



## Texas Department of Housing and Community Affairs

### Governing Board

### Board Action Request

**File #: 1156**

**Agenda Date: 10/9/2025**

**Agenda #:**

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Uvalde Villas (HTC #21039/22813/23909)

#### **RECOMMENDED ACTION**

**WHEREAS**, Uvalde Villas (the Development) received a 9% Housing Tax Credit (HTC) award in 2021, a Force Majeure reallocation of tax credits and a Multifamily Direct Loan HOME award in 2022, and supplemental credits in 2023 to construct 102 units, of which 96 are designated as low-income units, of multifamily housing in McAllen, Hidalgo County;

**WHEREAS**, TGO Uvalde 21, LP (Development Owner or Owner) requests approval to decrease the size of the Development site from 7.39 acres to 6.96 acres, due to a dedication for right-of-way required by the City of McAllen, which resulted in a 6.27% increase in residential density from 13.797 units per acre to 14.661 units per acre;

**WHEREAS**, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

**WHEREAS**, the requested change does not materially alter the Development in a negative manner, and would not have adversely affected the selection of the Application;

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested material amendment of the Application for Uvalde Villas is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

#### **BACKGROUND**

Uvalde Villas (HTC/HOME #21039/22813/23909) received a 9% Housing Tax Credit (HTC) award in 2021, a Force Majeure reallocation of tax credits and a Multifamily Direct Loan HOME award in 2022, and supplemental credits in 2023 to construct 102 units, of which 96 are designated as low-income units, of multifamily housing in McAllen, Hidalgo County. Construction of the Development has been completed, and the cost certification documentation is currently under review by the Department.

The Owner has reported that a greater than 5% change in residential density occurred from the representation at initial Application to the time of the Cost Certification, and in a letter dated August 22, 2025, Lora Myrick, the representative for the Development Owner, requested approval to modify the total acreage to represent the actual size of the Development site after dedication for right-of-way along Uvalde Avenue.

At the time of application, the original Development site was identified as 7.393 acres, but at cost certification, the as-built ALTA survey dated July 14, 2025, identified an acreage of 6.967, after dedication of 30 feet for right-of-way along the south of Uvalde Avenue. As a result, the residential density increased 6.27%, from 13.797 units per acre to 14.661 units per acre, requiring approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F).

The Owner has stated that inclusion of the dedicated area of Uvalde Avenue and its associated right-of-way as part of the Development site area at Application was an error. It was not until the as-built survey was reviewed that this discrepancy was identified.

The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC or HOME award.

Staff recommends approval of the requested material amendment to the Application, and if approved, the HOME Contract, HOME and LIHTC Land Use Restriction Agreements and HOME loan documents will be amended to reflect the acreage as corrected.



August 22, 2025

Mr. Rosalio Banuelos  
Director of Multifamily Asset Management  
Texas Department of Housing & Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Via Email: [Rosalio.Banuelos@tdhca.texas.gov](mailto:Rosalio.Banuelos@tdhca.texas.gov)

RE: TDHCA Application #23909 / 22510 / 21039 – Uvalde Villas, McAllen, TX  
Material Amendment Request

Dear Mr. Banuelos,

On behalf of TGO Uvalde 21, LP (“Applicant”), we are requesting a material amendment to the above-referenced Housing Tax Credit Applications. A check for the \$2,500 fee has been sent separately from this request. Enclosed is the receipt and copy of the check.

This amendment request is for a change to the overall development size. The reason the change is necessary is because the City of McAllen was dedicated a portion of the original site for a public road. The site plan as originally designed did not change from full Application, but the acreage determined by the As-Built survey is lower by 0.439 acres. Both the plat and the As-Built survey are attached.

This change from the original 7.393 acres to an As-Built of 6.957 acres reduces the density of units per acre by greater than 3%. There has been no change to the architectural design from Application and there are 102 units. The result is an overall reduction in density of 5.87%.

I believe that this was an oversight at Application since the road was there or was planned be there and would never have been part of the actual development site.

This change in site acreage also affects the HOME LURA and the HOME contract, along with the draft LIHTC LURA currently in process.

If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at [lora@betcohousinglab.com](mailto:lora@betcohousinglab.com) any time.

