION PURPOSES ONLY AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS/SHOA AND NOT THE CITY OF McALLEN.

16. COMMON AREA "A": ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH A MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, NORTH RIDGE ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF THE TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA "A", WHICH WILL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON AREA "A" TRANSFER OF TITLE TO THE NORTH RIDGE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE NORTH RIDGE ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN 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 LIENS, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFICS AND EXCLUSIVE USE OF COMMON AREA "A": THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF THE CONVEYANCE AS A DEED RESTRICTION RECORDED IN INSTRUMENT No. 32931230 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	74.40	1,845.93	002° 18' 33"	N19° 12' 30" E	74.39	37.20
C2	135.17	1,845.93	004° 11' 44"	N15° 57' 22" E	135.14	67.62
C3	108.41	1,500.11	004° 08' 28"	N12° 10' 33" E	108.39	54.23

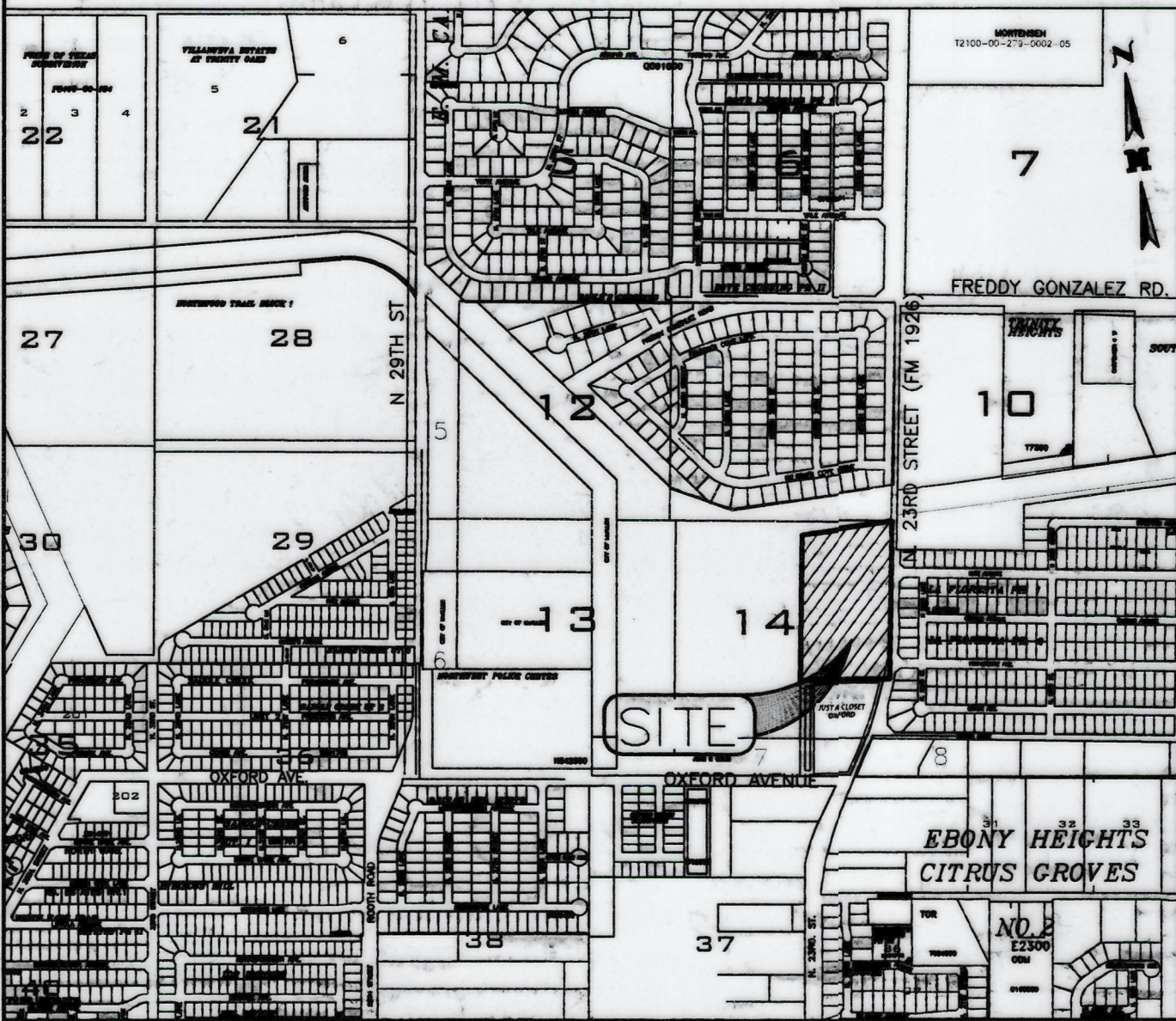
Line Table		
Line #	Direction	Length
L1	N 54° 17' 53" E	38.44
L2	S 35° 43' 08" E	21.17
L3	S 54° 24' 08" W	57.57
L4	N 35° 35' 52" W	57.57
L5	N 54° 24' 08" E	57.57
L6	S 35° 35' 52" E	17.68
L7	N 54° 24' 08" E	17.68
L8	S 35° 35' 52" E	57.57
L9	S 54° 17' 00" W	21.26
L10	S 35° 21' 54" E	35.06
L11	S 80° 12' 51" E	5.21
L12	S 80° 12' 51" E	20.71

Lot Area Table		
Lot #	SQ. FT.	Area
1	23245.07	0.534
2	23676.62	0.544
3	22958.44	0.525
4	36180.35	0.831
5	29849.60	0.685
6	29753.50	0.683
7	30906.07	0.703
8	30607.10	0.703
9	29790.23	0.684
10	31552.42	0.731
11	26333.63	0.605
12	25275.44	0.580
C.A. "A"	34989.07	0.803

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MULDEN & HUNT
- ⊗ SET "X" MARK ON CONCRETE
- ▲ FOUND NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.F. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- U.E. - UTILITY EASEMENT (DEDICATED BY THIS PLAT)
- D.E. - DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)
- U.E., E.E. & S.W.E. - UTILITY EASEMENT, ELECTRICAL EASEMENT AND SIDE WALK EASEMENT (DEDICATED BY THIS PLAT)
- CENTER LINE
- LOT LINE
- C.A. "A" - COMMON AREA "A"

LOCATION MAP
SCALE: 1"=1000'



DRAWN BY: R. DE JESUS DATE: 12-07-23
REVISED BY: AA DATE: 03-27-2026
SURVEYED, CHECKED: DATE: 3-22-24
FINAL CHECK: 46 DATE: 3-22-24

TBPE FIRM # F-1435



MULDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
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www.meldenandhunt.com

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NORTH RIDGE ESTATES
SUBDIVISION

(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 11.425 ACRES OF LAND SITUATED IN
THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART
OR PORTION OUT OF LOT 14, SECTION 279, TEXAS-MEXICAN
RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO
COUNTY DEED RECORDS.

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

MAYOR, CITY OF McALLEN

4/1/26
DATE

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

4/1/2026
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 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

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

4-13-26
DATE

DRAWN BY: R. DE JESUS DATE 12-07-23
REVISED BY: AA DATE 01-23-2026
SURVEYED, CHECKED L.H. DATE 1-30-26
FINAL CHECK DATE

TBPE FIRM # F-1435



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STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 05-03-2023
DATE REVISED: 10-06-2023
ENGINEERING JOB No. 22107



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NORTH RIDGE ESTATES SUBDIVISION, WERE
PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-06-21,
AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
DATE SURVEYED: 06-14-22
SURVEY JOB No. 22607-08



THE STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTH RIDGE
ESTATES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY GRANT AN
ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW HEREAFTER HOLD FRANCHISE UNDER
SAID CITY, THE USE OF THE STREET(S), ALLEY(S) THEREON, SHOWN, SURFACE USE OF THE STREET(S), ALLEY(S) AND
EASEMENTS, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE
UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR
GUESTS. THE OWNER COES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. 23RD STREET FOR THE USE
AS STREET RIGHT OF WAY TO THE CITY OF McALLEN BY THIS PLAT.

SHAVI MAHTANI, MANAGER
NORTH RIDGE SUBDIVISION, LLC
1200 AUBURN AVENUE SUITE 250
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, 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 THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE 25th DAY OF February, 2026.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



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 REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NORTH RIDGE ESTATES
SUBDIVISION, OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS
PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY
INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS
PROVIDED FOR HEREIN.

GEORGE CARDENAS, EXECUTIVE VICE PRESIDENT
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR ROAD
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, 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 THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE 29th DAY OF January, 2026.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



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

ON: 5-12-2026 AT 11:18 AM/PM
INSTRUMENT NUMBER 3751274
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: [Signature] DEPUTY