

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**City Commissioner's Room**  
**118 S. Cage Blvd. November 1, 2023 - 6:00 PM**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the BOARD OF ADJUSTMENT should determine that a closed, or executive session of the BOARD is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Board of Adjustments Commission will meet to consider and act upon the following:

**1. CALL TO ORDER:**

- A) Roll call and possible action on the excusing of any absent member.

**2. APPROVAL OF MINUTES:**

- A) Minutes for August 17, 2023

**3. PUBLIC HEARINGS:** *(Ordinance No. O-2019-31): A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- A) Victor M. Almaguer, owner, is requesting a variance to the Subdivision Plat Note of "No access onto East Eldora Road". The property is legally described as Lot C1, Alianza Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3601 East Eldora Road. **BOA#230921**
- B) Orlando Gomez, owner, is requesting a variance to the City of Pharr to allow a five (5) foot side yard setback instead of the required (10) foot side yard setback in a Single-Family Residential District (R-1). The property is legally described as Lot 20, Villa España Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1406 Calle Espana. **BOA#230922**

#### **4. ANNOUNCEMENTS/OTHER BUSINESS:**

**5. CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Board hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

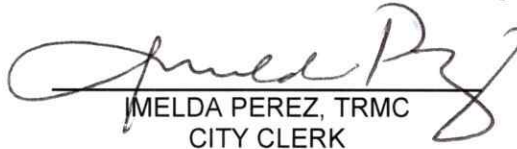
**6. RECONVENE:** *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session*

**7. ADJOURNMENT:**

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Board of Adjustment of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 26<sup>th</sup> day of October 2023 at 4:45pm and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 23<sup>rd</sup> day of October 2023.**



  
IMELDA PEREZ, TRMC  
CITY CLERK



## AGENDA MEMORANDUM



**BOARD:** Board of Adjustment

**AGENDA ITEM #:** 2.A.

**DATE SUBMITTED:** October 26, 2023

**MEETING DATE:** November 1, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Minutes for August 17, 2023

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Minutes for August 17, 2023

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Kimberly Mendoza

Created/Initiated - 10/26/2023

Kimberly Mendoza

Final Approval - 10/26/2023



**LEGALLY DESCRIBED AS BEING LOT 42, LOS LAURELES SUBDIVISION,  
PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL  
ADDRESS IS 2101 SOUTH DANA DRIVE. BOA#230610**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1) and the surrounding properties were zoned Single-Family Residential District (R-1) to the north, south, east and west. He further stated the area was generally designated for single-family residential use in the Land Use Plan and reported seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 2, 2023. He further reported a legal notice was published in the McAllen Monitor on July 21, 2023, and stated staff received 2 responses to the letters or the legal notice in opposition due to safety and drainage.

Joe Garza, Assistant Director of Development Services, briefly explained the applicant was proposing a fifty-six-foot (56') wide driveway as opposed to the maximum twenty-foot (20') wide driveway allowed along the south side of the lot that extends to the property line on the east side of the property. He stated all other guidelines will be adhered to and followed in a Single-Family Residential District (R-1).

Chairman Danny Wylie, ask if applicant had any comments. Victor Guzman, Project Manager, stated the driveway had been added since there was no other entrance to the back of the property.

Board member, Guadalupe Cano, asked if the driveway had been built. Victor Guzman stated 17 feet were added, but the concrete had not been installed.

Chairman, Danny Wylie, voiced his concern with the sidewalk. Victor Guzman stated a sidewalk was on other side. Chairman, Danny Wylie, stated the sidewalk needed to be leveled. Mr. Guzman stated the sidewalk had been inspected.

Alyn Cervantes, Plans Examiner, stated inspection was denied due to the square foot being added without a permit. He stated the owner was advised of city standards, but the driveway was poured after it had been denied and three extra feet had been poured. He added a requirement of a 2% slope on sidewalk was required and applicant poured without an inspection.

Alyn Cervantes, Plans Examiner, further stated in case the sidewalk was not approved he would have to cut the extra feet and would have to reapply to meet requirements.

Chairman, Danny Wylie, asked if a gate had been approved. Mr. Cervantes stated the applicant would have to apply for a fence permit and noted the existing fence belongs to the neighbor.

Board member, Rogelio Torres, voiced his concern with the fence and the house construction permits and asked if the driveway had been approved. Alyn Cervantes, Plans Examiner, briefly explained the previous driveway submittal was for a 35-foot driveway the previous plans examiner had approved for extra square footage was not in compliance with the city requirements.

Board member, Ramiro Gutierrez, asked why an extra car garage was needed if a 3-car garage was already being constructed. Alyn Cervantes, Plans Examiner, responded that an inspection had to be conducted to verify if the slope met requirements.

Chairman, Danny Wylie, questioned how much had been poured on sidewalk. Mr. Cervantes briefly explained a 35-foot 10 in drive had been approved and 38 feet had been poured.

Board member, Rogelio Torres, asked the contractor how long he had been doing construction. Victor Guzman, Project Manager, stated he had been doing construction for 15 years.

Board member, Rogelio Torres, briefly stated the permit would state only approval requirements for construction and the applicant had gone beyond. Victor Guzman, Project Manager, stated that drawing showed otherwise and they did not continue to pour since the last inspection failed.

Chairman, Danny Wylie, explained the area on the back was poured and it had not been approved. Victor Guzman briefly stated he thought it was the right way.

Board member, Ramiro Gutierrez, questioned why access to the back was needed. Victor Guzman, Project Manager, explained they would like to have access in case they want a vehicle parked at the back.

Chairman, Danny Wylie, questioned if driveways had full drive thru access. Victor Guzman stated only the first two garages.

Chairman, Danny Wylie, questioned gate. Alyn Cervantes, Plans Examiner, stated the fence would be able to be up to a 10-foot property line and 20 feet would need to be solid material to have access to upcoming traffic view.

Alyn Cervantes, Plans Examiner, further stated in case the sidewalk was not approved he would have to cut the extra feet and would have to reapply to meet requirements.

Chairman, Danny Wylie, asked if a gate had been approved. Mr. Cervantes stated the applicant would have to apply for a fence permit and noted the existing fence belongs to the neighbor.

There being no further discussion, Ramiro Gutierrez moved to **approve** the request for a variance to the City of Pharr Standards Manual Section VII - Driveway Entrance to allow a fifty-six-foot (56 ft.) wide driveway as opposed to the maximum twenty-foot (20 ft.) wide driveway allowed in a Single-Family Residential District (R-1). There being no second, the motion failed. Rogelio Torres moved to **deny** the request. Guadalupe Cano seconded the motion along with four (4) other members and when put to vote, it was carried by majority 1 yay and 5 nay.

**ITEM 4. ANNOUNCEMENTS/OTHER BUSINESS**

None.

**ITEM 5. ADJOURNMENT**

There being no further business, Ruben Luna **moved** to adjourn. Ramiro Gutierrez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:30 p.m.

BOARD OF ADJUSTMENT

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Chairman, Danny Wylie

ATTEST:

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Rafael Munguia, Secretary

APPROVED: \_\_\_\_\_



## AGENDA MEMORANDUM

**BOARD:** Board of Adjustment

**AGENDA ITEM #:** 3.A.

**DATE SUBMITTED:** October 26, 2023

**MEETING DATE:** November 1, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Victor M. Almaguer, owner, is requesting a variance to the Subdivision Plat Note of "No access onto East Eldora Road". The property is legally described as Lot C1, Alianza Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3601 East Eldora Road. **BOA#230921**

**Classification:** Public Hearing

(\* If closed session, City Attorney must review and approve.)

**Issue:** Victor M. Almaguer, owner, is requesting a variance to the Subdivision Plat Note of "No access onto East Eldora Road".

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza

Created/Initiated - 10/26/2023

Ricardo Rodriguez

Approved - 10/26/2023

Kimberly Mendoza

Final Approval - 10/27/2023



# Pharr

Development Services



## MEMORANDUM

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**DATE** Wednesday, November 1, 2023

**TO:** BOARD OF ADJUSTMENT

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** VARIANCE TO THE CITY OF PHARR - to the Subdivision Plat Note of "No access onto East Eldora Road". The property is legally described as being Lot C1, Alianza Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3601 East Eldora Road, Pharr, Texas.  
**BOA#230921**

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### GENERAL INFORMATION:

**APPLICANT:** Victor M. Almaguer, owner, is requesting a variance to the Subdivision Plat Note of "No access onto East Eldora Road".

**LEGAL DESCRIPTION:** The property is legally described as Lot C1, Alianza Business Park Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 3601 East Eldora Road, Pharr, Texas.

**ZONING:** The property is currently zoned General Business District (C). The surrounding area is zoned Limited Industrial (LI) to the north, General Business District (C) to the south and east, and Limited Industrial (LI) to the west. The area is generally designated for General Business use in the Land Use Plan.

**NOTIFICATION  
OF PUBLIC:**

Four (4) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 11, 2023, A legal notice was published in the McAllen Monitor on October 6, 7, & 8, 2023. Staff has received no responses to the letters or the legal notice.

**FOR YOUR  
INFORMATION:**

The variance request is for the following:

**Proposed:**

- 1) The applicant is proposing to construct a twenty-six foot (26') wide driveway onto East Eldora Road. A General note on the subdivision plat (Note #16) states "No access onto East Eldora Road will be permitted for lots C1, C3, & C5 and no access onto US 281 will be permitted for lots C1, C2, & C10."

**City Requirements:**

- 1) The applicant was advised that he would have to vacate and replat in order to change or eliminate a restriction. However, the applicant insisted in proceeding to apply for a variance to the Board of Adjustment. There is approximately 86 feet to the west from the proposed driveway to US Expressway 281. There is approximately 89 feet to the east from the proposed driveway onto North Athol Street.
- 2) As per City of Pharr Zoning Ordinance Section 1.25- C-General Business District. Subsection E. 15. Maximum number of entrances and/or exits:  
c. Local streets, one per site per each 50 feet of street frontage.