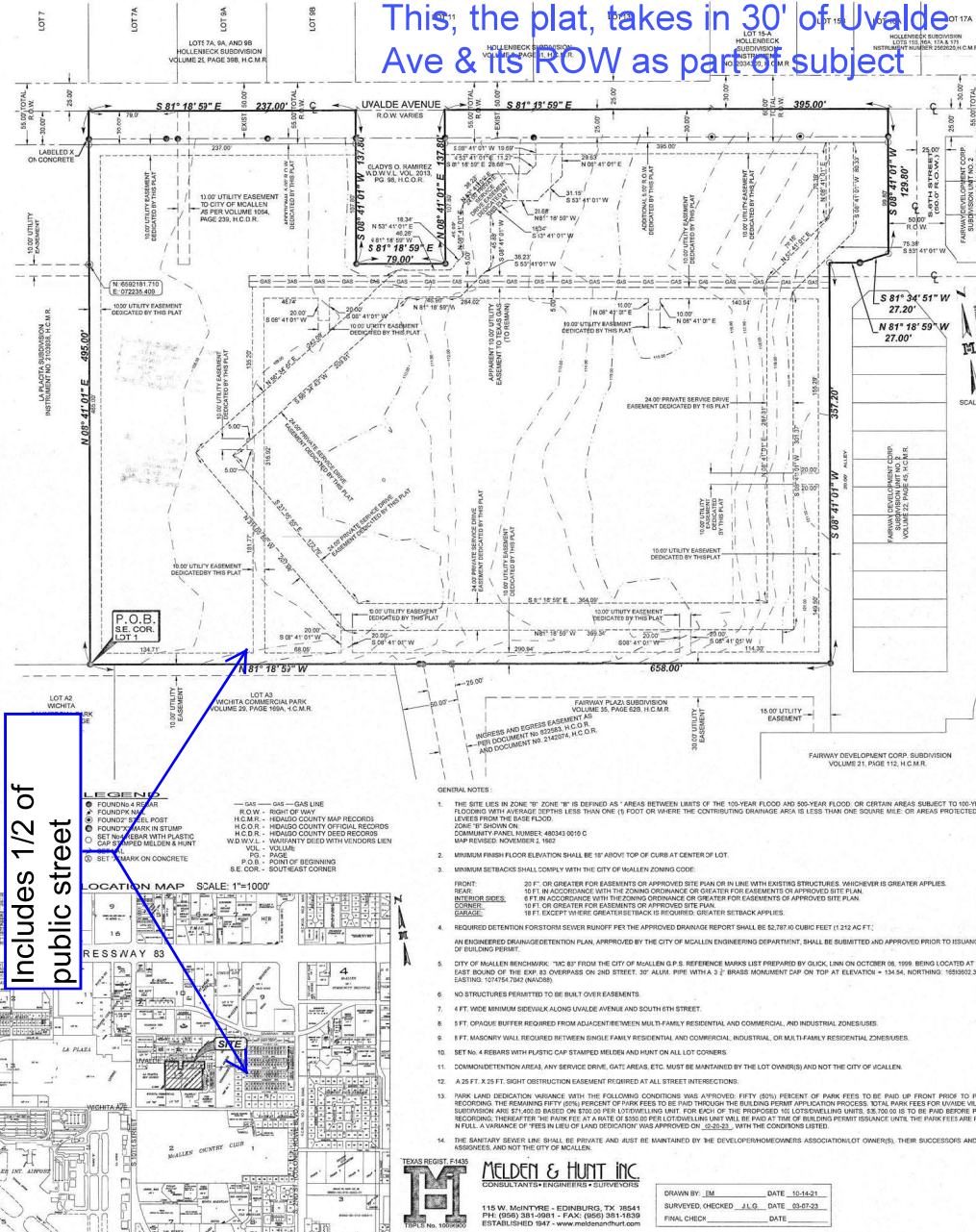
Sincerely,

Lora Myrick, Principal  
BETCO Consulting, LLC  
CC via email: Jonathan Chilson; Sally Hedrick; Steve Lollis





This, the plat, takes in 30' of Uvalde Ave & its ROW as part of subject



# SUBDIVISION MAP OF UVALDE VILLAS SUBDIVISION

7.393 ACRES CONSISTING OF:  
TRACT 1: 0.218 OF ONE ACRE  
BEING THE WEST 68 FEET OF THE EAST 1/2 OF LOT 8,  
HOLLENBECK SUBDIVISION,  
TRACT 2: 0.282 OF ONE ACRE  
BEING THE WEST 1/2 OF LOT 10 AND THE EAST 10 FEET OF SAID  
LOT 8, ALL OF SAID HOLLENBECK SUBDIVISION,  
TRACT 3: 3.000 ACRES  
BEING OUT OF LOT 15, SOUTHEAST 1/4 SECTION 7,  
HIDALGO CANAL COMPANY SUBDIVISION,  
TRACT 6: 0.250 OF ONE ACRE BEING THE EAST 1/2 OF SAID LOT 10,  
OF SAID HOLLENBECK SUBDIVISION,  
TRACT 7: 0.967 OF ONE ACRE BEING THE EAST 1/2 OF SAID LOT 10 AND 16,  
OF SAID HOLLENBECK SUBDIVISION,  
AND TRACT 8: 2.236 ACRES OUT OF SAID LOT 15,  
OF SAID SOUTHEAST 1/4 SECTION 7,  
OF SAID HIDALGO CANAL COMPANY SUBDIVISION

## METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 7.393 ACRES, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF:  
TRACT 1: 0.218 OF ONE ACRE BEING THE WEST 68 FEET OF THE EAST HALF OF LOT 8, HOLLENBECK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 174 OF THE HIDALGO COUNTY DEED RECORDS;  
TRACT 2: 0.282 OF ONE ACRE BEING THE WEST HALF OF LOT 10 AND THE EAST 10 FEET OF SAID LOT 8, ALL OF SAID HOLLENBECK SUBDIVISION;  
TRACT 3: 3.000 ACRES BEING PART OR PORTION OUT OF LOT 15, SOUTHEAST 1/4 SECTION 7, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 174 OF THE HIDALGO COUNTY DEED RECORDS;  
TRACT 6: 0.250 OF ONE ACRE BEING THE EAST HALF OF SAID LOT 10, OF SAID HOLLENBECK SUBDIVISION;  
TRACT 7: 0.967 OF ONE ACRE BEING THE EAST HALF OF SAID LOT 10, OF SAID HOLLENBECK SUBDIVISION;  
AND TRACT 8: 2.236 ACRES BEING PART OR PORTION OUT OF SAID LOT 15, SOUTHEAST 1/4 SECTION 7, OF SAID HIDALGO CANAL COMPANY SUBDIVISION;  
WHICH SAID 7.393 ACRES WERE CONVEYED TO TUD UVALDE 21, L.P., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A SPECIAL WARRANTY DEED WITH CONVEYED LAND RECORDED UNDER DOCUMENT NUMBER 238389, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7.393 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 08° 41' 01" W IN 38' 40" 00" MAP CALLING THE EAST LINE OF SAID LA PLACITA SUBDIVISION, AT A DISTANCE OF 387.20 FEET PASS A PILE FOUND NORTHED 1690319.710, EASTING 1072338.409, AT THE SOUTHWEST CORNER OF THE WEST HALF OF SAID LOT 8, AT A DISTANCE OF 49.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTAINING A TOTAL DISTANCE OF 486.00 FEET TO A NAIL FOUND ON THE NORTH LINE OF SAID LOT 8 FOR THE NORTHEAST CORNER OF THIS TRACT.
2. THENCE, S 81° 18' 59" W ALONG THE NORTH LINES OF SAID LOTS 8 AND 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF UVALDE AVENUE, AT A DISTANCE OF 68.00 FEET PASS A NAIL FOUND AT A DISTANCE OF 10.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 8, AT A DISTANCE OF 49.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTAINING A TOTAL DISTANCE OF 128.00 FEET TO A NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 10, CONTAINING A TOTAL DISTANCE OF 237.00 FEET TO A NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 10 AND THE NORTHEAST CORNER OF SAID LOT 12, FOR AN OUTSIDE CORNER OF THIS TRACT.
3. THENCE, S 08° 41' 01" W ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 12, AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTAINING A TOTAL DISTANCE OF 131.00 FEET TO A NAIL FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID LOT 12, BEING ON THE SOUTH LINE OF SAID HOLLENBECK SUBDIVISION FOR AN INSIDE CORNER OF THIS TRACT.
4. THENCE, S 81° 18' 59" W ALONG THE SOUTH LINES OF SAID LOT 12 AND SAID HOLLENBECK SUBDIVISION, AT A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12, CONTAINING A TOTAL DISTANCE OF 131.00 FEET TO A NAIL FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID LOT 12, BEING ON THE SOUTH LINE OF SAID HOLLENBECK SUBDIVISION FOR AN INSIDE CORNER OF THIS TRACT.
5. THENCE, S 08° 41' 01" W ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 12, AT A DISTANCE OF 112.30 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTAINING A TOTAL DISTANCE OF 131.00 FEET TO A NAIL FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID LOT 12, BEING ON THE SOUTH LINE OF SAID HOLLENBECK SUBDIVISION FOR AN INSIDE CORNER OF THIS TRACT.
6. THENCE, S 81° 18' 59" W ALONG THE NORTH LINES OF SAID LOTS 12, 14, AND 16 AND WITHIN THE EXISTING RIGHT-OF-WAY OF UVALDE AVENUE, AT A DISTANCE OF 70.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHEAST CORNER OF SAID LOT 14, AT A DISTANCE OF 237.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 14 AND THE NORTHEAST CORNER OF SAID LOT 16, CONTAINING A TOTAL DISTANCE OF 389.00 FEET TO A NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 45, HIDALGO COUNTY MAP RECORDS, AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 8TH STREET FOR THE EAST LINE OF THIS TRACT.
7. THENCE, S 08° 41' 01" W IN 38' 40" 00" MAP CALLING THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 8TH STREET, AT A DISTANCE OF 128.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 16, FOR AN OUTSIDE CORNER OF THIS TRACT.
8. THENCE, S 81° 34' 51" W IN 38' 40" 00" MAP CALLING A SOUTH LINE OF SAID LOT 16, AT A DISTANCE OF 20.00 FEET TO AN OUTSIDE CORNER OF SAID LOT 16 AND ON A BOUNDARY LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, FOR AN INSIDE CORNER OF THIS TRACT.
9. THENCE, N 81° 18' 59" W 11° 12" MAP CALLING A SOUTHLINE OF SAID LOT 16, AT A DISTANCE OF 20.00 FEET TO AN "X" MARK ON CONCRETE FOUND AT AN OUTSIDE CORNER OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, FOR AN INSIDE CORNER OF THIS TRACT.
10. THENCE, S 81° 34' 51" W IN 38' 40" 00" MAP CALLS ALONG A WEST LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, AT A DISTANCE OF 387.20 FEET DEED CALL TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF FAIRWAY PLAZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 25, PAGE 189, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT.
11. THENCE, N 81° 18' 59" W IN 38' 40" 00" MAP CALLS ALONG THE NORTH LINE OF SAID FAIRWAY PLAZA SUBDIVISION AND WICHITA COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 189, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 387.20 FEET PASS A NAIL FOUND, CONTAINING A TOTAL DISTANCE OF 688.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.393 ACRES OF LAND MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS 16th DAY OF AUGUST, 2023.  
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UVALDE COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAY OR EASEMENTS, APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY DESCRIBED ON THE PLAT, OR ON THE ACCEPTANCE OF APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

