## **SUBDIVISION APPLICATION**

# CITY OF MISSION SUBDIVISION APPLICATION



		PLAT FEES
Name: Ingrid Izaguirre	5	ACRE PLAT OR LESS\$400
Address: 2121 E. Griffin Parl	kway Suite 2 5+	ACRES\$500
City: Mission, TX	Re	-Plat Filing/Review\$300
Phone:956-584-0554	Se	parate Subdivision variance/open cuts, etc. \$150
Subdivision Name: IZAGI	I OAKS P&	&Z Date: City Council Date:
, ,,	Suburban ETJ Water Dist Mission	
# of Lots: Residential 2  Water CCN: SWSC		Common Areas/Lots N/A MUD X
WATER	2	SEWER
L. F. of	Water Lines	L. F. of Sewer Lines
L. F. of	Water Lines	L. F. of Sewer Lines
Other: Single service tap		Lift Sta: N/A-Septic Use:
Suburban MSR cost of water meters &		Other: Single service tap
FTI Only	\$	Suburban ETJ Only: MSR cost of Septic Tanks  \$\frac{n}{a}\$
150/5001 1201 E. 8TH ST		CTODM CEMED
REC#: 06359644 7/23/2025 12:00 PM OPER: NOLC TERM: 007 REF#: 2560	_ Wide Streets	STORM SEWER  L. F. of Storm Lines
TRAN: 550.0000 BUSINESS LICENSE 20250576-07/23/25 IZAGUIRRE, INGRID REZONING 400.00CR	Wide Streets	L. F. of Storm Lines L. F. of Storm Lines
TENDERED: 400.00 CHECK APPLIED: 400.00-		
CHANGE: 0.00		Revised 2023
WATER CONSERVATION STAGE 2 THANK YOU AND HAVE A GREAT DAY!		

#### **PLAT** SUBDIVISION PLAT OF: LOT I, GRANGE BLOSSON PLACE MEC, VOLUM, P. 708 HAMERSON MARKEYN MED. IN VOL 3347, PLB25 H.C.O.R.TX. BOUTE JACK LAMAN & PATRICIA DOCUMENTO N.C.D.R.TX **IZAGI OAKS** 200° 1/20° A 250-MORE TRACT OF LAND, MORE OF LESS, ROING THE WEST ZARDO FEST OF THE MORTH TO MORES OF THE SOUTH 20 AREST OF LOT 2013, JOHN H. SHAPT SUBDIVISION, HOMEO COUNTY, TEXAS, AS PER MAP OF PLAT TREEDER PROCESSED IN VOLUME 1 PACE 42, MAP RECORDS: HOMEO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN AFFIDIANT OF HERSIPP (DOCUMENT TOMS, AND AS FURTHER DESCRIBED IN AFFIDIANT OF HERSIPP (DOCUMENT NO.1174562, HOMEO, COUNTY OFFICIAL RECORDS, TEXAS). N 0003637\* E S 81"23"23" E MANY ADDRESS, AGA, 323.07 C GLASSCOCK ROAD 54,450,05 SF GROSS AREA 1,250 Ac GROSS AREA METER AND BOUNCE LOT 2 54,450.05 SF 1,250 As R.O.W. = 6,000.00 SF R.O.W. = 0.138 AC. 48,450.05 SF NET AREA 1.112 Ac. NET AREA 1000 the FIGHT OF COMMERCIANT (FAC.) MINS If A FIGHT OF APPROXICE FOR the destination Of the APPROXICE CHARGE CONTINUE ACTION OF THE PROXICE CHARGE CONTINUE ACTION OF THE PROXICE CHARGE CONTINUE ACTION OF THE APPROXICE CONTINUE ACTION OF THE APPROXICE CONTINUE ACTION OF THE APPROXICE CONTINUE CONTINUE ACTION OF THE APPROXICE CONTINUE CONTI SET 1/2" N 81'23'23" W 100 400 E/halfic cap Shared 27H 17-8 SECON - SECON - 170 SOURCE WILIPROD & PREDOLLA MENINA PENA, 726.00' PIG. 1/2"> 100.1/2"> 10 THERE, NOTICE INTERESTS IN MARKET IT MICROST SET, WITH THE BUE BURSTON WAS CORRECT MAY FOR THE REPORT AND CONTINUES, AND THE OF THE PROPERTY O Makes, trade in process processes of second control and the control control of the critical control of the cont LEGEND BY CVF with solds with Audit come following BY CVF with solds with Audit come following BY CVF with sold with Audit come following BY NO FOLIO BY NO WILDRICK S TOMES JORGE A & CARLA E EXCH 2015470, M.C.D.A.TK. (LOT 1, RYINI SURCIVISION BEC. VOL. 28, FOLUS TOMISEND PAUL D & NAMEY J DOOF 2185418, H.G.D.R.TK. SOFFICIAL COMMENT OF SHEE 1.504-MORE THACT OF LAND HARMAN EXCHANGES CHART CHART OF SHEE 1.504-MORE THACK, D. DISTRICK, D. Security and in principle (a) security (a) officially represent the same for the sa STATE OF HEAVE COUNTY OF HEAVE LOSSED USE STORMER, A SECURITUM REPORTSON, USE SURFICIOR IN YOUR, HORSE HE REPORTS FROM a pulmy of THE REPORTS WAS TO THE GROUND BY ME ON LIGHT MY ADMINISTRATION OF THE REPORTS WAS TO THE GROUND BY ME PLAT NOTES AND RESTRICTIONS! 1. THE RECO DESCRIPTION FOR THE PROPRIET IS ZONE "O" WHICH ME "MISSE OF MARKE, RECORDS" (NO SHEEKE, AS THE FERMA FLOOD RESIDENCE SHE MAY — COMMITTE FRAME, NO. MESSE GOOD C, ROWERS SCHEMES IN. 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GRACA RESISTENCE PROFESSIONAL DIGNEDS No. 42477 DAGUNE DECONCESSION GROUP, LLC. 2121 E GRETH PURP SUITE 2 The page regional comment and extreme a secretar and property of a left in the same analysis and to the comment and the commen PAGE STREET AND SCHOOL WHENCE OR SENSE OF SENSE PART FORLY HOME PURC DINE OF SOME The Property and the latter product of the statements. 11.— The respectation (1-1) should reflect solvine by a 1/4" settle. 14.— All Little Shall links a root solving-most revision described the first time by the lot to the course select those of the lot to the course select the solving those of the lot to the course select the solving the lot to the lot the lot to the lot to the lot to the lot the lot to the lot the lot the lot to the lot the lo STATE OF TEXAS OFF OF MISSION I, THE UNDERSOND MINTER OF THE CITY OF MISSION HERBY CERTIFY THAT THE SUBVISION PLAT CONTRIBUTE ALL RECOMMENTS OF THE SUBVISION REGULATIONS OF THE UNITED IRRIGATION DISTRICT THE PLAT IS HEREY APPROVED BY UNTIL SHEGATION DISTRICT ON THE THE SAY OF NO SEPPONDENTS OF MY USED DECLESSES WHICH LARRESTS TREES, FIRES, MID BRAINING SHALL HE PLACE UPON LINES RESIDENCE CHEEK SHALL OF WAYS ON LODGESTS, APPROX. 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Engineering Group LLC.
2121 E CRIFFIN PROW SUITE 2 F-10214 PHONE (595) 984-0554
MISSION TEXAS, 78574