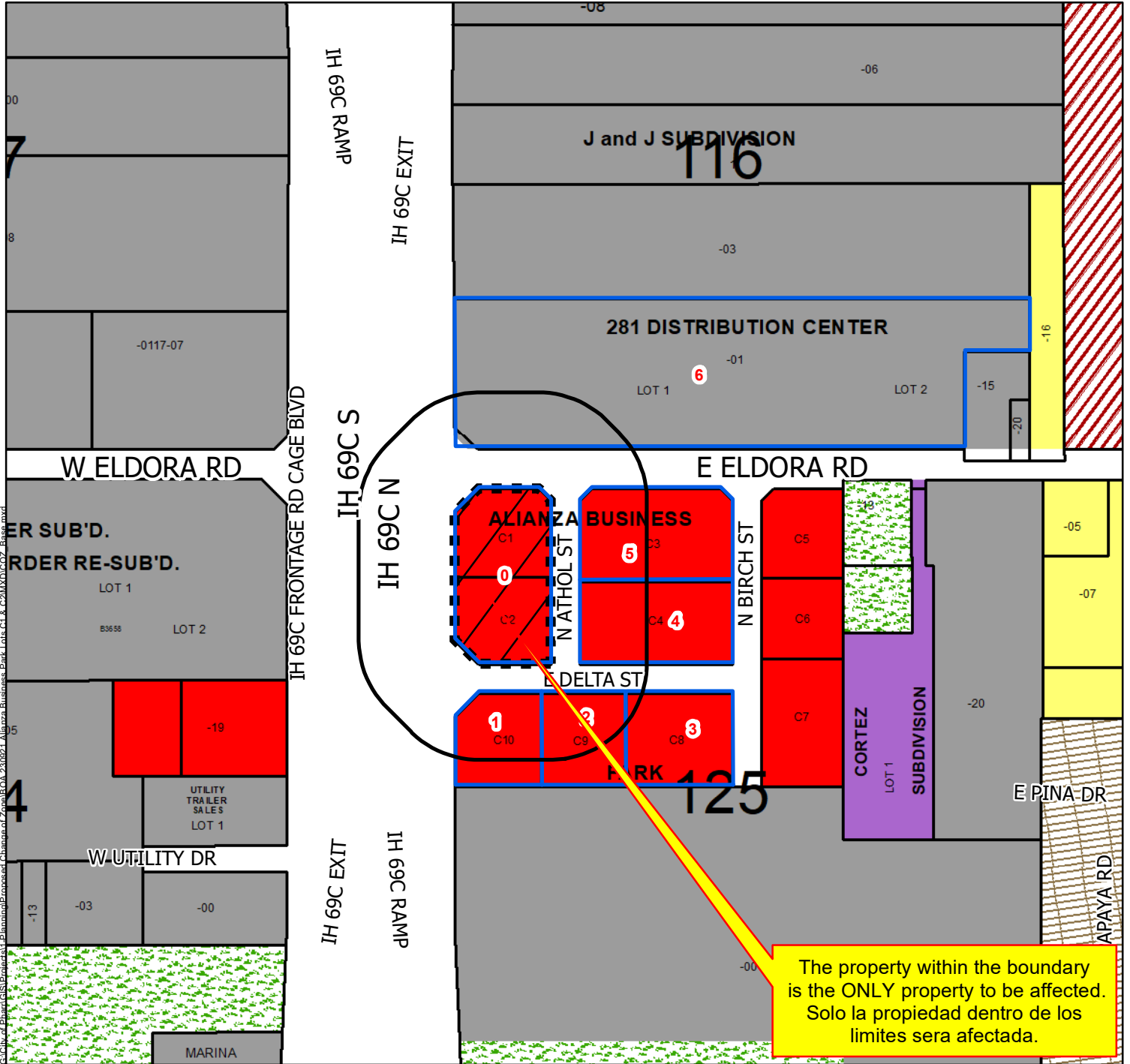
The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

|                                       |                   |                          |                     |
|---------------------------------------|-------------------|--------------------------|---------------------|
| <b>Zoning</b>                         | Townhouse         | Heavy Industrial         | 200 ft Radius       |
| <b>ZONE</b>                           | HUD Code          | Limited Industrial       | Notified Properties |
| Agricultural Open Space               | Rail Road R.O.W   | Neighborhood Commercial  | Subject Property    |
| Single Family                         | Government Owned  | Office Professional      |                     |
| Single Family Small Lot               | General Business  | PSJA ISD                 |                     |
| Residential Multi-Family              | Business District | Hidalgo ISD              |                     |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD          |                     |
| Mobile Home                           | Heavy Commercial  | Planned Unit Development |                     |

City of Pharr, Texas  
 Engineering Department  
 956.402.4242  
 Date: 9/26/2023

Scale: 1 inch = 300 feet

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

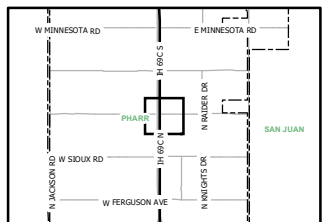
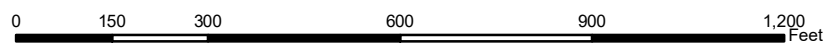


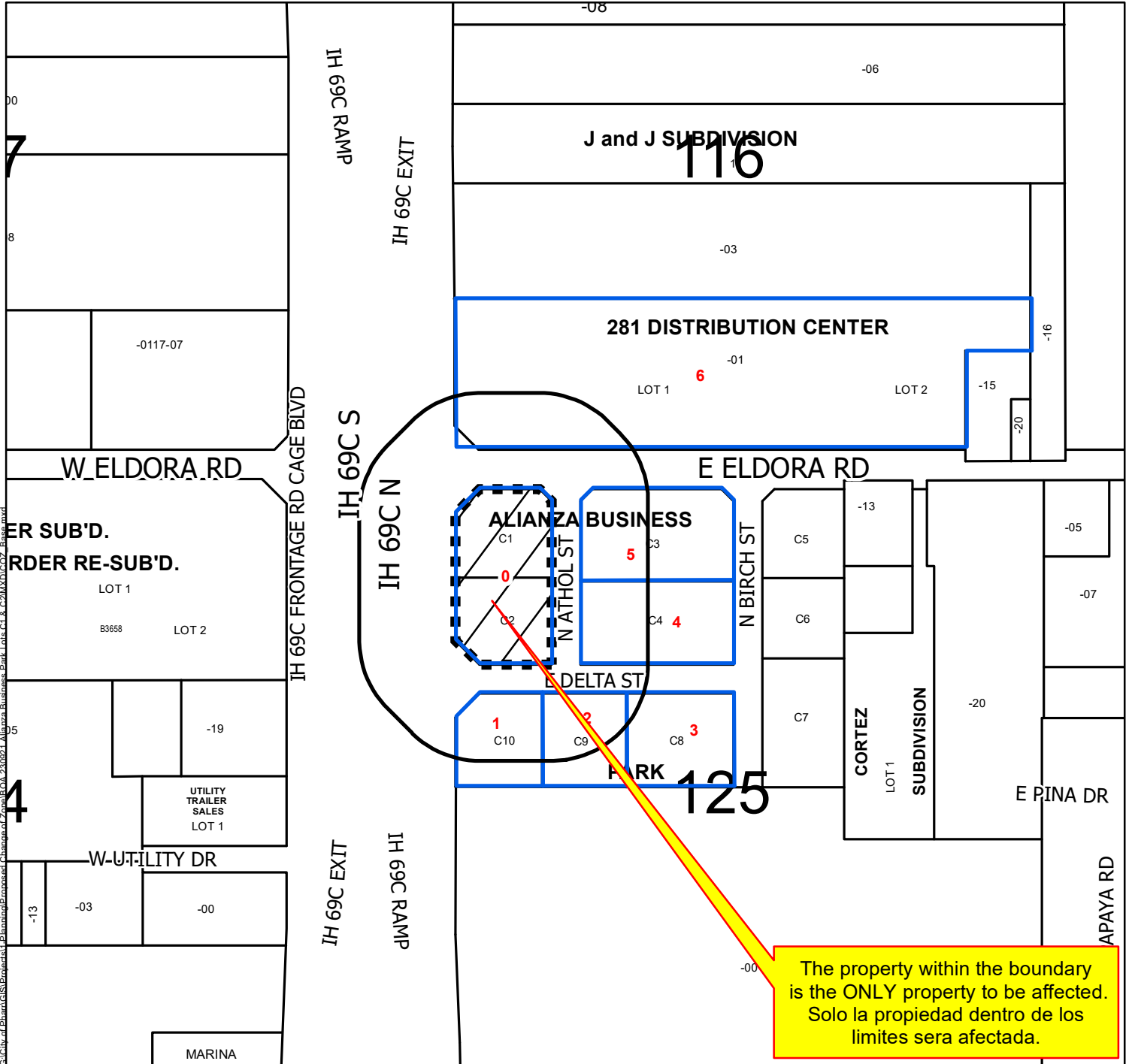
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| <b>Zoning</b>                         | Townhouse         | Heavy Industrial         | 200 ft Radius       |
| <b>ZONE</b>                           | HUD Code          | Limited Industrial       | Notified Properties |
| Agricultural Open Space               | Rail Road R.O.W   | Neighborhood Commercial  | Subject Property    |
| Single Family                         | Government Owned  | Office Professional      |                     |
| Single Family Small Lot               | General Business  | PSJA ISD                 |                     |
| Residential Multi-Family              | Business District | Hidalgo ISD              |                     |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD          |                     |
| Mobile Home                           | Heavy Commercial  | Planned Unit Development |                     |

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Scale: 1 inch = 300 feet





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 Solo la propiedad dentro de los limites sera afectada.

|                                       |                   |                          |   |
|---------------------------------------|-------------------|--------------------------|---|
| <b>Zoning</b>                         | Townhouse         | Heavy Industrial         | 200 ft Radius   |
| <b>ZONE</b>                           | HUD Code          | Limited Industrial       | Notified Properties   |
| Agricultural Open Space               | Rail Road R.O.W   | Neighborhood Commercial  | Subject Property  |
| Single Family                         | Government Owned  | Office Professional      | All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only. |
| Single Family Small Lot               | General Business  | PSJA ISD                 |   |
| Residential Multi-Family              | Business District | Hidalgo ISD              |   |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD          |   |
| Mobile Home                           | Heavy Commercial  | Planned Unit Development |   |

City of Pharr, Texas  
 Engineering Department  
 956.402.4242  
 Date: 9/26/2023