O.E. BRAND JR., PRESIDENT  
MARK FREELAND, SECRETARY

## 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, §461.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, NOR 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

DATE 08-10-23  
DATE 08-10-23  
DATE 08-10-23

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS UVALDE VILLAS SUBDIVISION, DO HEREBY GRANT, AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN, AND THOSE WHO MAY ROW OR HERETOFOR, FRANCHISE, UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SURFACE USE OF THE STREETS, AND ALLEYS 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 HEREBY CONVEYS TO THE CITY OF MCALLEN THE PORTION OF UVALDE AVENUE FOR THE USE AS SAID RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

TUD UVALDE 21, L.P., A LIMITED PARTNERSHIP  
BY: TUD UVALDE VILLAS OF, L.L.C. A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: TEXAS GREY OAKS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY  
ITS MANAGER

STEVE LOUIS, PRESIDENT  
TEXAS GREY OAKS, L.L.C.  
600 MOORESBERRY  
HOUSTON, TEXAS 77060  
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE LOUIS, 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 PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE THIS 20th DAY OF AUGUST, 2023  
NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY Commission Expires 07-21-2025

I, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE UVALDE VILLAS SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATIVE TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

LONG STAR NATIONAL BANK  
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. DAVID DEAN, JR. 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 PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE THIS 20th DAY OF AUGUST, 2023  
NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY Commission Expires 07-21-2025

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

MARCO A. REYNAL, PROFESSIONAL ENGINEER NO. 117368  
STATE OF TEXAS  
DATE REVISION: 08-30-23  
DATE PREPARED: 03-26-2021  
EXPIRATION: 03-26-2025  
JOS NO. 21038-01

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

MARCO A. REYNAL, PROFESSIONAL ENGINEER NO. 117368  
STATE OF TEXAS  
DATE REVISION: 08-30-23  
DATE PREPARED: 03-26-2021  
EXPIRATION: 03-26-2025  
JOS NO. 21038-01

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, ROBERTO N. TAMBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF UVALDE VILLAS SUBDIVISION, WHILE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION OR CONTROL, IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

ROBERTO N. TAMBE, PROFESSIONAL LAND SURVEYOR NO. 6238  
STATE OF TEXAS  
DATE SURVEY: 09-22-2022  
SURVEY JOB NO. 21048-01

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

DATE 9/7/23  
DATE 9/7/23  
DATE 9/7/23

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.

DATE 9-6-23  
DATE 9-6-23  
DATE 9-6-23

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

ON 10-16-2023 AT 4:20 PM  
INSTRUMENT NUMBER 3169902  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY [Signature] DEPUTY

TEXAS REG. #1432  
MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MONTYRE - EDINBURG, TX 78541  
TEL: (361) 381-0861 - FAX: (361) 381-1639  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: JM DATE: 10-14-21  
SURVEYED, CHECKED: JLG DATE: 08-03-23  
FINAL CHECK: DATE: