LEGEND:

- DENOTES PROPOSED STREET LIGHT (TYP.)
- INDICATES BUILDING DIRECTION
- DENOTES SIDEWALK RAMP
- DENOTES 4' WIDE CONCRETE SIDEWALK
- INDICATES TYPICAL 1600 SF HOME

MERIDIAN OF FRESNOS LAND & IRRIGATION COMPANY SUBDIVISION

GRAPHIC SCALE

0 60 120 Feet

(IN FEET)
1 inch = 60 ft.

T.B.M.
SQUARE CUT ON MODIFIED CURB INLET
ELEV. = 19.40 (N.G.V.D. 1988)

COMMENCING POINT AND PHASE FIVE POINT OF BEGINNING
CONCRETE MONUMENT WITH 1/2 INCH IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE WEST RIGHT-OF-WAY LINE OF VETERANS MEMORIAL DRIVE FOR THE WESTERNMOST SOUTHWEST CORNER OF FEATHER RIDGE SUBDIVISION PHASE THREE (DOCUMENTS 2022-14488, 2022-14489 & 2022-14490 M.R.C.C.TX.)

PHASE SIX POINT OF BEGINNING

S85°35'00"E
1,499.25'
N85°35'00"W
1,728.67'
N04°22'E
620.00'
S85°09'00"E
201.05'
S04°51'00"W
76.14'
S05°36'59"E
140.33'
S04°51'00"W
424.08'
R=210.00'
CHD=N26°53'03"E
CHD=21.58
L=21.59
S05°58'19"W
235.48'

V. VETERANS MEMORIAL DRIVE (60' R.O.W)
FINCH DRIVE
E GREEN JAY STREET (60' R.O.W)
KISKADEE JAY STREET (60' R.O.W)
KINGFISHER STREET (60' R.O.W)
VETERANS MEMORIAL DRIVE (60' R.O.W)

BLOCK 1 (lots 1–44)
BLOCK 2 (lots 1–14)
BLOCK 3 (lots 1–16)
BLOCK 4 (lots 1–14)
PHASE SIX
PHASE FIVE
RESERVE A

15' REAR SETBACK
25' REAR SETBACK
25' FRONT SETBACK
15' SIDE SETBACK
BUILDING DIRECTION

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-2870
T.B.L.S. Reg. No. 100290
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068

PLANS FOR CONSTRUCTION OF FEATHER RIDGE SUBDIVISION, PHASES FIVE AND SIX IN THE CITY OF LOS FRESNOS, TEXAS (88 RESIDENTIAL LOTS)

REQUEST FOR VARIANCE OF REAR SETBACK

Scale:	1"=60'
Date:	08/04/2026
Designed by:	J.HERNANDEZ
Drawn by:	J.HERNANDEZ
Checked by:	James E. Rose
Approved by:	James E. Rose
Project No.:	21716

SHEET NO.
1
OF 1