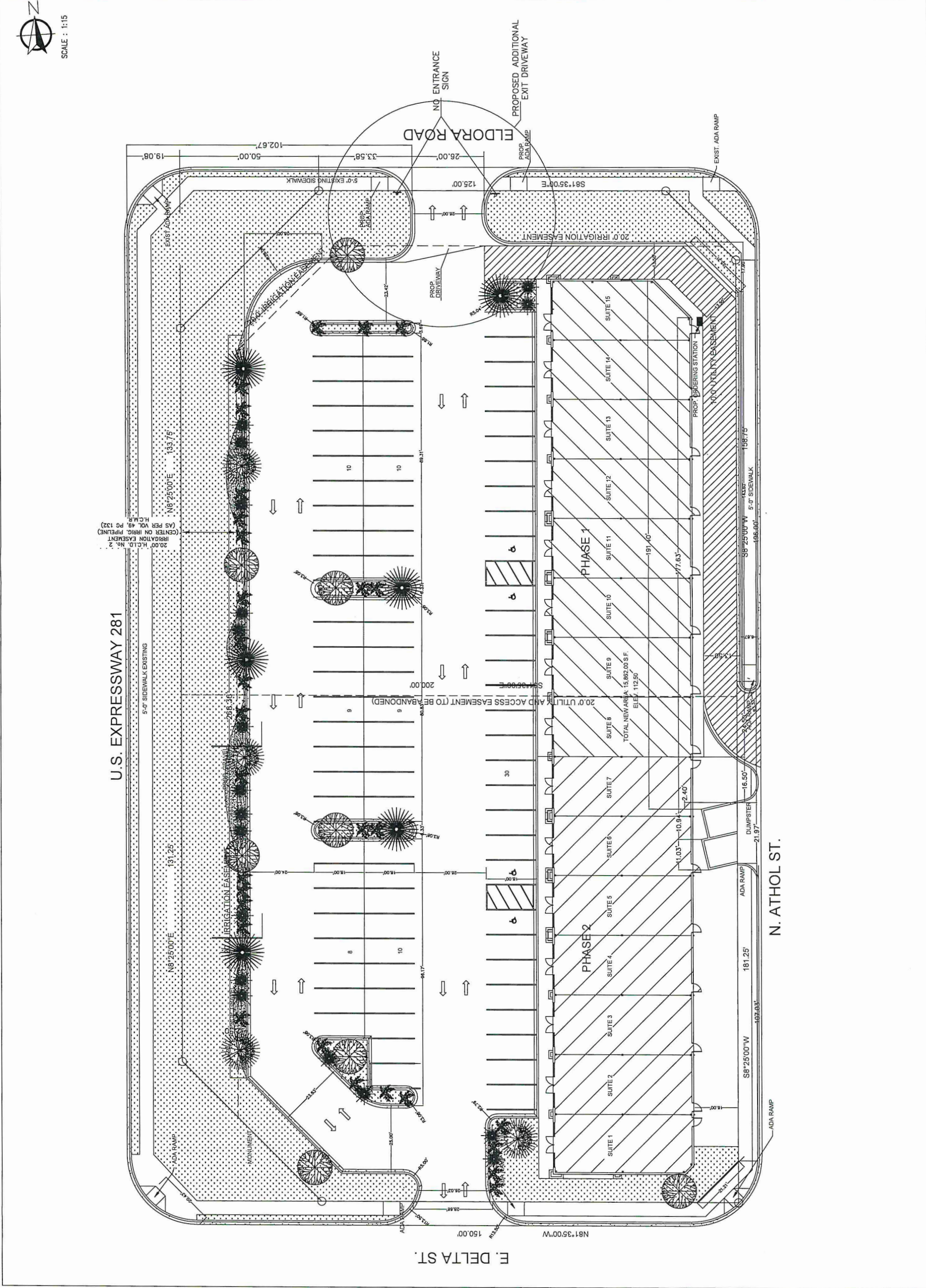
Scale: 1 inch = 300 feet

PROJECT NAME: ALIANZA BUSINESS PLAZA  
 ADDRESS: 3601 ELDORA AVE, PHARR TX  
 CLIENT INFORMATION: MS BEVERAGE LLC

**MAS ENGINEERING LLC.**  
 CONSULTING ENGINEERING  
 FIRM NO. F-15499  
 4037 W. EXP. 83, SUITE 150  
 MCALLEN, TEXAS, 78501  
 PH. (956) 537-1311  
 E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME: **SITE PLAN**  
 REVISION: 1 BY: NS APPROVED BY: MAS  
 DATE PREPARED: 09-11-2023  
 PROJECT No. SHEET No. C-1



# ALIANZA BUSINESS PARK

A 13.00 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME ME3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

## METES AND BOUNDS

**TRACT I**

BEING A 12.013 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 12.013 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A P-NAIL NAIL SET AT THE NORTHWEST CORNER OF LOT 125 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING, THENCE SOUTH 81°35'00" EAST, WITH THE NORTH BOUNDARY LINE OF SAID LOT 125, A DISTANCE OF 858.00 FEET TO A C.P.S. FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°35'00" WEST, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD WITH A PIN CAP FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF ELDORA ROAD, AT 200.00 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH A PIN CAP FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°35'00" WEST, A DISTANCE OF 658.00 FEET TO A HALF (1/2) INCH IRON PIPE FOUND FOR THE MOST SOUTHWEST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 02°25'00" EAST, A DISTANCE OF 215.00 FEET TO A HALF (1/2) INCH IRON PIPE FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°35'00" WEST, AT 150.00 FEET PASS A HALF (1/2) INCH IRON PIPE FOUND AT THE EAST RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281 (VOL. 739, P.C. 417 D.A.) AT 200.00 FEET IN ALL TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 125 FOR THE MOST NORTHEAST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 02°25'00" EAST, WITH THE WEST BOUNDARY LINE OF SAID LOT 125, A DISTANCE OF 445.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.013 ACRES MORE OR LESS.

THENCE NORTH 02°25'00" EAST 215.00 FEET TO A HALF (1/2) INCH IRON ROD WITH A PIN CAP FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°35'00" WEST, AT 20.00 FEET PASS A THREE-QUARTER (3/4) INCH IRON PIPE FOUND AT THE EAST RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281 (VOL. 739, P.C. 417 D.A.) FOR A POINT ON THE SOUTH BOUNDARY LINE OF THIS TRACT OF LAND;

IN ALL TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 125 FOR THE MOST NORTHEAST SOUTHWEST CORNER OF THIS TRACT OF LAND;

**TRACT II**

BEING A 0.987 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.987 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A P-NAIL NAIL SET AT THE NORTHWEST CORNER OF LOT 125, THENCE SOUTH 02°25'00" WEST, A DISTANCE OF 445.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 125 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 02°25'00" WEST, WITH THE SAID WEST BOUNDARY LINE, A DISTANCE OF 214.25 FEET TO A P-NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°35'00" EAST, A DISTANCE OF 49.67 FEET TO A HALF (1/2) INCH IRON PIPE FOUND AT THE EAST RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281 (VOL. 739, P.C. 417 D.A.) FOR A POINT ON THE SOUTH BOUNDARY LINE OF THIS TRACT OF LAND;

THENCE SOUTH 81°35'00" EAST, A DISTANCE OF 150.33 FEET TO A HALF (1/2) INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 02°25'00" EAST, A DISTANCE OF 215.00 FEET TO A HALF (1/2) INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°35'00" WEST, AT 150.00 FEET PASS A HALF (1/2) INCH IRON PIPE FOUND AT THE EAST RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 281, AT 200.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.987 OF AN ACRE OF LAND MORE OR LESS.

### PLAT NOTES AND RESTRICTIONS:

- THE ALIANZA BUSINESS PARK IS A SUBDIVISION CONSISTING OF A 13.00 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS LOCATED IN ZONE "B" ACCORDING TO TEXAS FLOOD INSURANCE RATE MAP COMMUNITY PANEL MAP A90407 0005 C, REVISED OCTOBER 18, 1992.
- THESE LOTS WILL BE FOR COMMERCIAL USE ONLY.
- MINIMUM FRESH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB OR 12' ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.
- MINIMUM GRADING TRACKS LINES (GENERAL BUSINESS)
 

|        |               |                  |               |
|--------|---------------|------------------|---------------|
| FRONT: | 75.00' (FEET) | FRONT (U.S. 281) | 73.00' (FEET) |
| REAR:  | 15.00' (FEET) | SIDE (CORNER)    | 10.00' (FEET) |
| SIDE:  | 8.00' (FEET)  |                  |               |
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 28,000 CUBIC FEET OF SOFT WATER STORAGE. INDIVIDUAL LOT DETENTION REQUIREMENTS ARE AS FOLLOWS:
 

|       |                     |        |                     |        |                     |
|-------|---------------------|--------|---------------------|--------|---------------------|
| LOT 1 | 2,317.00 CUBIC FEET | LOT 7  | 3,648.00 CUBIC FEET | LOT 10 | 2,783.00 CUBIC FEET |
| LOT 2 | 2,341.00 CUBIC FEET | LOT 8  | 3,608.00 CUBIC FEET | LOT 9  | 2,927.00 CUBIC FEET |
| LOT 3 | 4,068.00 CUBIC FEET | LOT 11 | 3,002.00 CUBIC FEET | LOT 12 | 2,353.00 CUBIC FEET |
- A DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO ANY CONSTRUCTION OR PLACING ANY STRUCTURE ON LOT.
- SEWERAGE WORKMAN NUMBER 55 OF CITY OF PHARR SEWERAGE SYSTEM, MINIMUM ELEVATION 103.90 ON LOT.
- A FIRE (5 FT) SPOKELAMP SHALL BE INSTALLED ALONG U.S. 281 AND ELDORA ROAD AT THE SUBDIVISION CONSTRUCTION STAGE.
- A FOUR (4 FT) SPOKELAMP SHALL BE INSTALLED ON ALL INTERIOR STREETS AT THE TIME OF ASSURANCE OF A BUILDING PERMIT.
- WELDBURN RAMP & LAMPINGS, PER ADA REQUIREMENTS, MUST BE INSTALLED ON ALL INTERIOR STREETS AT THE TIME OF ASSURANCE OF A BUILDING PERMIT.
- ALL ACCESS EASEMENTS (ALLEYS) SHALL BE PRIVATE AND MAINTAINED BY OWNER.
- IF PL (PLASTIC) BENCH EXCEEDS 15, LANE SIMULATION WILL BE REQUIRED.
- USE OF FRONT STREET ROAD REQUIRED FOR LANDSCAPING.
- NO ACCESS ONTO ELDORA RD. WILL BE PERMITTED FOR LOTS C1, C2, & C5 AND NO ACCESS ONTO U.S. 281 WILL BE PERMITTED FOR LOTS C1, C2, & C10.
- EVERY LOT WILL HAVE A COMMON TENANT SIGNAGE.
- AN ORDNANCE CONTROL EASEL SHALL BE INSTALLED BEFORE COMMENCING ANY TYPE OF CONSTRUCTION AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND GRADING HAS BEEN ESTABLISHED THE FENCE SHALL BE A 2" GALVANIZED, 3"X2" WIRE MESH OR AN EQUAL MATERIAL APPROVED BY THE DISTRICT.

### LEGEND

- - 1/2" IRON ROD
- - 1/2" IRON PIPE
- - 1/2" IRON PIPE
- - SET P-NAIL
- - POWER POLE
- - QUIET WIRE
- - ELECTRICAL BOX
- - CHAIN LINK FENCE
- - PUMP LINE
- - TIE, PEDESTAL
- - TRAFFIC SIGN

### STATE OF TEXAS - COUNTY OF HIDALGO

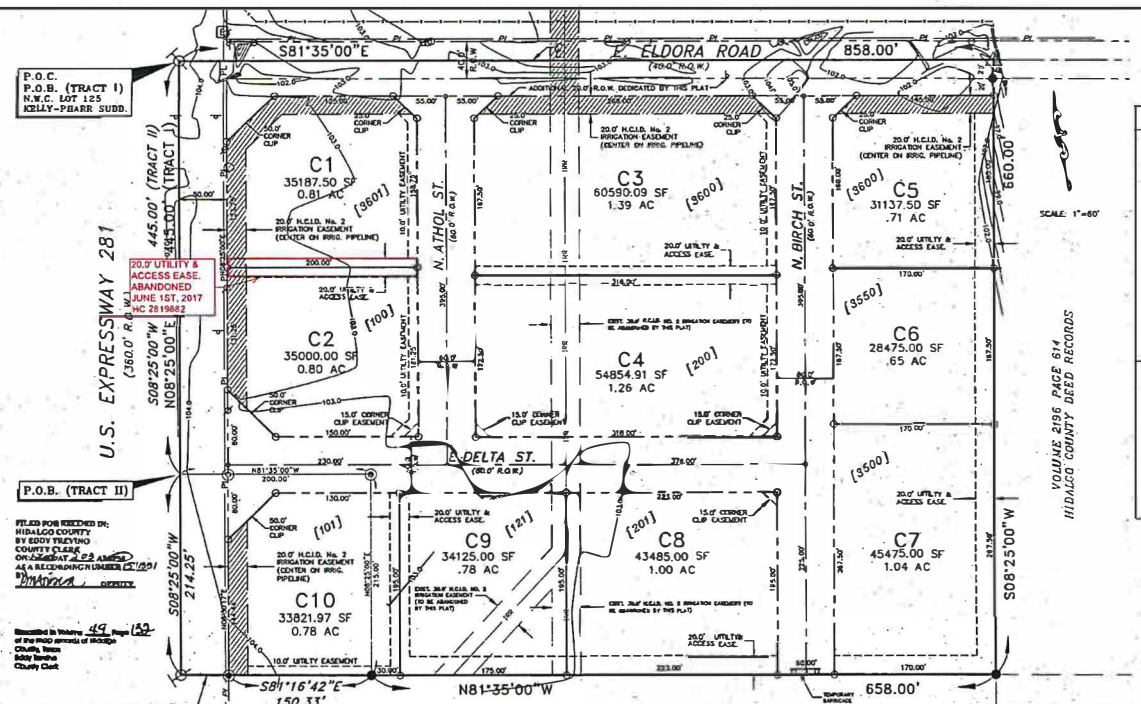
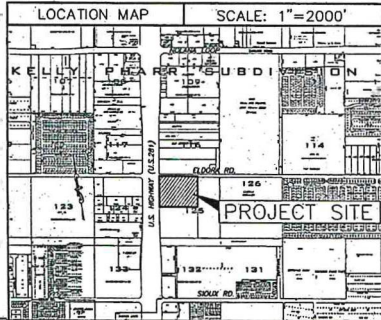
I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL OWNERS HAVE BEEN LOCATED AS INDICATED.

*Jose Balderas* 10/12/05  
 JOSE BALDERAS, SURVEYOR  
 REG. PROFESSIONAL LAND SURVEYOR NO. 5571

### 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.

*Billie D. Brown* 10/12/05  
 BILLIE D. BROWN, P.E.  
 80156



UTILITY TRLR SALES SE TEXAS INC  
 DOCUMENT # 639356  
 HIDALGO COUNTY DEED RECORDS

### STATE OF TEXAS - COUNTY OF PHARR PLAT APPROVAL CERTIFICATE

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

*Joe Kalo* 10/12/05  
 JOE KALO, MAYOR

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

*John R. ...* 10/12/05  
 PLANNING AND ZONING COMMISSION CHAIRMAN

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE  
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS DATE 10/12/05.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TRAILS, FENCES, AND BARRIERS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

*...* 10/12/05  
 PRESIDENT SECRETARY

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(6). 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.

| OWNER                           | DATE     | AMOUNT PAID | REMARKS       | PHONE #  | FEE    |
|---------------------------------|----------|-------------|---------------|----------|--------|
| OWNER: GILBERT A. GUERRA, P.E.  | 10/12/05 | 200.00      | RECORDING FEE | 360-5113 | 200.00 |
| SURVEYOR: JOSE BALDERAS, P.L.S. | 10/12/05 | 100.00      | RECORDING FEE | 360-5114 | 100.00 |

P.O.C. (TRACT I)  
 P.O.B. (TRACT I)  
 N.E.C. LOT 125  
 KELLY-PHARR SUDD.

U.S. EXPRESSWAY 281  
 445.00' (TRACT I)  
 445.00' (TRACT II)

20.0' UTILITY & ACCESS EASE  
 ABANDONED  
 JUNE 1ST, 2017  
 N.C. 2815882

FILED FOR RECORD IN:  
 HIDALGO COUNTY  
 BY EDDY TREVIÑO  
 COUNTY CLERK  
 ON 10/12/05 AT 2:28 AM  
 ALL INFORMATION SUBJECT TO 2005  
 2005 TEXAS REVISED STATUTES

Map Scale: 1"=50'

STATE OF TEXAS - COUNTY OF HIDALGO  
 PUBLIC NOTARY CERTIFICATE

I, JOSE BALDERAS, AS PRESIDENT OF ALIANZA DEVELOPMENT GROUP, L.L.C. (TRACT I) AND BALGA INVESTMENTS, L.L.C. (TRACT II), OWNER(S) OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS ALIANZA BUSINESS PARK, TO THE CITY OF PHARR, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN AS HEREBY DEDICATED TO THE PUBLIC ALL STREETS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREBY EXPRESSED.

*Jose Balderas* 10-12-05  
 JOSE BALDERAS, PRESIDENT (DATE)  
 BALGA INVESTMENTS, L.L.C.  
 2605 SANTA ANA  
 MISSION, TEXAS 78572

*Jose Balderas* 10-12-05  
 JOSE BALDERAS, PRESIDENT (DATE)  
 ALIANZA DEVELOPMENT GROUP, L.L.C.  
 2605 SANTA ANA  
 MISSION, TEXAS 78572

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSE BALDERAS, AND PROMISED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY OWNER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, WHO, BEING BY ME FACTUALLY SHOWN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE OBTAINED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12TH DAY OF OCTOBER, 2005

*...* 10-11-09  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES

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(6). 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.

RIO DELTA  
 ENGINEERING & SURVEYING  
 323 WEST CANO, SUITE 100  
 EDINBURG, TEXAS  
 (TEL) 806-388-5152 (FAX) 388-5083



PLAT SHEET

ALIANZA BUSINESS PARK  
 SUBDIVISION  
 PHARR  
 TEXAS

LALO CHAPA  
 KENZO  
 GILBERT GUERRA  
 GILBERT GUERRA  
 GILBERT GUERRA  
 OCTOBER 3, 2005

PREPARED BY  
 SUB 04 019



## AGENDA MEMORANDUM

**BOARD:** Board of Adjustment

**AGENDA ITEM #:** 3.B.

**DATE SUBMITTED:** October 26, 2023

**MEETING DATE:** November 1, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Orlando Gomez, owner, is requesting a variance to the City of Pharr to allow a five (5) foot side yard setback instead of the required (10) foot side yard setback in a Single-Family Residential District (R-1). The property is legally described as Lot 20, Villa España Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1406 Calle Espana. **BOA#230922**

**Classification:** Public Hearing

(\* If closed session, City Attorney must review and approve.)

**Issue:** Orlando Gomez, owner, is requesting a variance to the City of Pharr to allow a five (5) foot side yard setback instead of the required (10) foot side yard setback in a Single-Family Residential District (R-1).

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### **ROUTING:**

Kimberly Mendoza  
Ricardo Rodriguez  
Kimberly Mendoza

Created/Initiated - 10/26/2023  
Approved - 10/26/2023  
Final Approval - 10/27/2023



# Pharr

Development Services



## MEMORANDUM

---

**DATE** Wednesday, November 1, 2023

**TO:** BOARD OF ADJUSTMENT

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** VARIANCE TO THE CITY OF PHARR - for a variance to allow a five (5) foot side yard setback instead of the required (10) foot side yard setback in a Single-Family Residential District (R-1).  
**BOA#230922**

---

### GENERAL INFORMATION:

**APPLICANT:** Orlando Gomez, owner, is requesting a variance to the City of Pharr to allow a five (5) foot side yard setback instead of the required (10) foot side yard setback in a Single-Family Residential District (R-1).

**LEGAL DESCRIPTION:** The property is legally described as Lot 20, Villa España Estates Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 1406 Calle Espana, Pharr, Texas.

**ZONING:** The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential (R-1) to the north, south, east, and west. The area is generally designated for single-family residential use in the Land Use Plan.

**NOTIFICATION  
OF PUBLIC:**

Twentynine (29) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023.

A legal notice was published in the McAllen Monitor on October 6, 7, & 8, 2023. Staff has received no responses to the letters or the legal notice.

**FOR YOUR  
INFORMATION:**

The variance request is for the following:

**Proposed:**

- 1) The applicant was issued a building permit on June 29, 2022, for construction of this new home. The applicant is requesting that a five (5) foot side yard setback be allowed instead of the required (10) foot side yard setback in a Single-Family Residential District (R-1). The owner built the home over a (10) foot utility easement.

The owner has contacted 811 (Call before you dig) to locate all utility lines on the property. Utility Companies replied with no objections (Merit Energy, Spectrum & AT&T) except for AEP. AEP provided a Consent to Encroachment document which states the power line lies on the center not over the foundation of the home.

**City Requirements:**

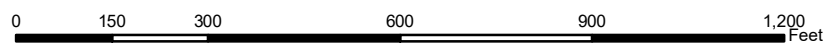
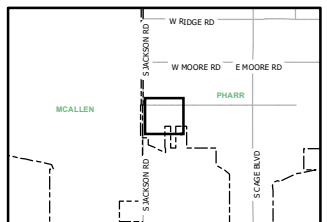
- 1) As per City of Pharr Zoning Ordinance Section 1.11- R-1 Single Family Residential District.
- 2) Subsection E area requirements. 7. Minimum width of side setback:
  - a. Internal lot, five feet or as required by subdivision (note on plat).

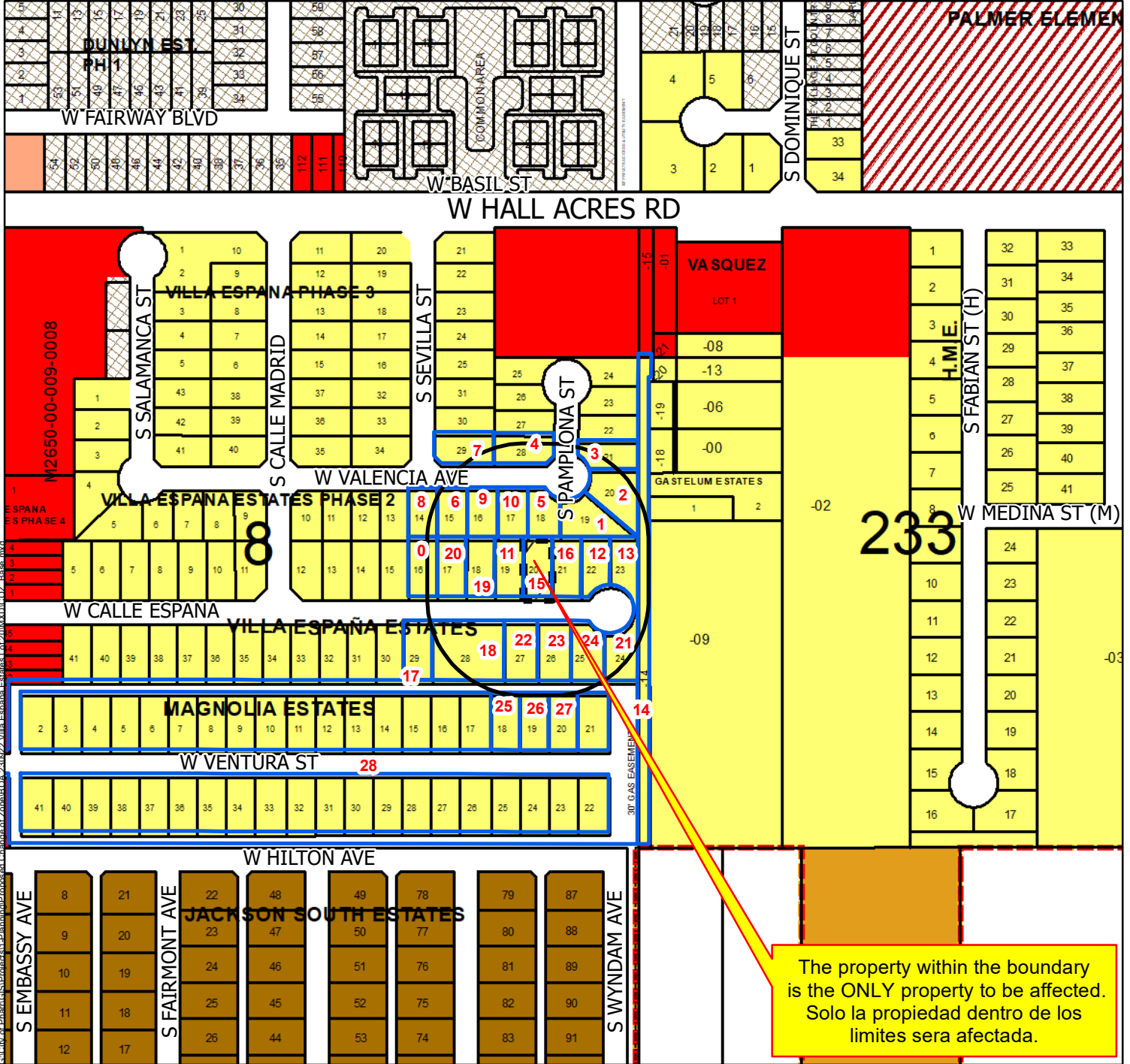


The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

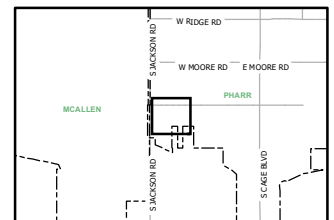
|                                       |                   |                          |                     |
|---------------------------------------|-------------------|--------------------------|---------------------|
| <b>Zoning</b>                         | Townhouse         | Heavy Industrial         | 200 ft Radius       |
| <b>ZONE</b>                           | HUD Code          | Limited Industrial       | Notified Properties |
| Agricultural Open Space               | Rail Road R.O.W   | Neighborhood Commercial  | Subject Property    |
| Single Family                         | Government Owned  | Office Professional      |                     |
| Single Family Small Lot               | General Business  | PSJA ISD                 |                     |
| Residential Multi-Family              | Business District | Hidalgo ISD              |                     |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD          |                     |
| Mobile Home                           | Heavy Commercial  | Planned Unit Development |                     |

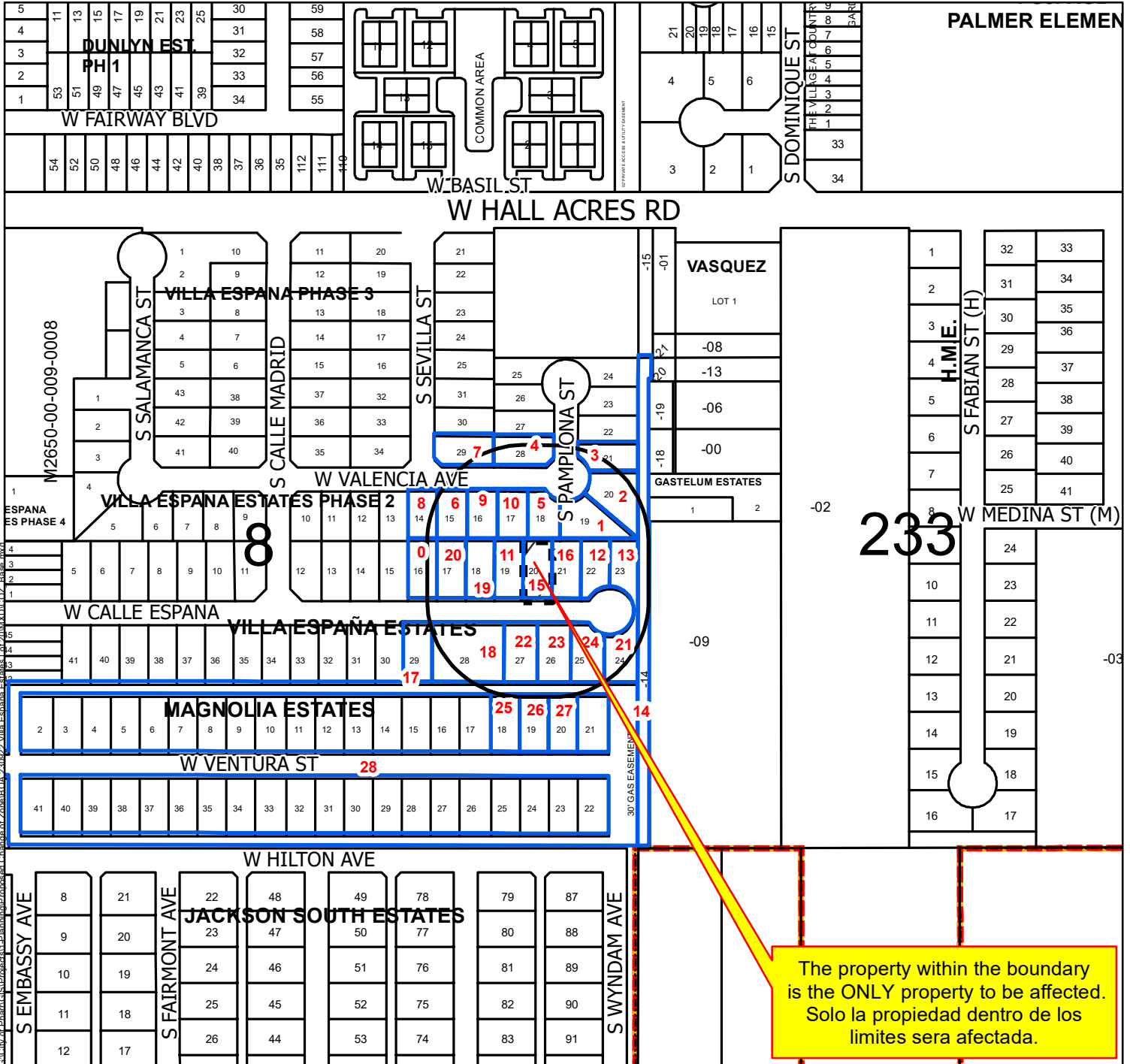
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





|                                       |                   |                          |  |
|---------------------------------------|-------------------|--------------------------|--|
| <b>Zoning</b>                         | Townhouse         | Heavy Industrial         | 200 ft Radius  |
| <b>ZONE</b>                           | HUD Code          | Limited Industrial       | Notified Properties  |
| Agricultural Open Space               | Rail Road R.O.W   | Neighborhood Commercial  | Subject Property   |
| Single Family                         | Government Owned  | Office Professional      | <small>All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.</small> |
| Single Family Small Lot               | General Business  | PSJA ISD                 |  |
| Residential Multi-Family              | Business District | Hidalgo ISD              |  |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD          |  |
| Mobile Home                           | Heavy Commercial  | Planned Unit Development |  |

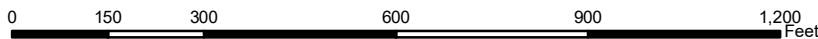
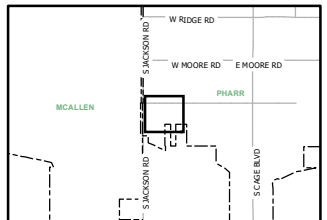




The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

|                                       |                   |                          |                     |
|---------------------------------------|-------------------|--------------------------|---------------------|
| <b>Zoning</b>                         | Townhouse         | Heavy Industrial         | 200 ft Radius       |
| <b>ZONE</b>                           | HUD Code          | Limited Industrial       | Notified Properties |
| Agricultural Open Space               | Rail Road R.O.W   | Neighborhood Commercial  | Subject Property    |
| Single Family                         | Government Owned  | Office Professional      |                     |
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| Residential Multi-Family High Density | Drainage Easement | Valley View ISD          |                     |
| Mobile Home                           | Heavy Commercial  | Planned Unit Development |                     |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





**Ticket Number:** 2373666678  
**Ticket Type:** Normal  
**Previous Ticket:**  
**Created On:** 8/24/23, 10:09 AM  
**Source:** Voice

**Excavator Information**

**Name:** Orlando Gomez  
**Phone:** (956) 789-8784  
**Fax:**  
**Address:** 1406 Calle Espana  
**City/State/Zip:** Pharr, TX 78577  
**Type:** Homeowner

**Caller**

**Name:** Orlando Gomez  
**Phone:** (956) 789-8784  
**Email:** monterealconstruction@gmail.com

**Contact**

**Name:** Orlando Gomez  
**Phone:** (956) 789-8784  
**Best Time To Call:**  
**Email:** monterealconstruction@gmail.com

**Notification Information**

**Nature of work:** Locate Lines  
**Work done for:** Orlando Gomez  
**Duration:** Unknown  
**Excavation Length:**  
**Excavation Depth:**  
**Deeper than 16":** Unknown  
**White Lined:** No  
**Explosives:** No  
**Directional Boring:** No  
**Job Number:**  
**Equipment Type:** Unknown

**Location Information**

**Address:** 1406 Calle Espana  
**County:** Hidalgo  
**City:** Pharr  
**Zip Code:** 78577  
**Subdivision:**  
**Intersection:** Jackson Rd  
**Map Book:**

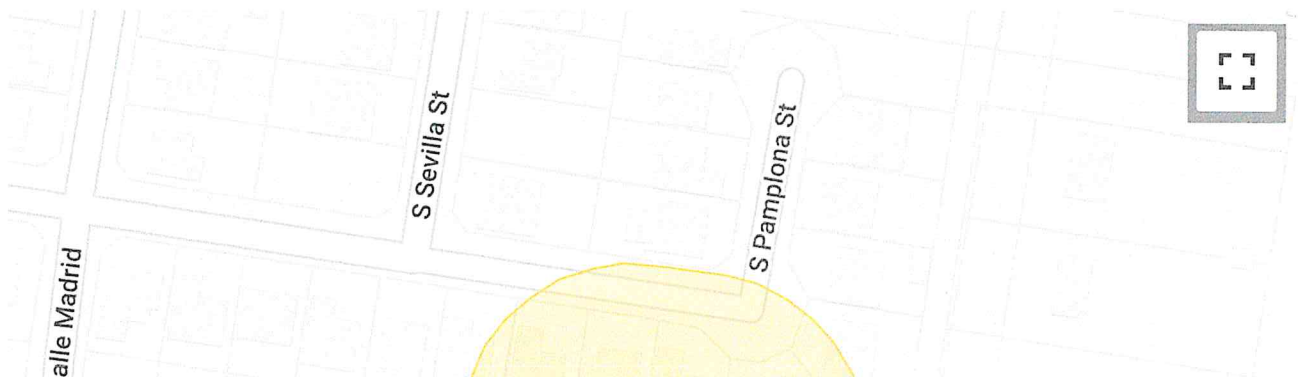
### Ticket Codes

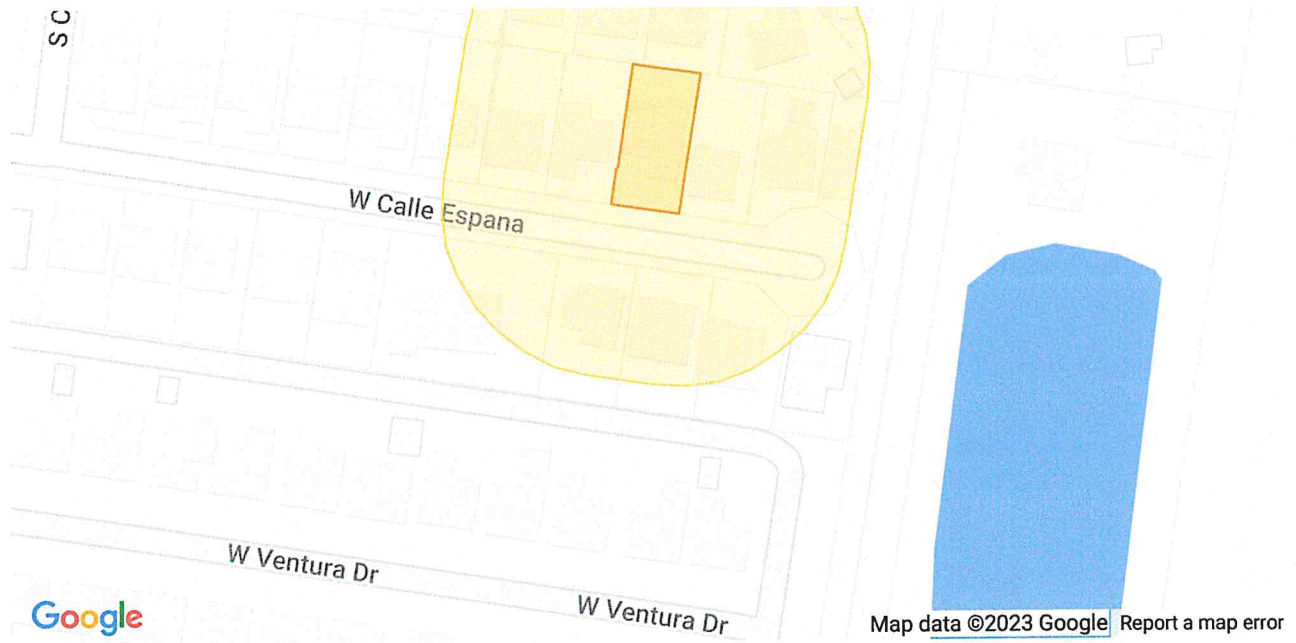
| Code    | Organization         | Organization Facilities |
|---------|----------------------|-------------------------|
| AC2     | Aep Texas            | Electric                |
| TXS1    | At&T                 | Phone                   |
| 9PH     | City Of Pharr        | Fiber, Water            |
| PHARRFO | City Of Pharr        | Fiber, Water            |
| FIN     | Merit Energy Company | Gas, Petroleum Products |
| CCTXS   | Spectrum             | Cable                   |

[View Responses](#)

### Google Map

Please note that if this locate request is older than 30 days, your facility mapping will not display below. If you have any questions, please contact [memberservices@texas811.org](mailto:memberservices@texas811.org).





**Driving Directions To Work Site:**

**Work Site Locate Instructions:**

Locate the entire east side of the property from front to back

**Additional Information:**

**Excavator Supplied GPS:**

**Excavator Requested Positive Response:**

Lookup Another Ticket

© Copyright Texas811 2018.



Monte Real <monterrealconstruction@gmail.com>

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**1406 Calle Espana**

---

**Castillo, Marco** <Marco.Castillo@meritenergy.com>

Thu, Aug 24, 2023 at 10:48 AM

To: "monterrealconstruction@gmail.com" <monterrealconstruction@gmail.com>

Merit Energy is clear based on your 811 call

## Responses

AC2 Aep Texas

- **Aug 28, 2023, 2:23:59 PM by irth.pr:** Located

FIN Merit Energy Company

- **Aug 28, 2023, 6:46:28 AM by javier.martinez@meritenergy.com:** Clear

CCTXS Spectrum

- **Aug 28, 2023, 9:36:27 AM by txusic.pr:** Located



Monte Real &lt;monterealconstruction@gmail.com&gt;

**AT&T Distribution - All CLEAR/NO CONFLICT NOTIFICATION : 2373666678**

3 messages

**AT&T Distribution Cable Locate Notification** <prod-mw@alcs.att-mail.com> Thu, Aug 24, 2023 at 10:56 AM  
Reply-To: CBus Email Microservice <cbuseb-ALCS-c3e49889429611eea65f612ed971bd05-001@cbus.att-mail.com>  
To: Orlando Gomez <monterealconstruction@gmail.com>

\*\*\*\*\* THIS EMAIL IS SYSTEM GENERATED. PLEASE DO NOT RESPOND TO THIS EMAIL \*\*\*\*\*

## AT&amp;T Distribution - Damage Prevention

## AT&amp;T DISTRIBUTION UNDERGROUND/BURIED INFRASTRUCTURE LOCATE

**ALL CLEAR/NO CONFLICT NOTIFICATION**

Ticket No: 2373666678

Ticket Address: [1406 Calle Espana](#)

Place: PHARR, TX

Caller Name: Orlando Gomez

Caller Phone: (956) 789-8784

Contractor Name: Orlando Gomez

Contractor Phone: (956) 789-8784

AT&amp;T Distribution Membership Code: TXS1

State One Call Law Reference: TEXAS ONE CALL LAW REFERENCE: UTILITIES CODE - TITLE 5 CHAPTER 251

This is to notify you that for the above One Call Locate Notification Request, status of the facilities at this date and time is All Clear/No Conflict. The information in this response does not mean that another utility other than AT&T Distribution is Clear/Not in conflict or different activities at the same location would be clear. If you have any questions about this message or if you believe you have received this notification in error and that AT&T Distribution Underground Facilities are actually in the vicinity of your excavation activity, please call 1-817-589-1056/713-567-4552,210-377-5477.

*\*A duplicated notice may be sent multiple times, resulting from an update of the same ticket number.*

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, Texas 78540

---

Document No: 3343583

Billable Pages: 3

Recorded On: May 18, 2022 02:24 PM

Number of Pages: 4

---

\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\*

Total Recording: \$ 44.00

---

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**-File Information:**

Document No: 3343583  
Receipt No: 20220518000283  
Recorded On: May 18, 2022 02:24 PM  
Deputy Clerk: Olga Garcia  
Station: CH-1-CC-K21

**Record and Return To:**

Corporation Service Company  
919 North 1000 West  
Logan UT 84321



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

SIERRA TITLE  
STG/MCGF# 3194831

**General Warranty Deed**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: May 16, 2022

Grantor: **PEDRO AZAEL SILVA VARGAS and wife, YESICA BIRLETH VALDES PATLAN**

Grantor's Mailing Address: **1003 W. Eagle Ave.  
Pharr, Texas 78577  
Hidalgo County**

Grantee: **ORLANDO GOMEZ AND ARTURO GOMEZ D/B/A MONTE REAL CONSTRUCTION**

Grantee's Mailing Address: **1016 Ruisenor St.  
Pharr, Texas 78577  
Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged**

Property (including any improvements):  
**Lot 20, VILLA ESPAÑA ESTATES, an Addition to the City of Pharr, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance:  
**Subject To:**

None

Exceptions to Conveyance and Warranty:  
**Subject To:**

**Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 9, 2001, under Clerk's File No. 996798, and Restrictions shown on the map recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Easements for roadway and canal rights-of-way as reserved in Deed dated December 23, 1912, from A. J. McColl to C. E. Smith and wife, Lucy Smith, recorded in Volume 31, Page 418, Deed Records of Hidalgo County, Texas.**

**Right-of-Easement granted by Fred A. Baird and wife, Ann K. Baird, to Central Power and Light Company, by instrument dated June 7, 1957, recorded in Volume 892, Page 175, Deed Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted by Crescence Michael Courtnev to Central Power and**

**Agreement dated January 12, 2001, between Central Power and Light Company and Ruben Pacheco, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 9, 2001, under Clerk's File No. 937667.**

**Fifteen foot (15') Utility Easement along the North line of subject property, as shown on plat recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Ten foot (10') Utility Easement along the East line of subject property, as shown on plat recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.**

**Easements or claims of easements which are not a part of the public record.**

**No building permitted over any easement or lot line, as shown on plat recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Twenty-five foot (25') Minimum Setback Line along the front of said property, as shown on plat recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Fifteen foot (15') Minimum Setback Line along the rear of said property, as shown on plat recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Minimum Setback Lines along the sides of said property must be according to City Ordinance, as shown on plat recorded in Volume 36, Page 169B, Map Records of Hidalgo County, Texas.**

**Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Fred Baird and wife, Ann K. Baird, to T. B. Hoffer, dated December 12, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 65, Page 479, Oil and Gas Records of Hidalgo County, Texas.**

**Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated November 6, 1980, from Tasmoh Citrus Groves, Inc. to Tenneco Oil Company, recorded in Volume 400, Page 987, Oil and Gas Records of Hidalgo County, Texas.**

**Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from T. G. Thomas and wife, Josephine K. Thomas, to Enron Oil & Gas Company, dated November 11, 1987, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2526, Page 554, Official Records of Hidalgo County, Texas; as affected by Designation dated June 2, 1989, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2766, Page 8, Official Records of Hidalgo County, Texas.**

**Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Tasmoh Citrus Groves, Inc., a Texas corporation, to T. G. Thomas, dated March 11, 1976, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1485, Page 12, Deed Records of Hidalgo County, Texas.**

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2022 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

PEDRO AZAEL SILVA VARGAS

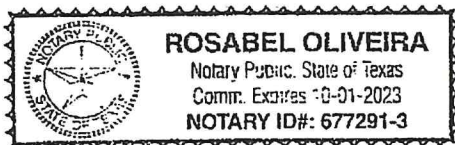
YESICA BIRLETH VALDES PATLAN

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12 day of May, 2022, by  
PEDRO AZAEL SILVA VARGAS.

(SEAL)

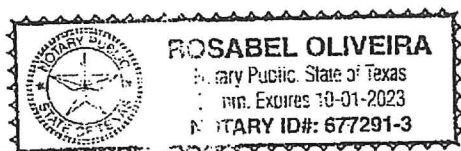
  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12 day of May, 2022, by  
YESICA BIRLETH VALDES PATLAN.

