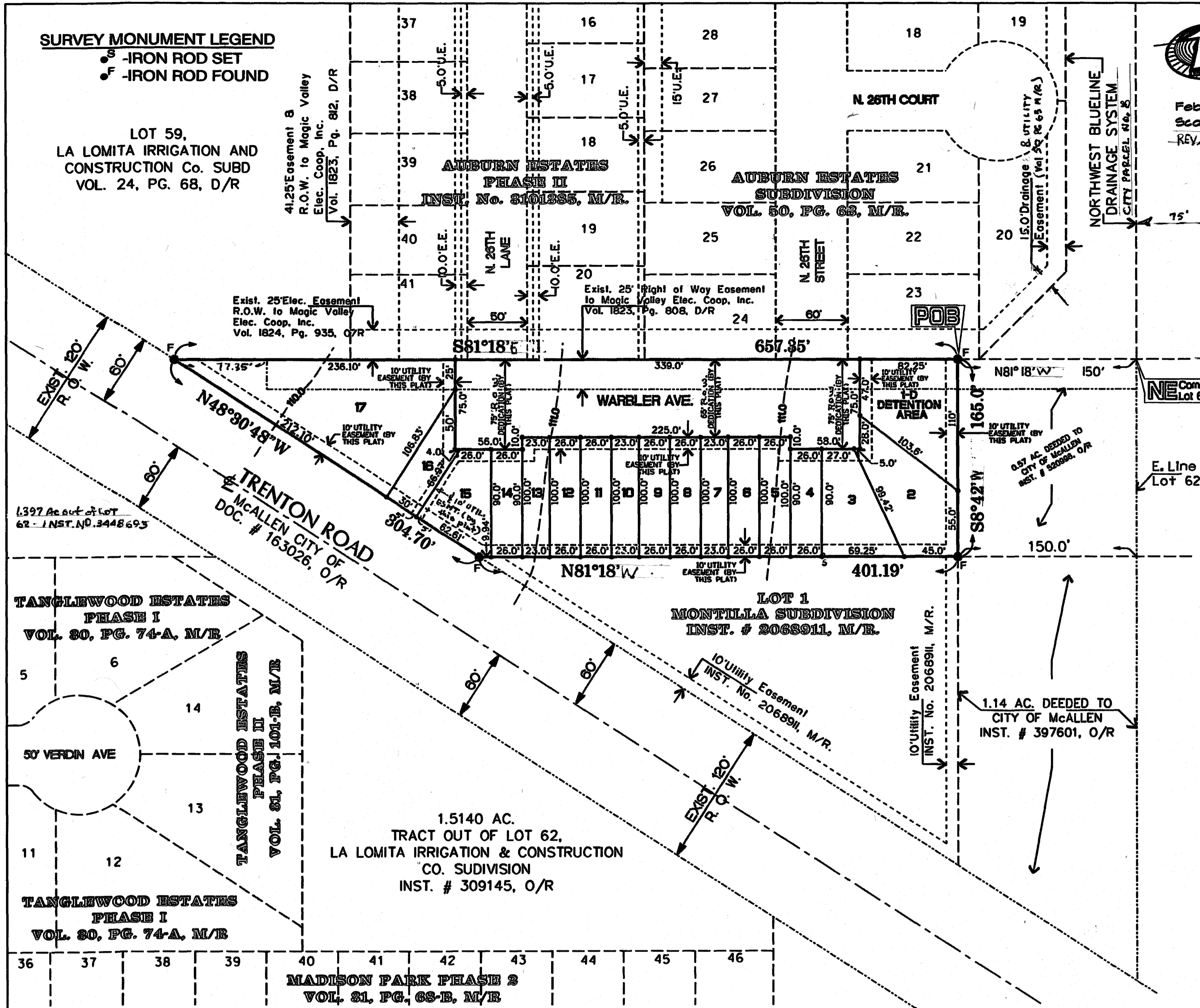


**SURVEY MONUMENT LEGEND**

- IRON ROD SET
- IRON ROD FOUND

LOT 59,  
LA LOMITA IRRIGATION AND  
CONSTRUCTION Co. SUBD  
VOL. 24, PG. 68, D/R



# MAP OF HABITAT VILLAGE

McALLEN, TEXAS  
BEING A SUBDIVISION OF A 2.00 ACRE TRACT OF LAND OUT OF THE  
NORTH 5.0 ACRES OF LOT 62, LA LOMITA IRRIGATION &  
CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED  
RECORDS, HIDALGO COUNTY, TEXAS



February 24, 2023  
Scale: 1"=60'  
REV. JAN. 15, 2024

**COUNTY CLERK'S RECORDING CERTIFICATE**

17  
NOTTINGHAM ST.  
Phase I  
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ AM / PM  
DOCUMENT NUMBER: \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY  
BY: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS HABITAT VILLAGE SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN. ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

HABITAT DEVELOPERS, LLC,  
a Nevada Limited Liability Company

BY: Ricardo D. Martinez, MANAGING MEMBER  
8916 N. 21st Street  
McAllen, Texas 78504

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO D. MARTINEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PROPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 31<sup>ST</sup> DAY OF October, 2023

*[Signature]* MY COMMISSION EXPIRES: 6/17/2024  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

I (WE) THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICER(S) OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HABITAT VILLAGE SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GARTHOX LENDING, LLC

BY: JAMES B. EZELL, MANAGER  
503 CARDINAL  
McALLEN, TEXAS 78504

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James B. Ezell, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PROPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 31<sup>ST</sup> DAY OF October, 2023

*[Signature]* MY COMMISSION EXPIRES: 6/17/2024  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

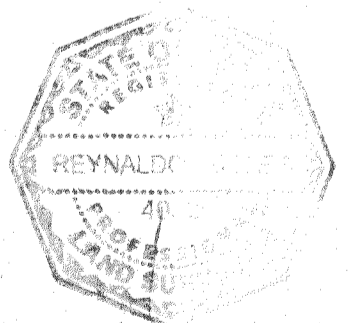
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

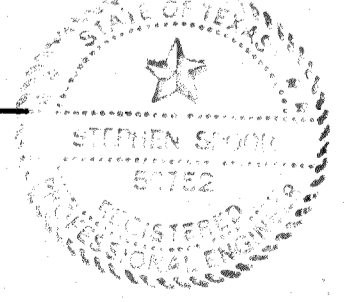
*[Signature]* 11/10/2023  
REV. ROBLES, R.P.L.S. #4032  
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700  
107 W. HUISACHE STREET WESLACO, TEXAS 78596



**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

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

*[Signature]* 11-01-23  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 36792



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 DATE \_\_\_\_\_

**LOCATION MAP**

Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F-6003  
202 South 4th Street McALLEN, TEXAS 78501  
SEC@spooreng.com (956) 683 1000

- NOTES:**
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
  - THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480 334 0425C REVISED NOVEMBER 16, 1982. ZONE "B" IS DESCRIBED AS, " AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESS HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE."
  - MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
    - LOTS 2, 4, 7, 10, 13, 15, AND 16: (SEE FIGURE SIZES)
      - EAST SIDE SETBACK: 4 FEET - SUBJECT TO COMPLIANCE WITH BLOC CODE REQUIREMENTS.
      - WEST SIDE SETBACK: 0 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
    - LOTS 3, 5, 6, 8, 9, 11, 12, & 14: (SEE FIGURE SIZES)
      - EAST SIDE SETBACK: 3 FEET - SUBJECT TO COMPLIANCE WITH BLOC CODE REQUIREMENTS.
      - WEST SIDE SETBACK: 0 FEET, SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
  - LOT 17:
    - SIDE SETBACK: 6 FEET OR GREATER FOR EASEMENT
  - FRONT (ALL LOTS): 10 FEET OR GREATER FOR EASEMENTS
  - REAR (ALL LOTS): 10 FEET OR GREATER FOR EASEMENTS
  - SIDE CORNER (ALL LOTS): 10 FEET OR GREATER FOR EASEMENTS
  - GARAGE (ALL LOTS): 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- A 4.0' WIDE, MINIMUM, SIDEWALK REQUIRED ALONG TRENTON RD., AND BOTH SIDES OF ALL INTERIOR STREETS
  - A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES / USES AND ALONG TRENTON RD. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
  - DRAINAGE DETENTION OF 0.32 AC-FT (13,740 CF) IS REQUIRED FOR THIS PROPERTY.
  - AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.

**METES & BOUNDS**

A 2.00 ACRE TRACT OF LAND OUT OF THE NORTH 5.0 ACRES OF LOT 62, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 62, North 81 Deg. 18 Min. West, 150.0 feet from the northeast corner of Lot 62, for the northeast corner of the following described tract of land; said point being on the West line of City of McAllen drain ditch right of way;

THENCE, with the West line of said drain ditch right of way, South 08 Deg. 42 Min. West, 165.0' to a 1/4" iron rod to end;

on the South line of said north 5.0 acres of Lot 62, for the southeast corner hereof;

THENCE, with the South line of the north 5.0 acres of Lot 62, North 81 Deg. 18 Min. West, 401.19' to a point on the South line of Trenton Road, for the southwest corner hereof;

THENCE, with the South line of Trenton Road, North 48 Deg. 30 Min. 48 Sec. West, 304.70 feet to a point on the North line of Lot 62, for the northwest corner hereof;

THENCE, with the North line of Lot 62, South 81 Deg. 18 Min. East, 657.35 feet to the POINT OF BEGINNING; containing 2.00 acres of land, more or less.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED 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 THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- BENCHMARK #MC47 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TAYLOR RD AND MILE 5 RD. - ELEV:140.02
- COMMON AREAS, AND PRIVATE DETENTION AREAS (LOT 1-D DETENTION AREA) MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRENTON RD.
- ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HABITAT VILLAGE, RECORDED AS DOCUMENT NO. \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 116-72 OF THE SUBDIVISION ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 116-72 SHALL BE NULL AND VOID.