(SEAL)

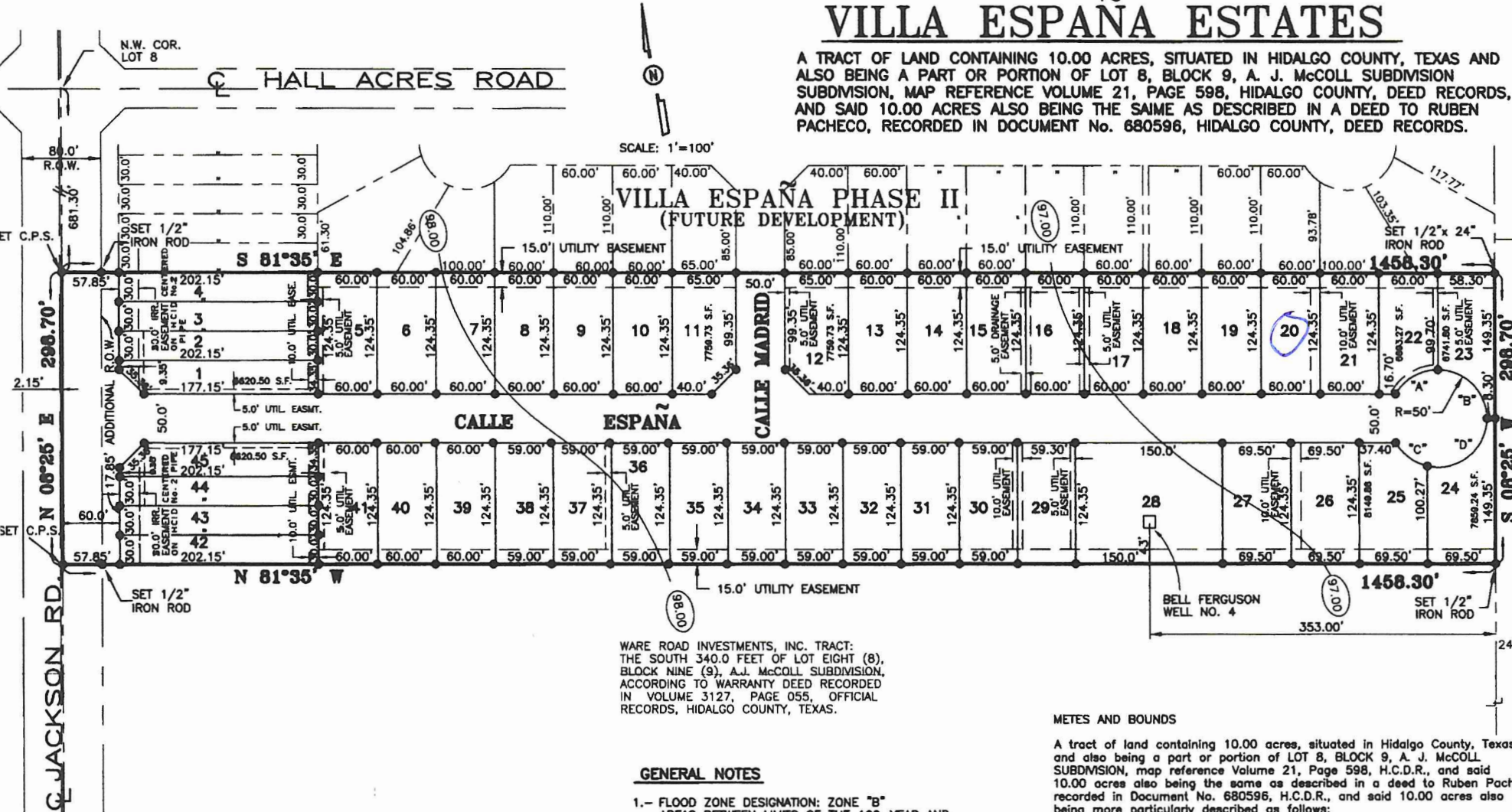
  
Notary Public, State of Texas

# VILLA ESPAÑA ESTATES

A TRACT OF LAND CONTAINING 10.00 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 8, BLOCK 9, A. J. McCOLL SUBDIVISION, MAP REFERENCE VOLUME 21, PAGE 598, HIDALGO COUNTY, DEED RECORDS, AND SAID 10.00 ACRES ALSO BEING THE SAME AS DESCRIBED IN A DEED TO RUBEN PACHECO, RECORDED IN DOCUMENT No. 680596, HIDALGO COUNTY, DEED RECORDS.

ANTONIO TOVAR TRACT: TWO TRACTS OUT OF LOT 233, KELLY-PHARR SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME

PEDRO CASTILLO TRACT: THE EAST 33.0 FEET OF THE WEST 51.0 FEET OF THE SOUTH 674.0 FEET OF LOT 233, KELLY-PHARR SUBDIVISION, ACCORDING TO WARRANTY DEED



WARE ROAD INVESTMENTS, INC. TRACT: THE SOUTH 340.0 FEET OF LOT EIGHT (8), BLOCK NINE (9), A.J. McCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3127, PAGE 055, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A tract of land containing 10.00 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 8, BLOCK 9, A. J. McCOLL SUBDIVISION, map reference Volume 21, Page 598, H.C.D.R., and said 10.00 acres also being the same as described in a deed to Ruben Pacheco, recorded in Document No. 680596, H.C.D.R., and said 10.00 acres also being more particularly described as follows;

BEGINNING on a cotton picker spindle found on Jackson Road and the West line of said Lot 8, for the northwest corner of this tract, said spindle bears S 08°25'00" W, a distance of 681.30 feet from the northeast corner of said Lot 8;

THENCE S 81°35'00" E, along the North line of said 10.00 acre tract, at a distance of 37.50 feet pass a 1/2" iron rod found on the East right-of-way line of said Jackson Road as per Volume 1002, Page 228-230, H.C.D.R., and continuing a total distance of 1458.30 feet to a 1/2" iron rod found on the East line of said Lot 8, for the northeast corner of this tract;

THENCE S 08°25'00" W, along the East line of said Lot 8, a distance of 298.70 feet to a 1/2" iron rod found on the southwest corner of said 10.00 acre tract and the northeast corner of a tract of land deeded to Ware Road Investments, Inc., in Volume 3127, Page 55, H.C.D.R., for the southeast corner of this tract;

THENCE N 81°35'00" W, along the South line of said 10.00 acre tract, at a distance of 1420.80 feet pass the East right-of-way line of said Jackson Road, and continuing a total distance of 1458.30 feet to a cotton picker spindle found on the West line of said Lot 8, for the southwest corner of this tract;

THENCE N 08°25'00" E, along the West line of said Lot 8, a distance of 298.70 feet to the POINT OF BEGINNING, containing 10.00 acres of land, of which 0.257 of one acre lies in the right-of-way line of said Jackson Road, leaving a net of 9.743 acres of land, more or less.

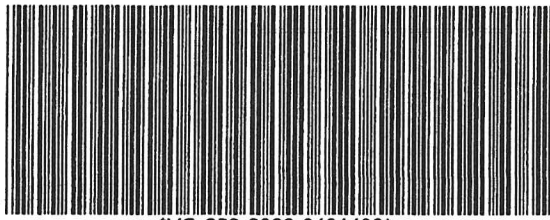
**GENERAL NOTES**

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
C.P.N. 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1982
  - MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET.
  - LEGEND: ○ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
  - MINIMUM BUILDING SETBACK LINES AS PER CITY ORDINANCE FRONT SETBACK FOR CUL-DE-SAC 15.00'
- MINIMUM BUILDING SET BACK LINES:  
 LOTS 1 THRU 4 AND 42 THRU 45  
 FRONT 130.0'  
 REAR 10.0'  
 LOTS 5 THRU 41  
 FRONT 25.00'  
 REAR 15.0'
- A 4' SIDEWALK ALONG THE FRONTAGE OF ALL COMMERCIAL AND RESIDENTIAL LOTS WILL BE REQUIRED AT THE TIME

NOTE: 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  
 10/5/2000

| CURVE DATA |            |        |        |
|------------|------------|--------|--------|
| CURVE      | DELTA      | RADIUS | LENGTH |
| "A"        | 60°00'00"  | 50.00' | 52.36' |
| "B"        | 90°00'00"  | 50.00' | 78.54' |
| "C"        | 47°03'21"  | 50.00' | 41.06' |
| "D"        | 102°56'39" | 50.00' | 89.84' |



\*VG-253-2023-3481433\*

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, Texas 78540

Document No: 3481433

Billable Pages: 5

Recorded On: September 08, 2023 11:53 AM

Number of Pages: 6

CONSENT

\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\*

Total Recording: \$ 52.00

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document No: 3481433  
Receipt No: 20230908000172  
Recorded On: September 08, 2023 11:53 AM  
Deputy Clerk: Olga Garcia  
Station: CH-1-CC-K12

**Record and Return To:**

AEP Texas  
5700 N Cage Blvd  
original returned to customer  
PHARR TX 78577



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

REV. 11/2022  
Town: Pharr  
Submitted by: fig

TX231943  
WR#85821535

Description: **Concrete House Foundation Encroachment @ 1406 Calle Espana, Pharr, TX**

## CONSENT TO ENCROACHMENT

THIS CONSENT TO ENCROACHMENT is made this 29 day of August, 2023, by and between **Orlando Gomez and Arturo Gomez D/B/A Monte Real Construction**, whose address is **1406 Calle Espana, Pharr Texas** ("Present Owners," whether one or more), and **AEP TEXAS INC**, a Delaware corporation, with an address of P.O. Box 2121, Corpus Christi, Texas, 78403 ("AEP").

### WITNESSETH:

A parcel of real estate with a street address of **1406 Calle Espana**, located in Pharr Texas, Hidalgo County (the "Property") as shown on Exhibit A, attached hereto and made a part hereof for all purposes, is subject to a platted utility easement as shown on the recorded Subdivision plat filed in the Official Public Records of Hidalgo County, Texas; and an easement granted by **Ruben Pacheco - Villa Espana Estates Phase 1** to AEP, formerly known as **Central Power and Light Company** recorded as Document Number **937667** in the Official Public Records of Hidalgo County, Texas (the "Easement").

AEP is a public utility licensed to do business in the State of Texas and in the City of Pharr, Texas, and has the right to use the Easement to construct electric lines and all necessary appurtenances together with rights to enter on the Property and replace, inspect, repair, and maintain on the Property all lines, poles, towers, cables, conduits, and all other appurtenances as needed by AEP.

The Present Owners have recently constructed a **64'-0 1/2"L x 5'W Concrete House Foundation** upon and over a portion of the easement area (the "Encroachment") that encroaches into the easement area as shown in Exhibit A, and the Encroachment infringes on AEP's rights.

The Encroachment is a compatible encroachment that does not violate the provisions of the National Electrical Safety Code: The Present Owners have agreed not to create any further encroachments; and AEP has agreed to consent to the Encroachment upon the Present Owners agreement to certain terms and conditions as more fully set out below.

**NOW, THEREFORE**, in consideration of the mutual promises and other good and valuable consideration, AEP does hereby grant, without warranty and only to the extent it has the right to do so, unto the Present Owner of record and his heirs and assigns, AEP's Consent to the Encroachment. The execution of this Consent to Encroachment by the undersigned is not to be construed in any manner as a license for further encroachment on the easement area. This Consent to Encroachment will automatically terminate and be rendered null and void upon any removal of the Encroachment. Changes in the physical shape or size of the Encroachment will be considered an additional encroachment without authority and in violation of AEP's legal rights and interests.

TX231943  
WR#85821535

The Encroachment is subject and subordinate at all times to AEP's paramount rights to use the Easement for all public utility and corporate purposes, and AEP's right to enter upon the Property at any time and from time to time for the purpose of constructing and installing, maintaining, repairing and operating electric lines and any and all equipment and facilities it deems necessary or advisable in its public utility and corporate purposes, all without any liability whatsoever on the part of AEP to the Present Owners of record, their respective heirs, administrators, executors, successors and/or assigns.

**THE PRESENT OWNERS OF RECORD OF THE ABOVE DESCRIBED PARCEL OF REAL ESTATE, THEIR RESPECTIVE HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS, SHALL INDEMNIFY AND SAVE HARMLESS AEP, ITS PARENT AND SUBSIDIARY COMPANIES, AND THEIR SUCCESSORS, ASSIGNS, DIRECTORS, OFFICERS, EMPLOYEES, SERVANTS, AND AGENTS FROM ANY AND ALL CLAIMS, DEMANDS, CHARGES, SUITS OR ACTIONS FOR PROPERTY DAMAGE OR LOSS, OR LOSS OF USE THEREOF, AND PERSONAL INJURY AND DEATH, WHETHER AT LAW OR IN EQUITY, BROUGHT BY ANY PERSON, ENTITY OR AGENCY, INCLUDING BUT NOT LIMITED TO EMPLOYEES OR AGENTS OF THE PRESENT OWNERS AND ALL EXPENSES OF LITIGATION INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND LITIGATION EXPENSES, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE USE, CARE, OR MAINTENANCE OF THE ENCROACHMENT.**

In the event any such proceeding should be filed, Present Owners agree that AEP must have the right to select counsel to defend such proceeding, and the Present Owners must make payment of any and all court costs, expenses of litigation, reasonable attorneys' fees and any judgments that may be entered therein.

This consent in no way relieves Present Owners of record, their heirs, administrators, executors, successors, and assigns, from the restrictions, if any, to which the Property is made subject by deed or otherwise and the restrictions contained in all applicable zoning ordinances.


IN WITNESS WHEREOF, the undersigned Present Owners have agreed to the terms and conditions of this Consent to Encroachment as evidenced by their signature hereto, and thus AEP has caused this instrument to be executed on its behalf on this 29 day of August, 2023

[Rest of this page intentionally left blank-Signature page follows]

TX231943  
WR#85821535

**PRESENT OWNER(S):**

Orlando Gomez and Arturo Gomez D/B/A Monte Real Construction  
1406 Calle Espana  
Pharr, TX 78577

By:   
Orlando Gomez

By:   
Arturo Gomez

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 29 day of August, 2023, by Orlando Gomez and Arturo Gomez D/B/A Monte Real Construction.

  
NOTARY PUBLIC, State of Texas

(Seal)



TX231943  
WR#85821535

AEP TEXAS INC.

By: Jeffery S. Stracener  
Jeffery S. Stracener,  
Vice President Distribution Region Operations

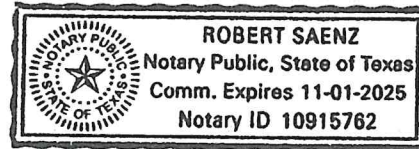
Reviewed by ROW: FRG

STATE OF TEXAS §  
COUNTY OF NUECES §

This instrument was acknowledged before me this 5 day of September, 2023, by Jeffery S. Stracener, Vice President of Distribution Region Operations, for AEP TEXAS INC., a Delaware corporation, on behalf of the corporation.

WITNESS my hand and Notarial Seal the day and year first above written.

Robert Saenz  
NOTARY PUBLIC, State of Texas



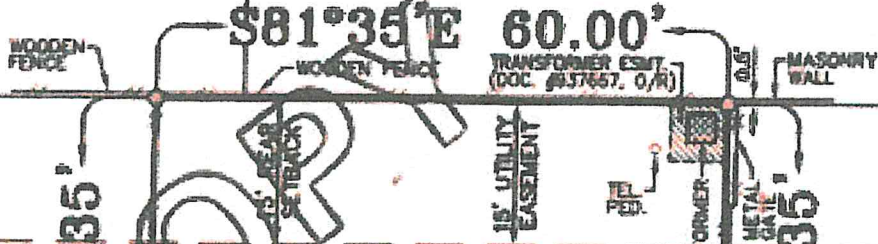
(Seal)

AFTER RECORDING, PLEASE RETURN TO:  
AEP Texas Central Company  
% Right of Way Agent  
P.O. Box 2121  
Corpus Christi, Texas 78403-2121

# EXHIBIT "A"

**LOT 17**  
(PHASE II)

**LOT 18**  
(PHASE II)

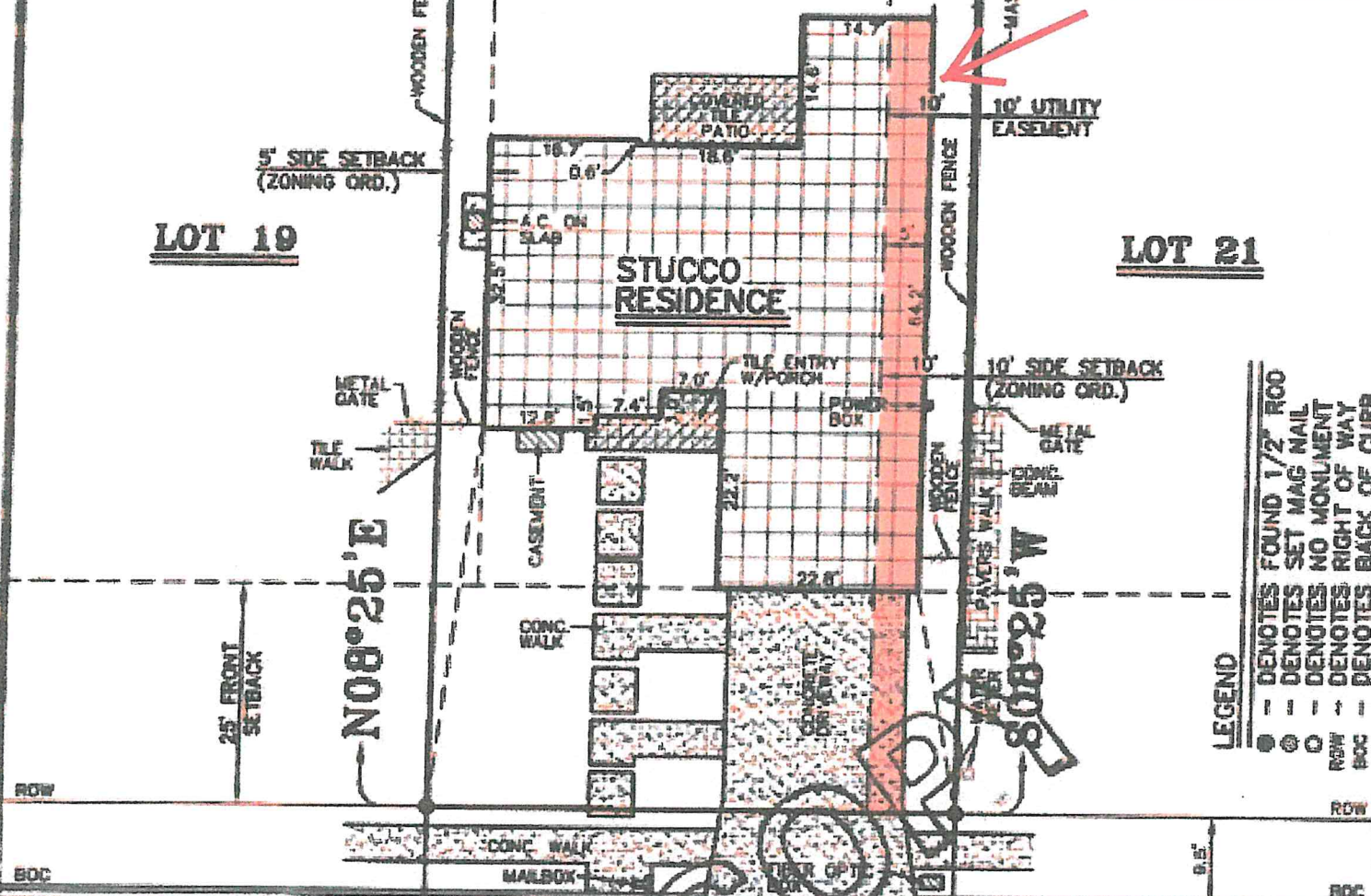


**LOT 20**  
(7,481 SF.)

**Easement Encroachment**

**LOT 19**

**LOT 21**



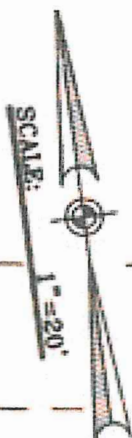
- LEGEND**
- DENOTES FOUND 1/2" ROD
  - ⊙ DENOTES SET MAG NAIL
  - DENOTES NO MONUMENT
  - DENOTES RIGHT OF WAY
  - DENOTES BACK OF CURB

485.00' TO CALLE MADRID  
**N81°35'W 60.00'**  
**CALLE ESPANA**  
 (50' ROW-VOL. 36, PG. 1688, M/R)

# EXHIBIT "A"

**LOT 17**  
(PHASE II)

**LOT 18**  
(PHASE II)



S81°35'E 60.00'

TRANSFORMER ESMT  
(DOC. #937657, O/R)

WOODEN FENCE

WOODEN FENCE

MASONRY WALL

124.35'

15' UTILITY EASEMENT

124.35'

**LOT 20**  
(7,461 S.F.)

Easement Encroachment

5' SIDE SETBACK  
(ZONING ORD.)

**LOT 19**

**LOT 21**

**STUCCO RESIDENCE**

10' UTILITY EASEMENT

10' SIDE SETBACK  
(ZONING ORD.)

METAL GATE  
TILE WALK

A.C. ON SLAB

TILE ENTRY W/PORCH

POWER BOX

METAL GATE

N08°25'E

S08°25'W

- LEGEND**
- - - DENOTES FOUND 1/2" ROD
  - DENOTES SET MAG NAIL
  - DENOTES NO MONUMENT
  - ROW DENOTES RIGHT OF WAY
  - BOC DENOTES BACK OF CURB

25' FRONT SETBACK

ROW

ROW

BOC

BOC

485.00' TO CALLE MADRID

N81°35'W 60.00'

**CALLE ESPANA**

(50' ROW--VOL. 36, PG. 1698, M/R)

9.5'