DATE OF PREPARATION:
07/10/25

GOLD No. 1

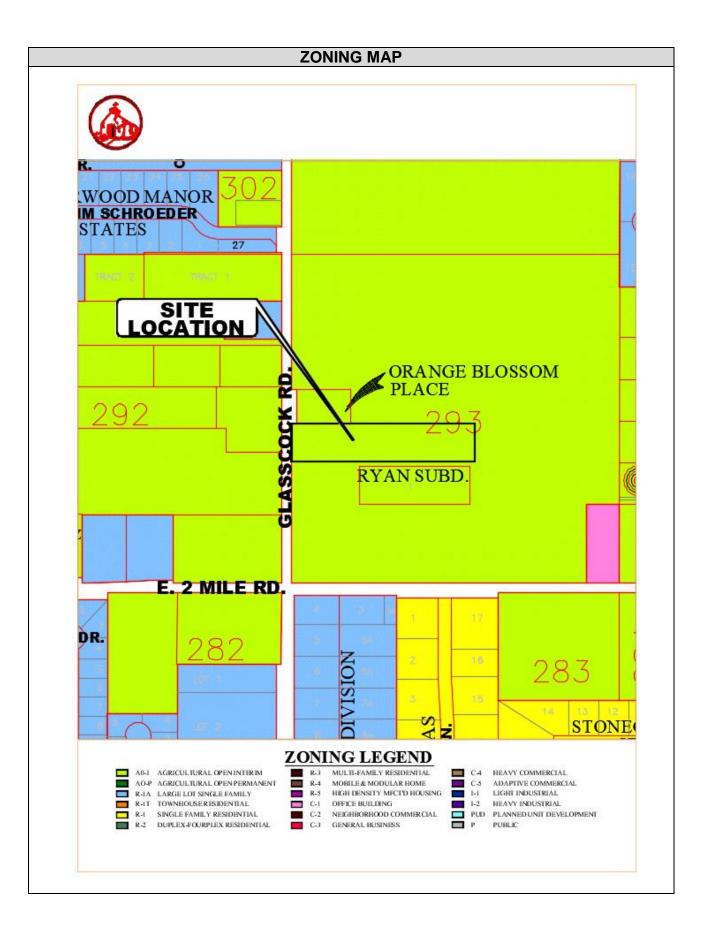
or 6 Section 1

BILL SESS, F.E. C.F.M. SHIE GENERAL MARKETS HERALGO COLUMNY SHAMMANE DISTRICT HAS I NO. N. DOGLETILE RO. ETRABURG, TOWN JOHAN

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## **AERIEL PHOTO**





#### VARIANCE REQUEST



July 11, 2025

Xavier Cervantes, AICP, CPM Planning Director City of Mission 6090 North Inspiration Road Mission, TX 78572

RE: Variance Request -IZAGI OAKS SUBDIVISION

Dear Mr. Cervantes,

On behalf of the property owner, we respectfully submit this letter to request a variance from the City of Mission's 50-foot right-of-way (ROW) requirement for the proposed IZAGI OAKS Subdivision, a 2-lot single-family residential subdivision.

The subdivision is located on the east side of N. Glasscock Road, approximately 500 feet north of E. Mile 2 Road, and consists of a 2.50-acre tract of land out of Lot 293, John H. Shary Subdivision, as recorded in Volume 1, Page 17, of the Hidalgo County Map Records.

We are requesting this variance based on the following conditions:

- The proposed subdivision consists of only two (2) single-family residential lots, each over 1 acre in size, and does not require a public street for circulation or high-density traffic.
- There is an existing 30-foot-wide shared private access easement that has historically provided
  access to three existing residential homes. This access road is privately maintained and already
  constructed.
- The current homeowners along this shared private road have granted permission to allow access
  for Lot 2 of the IZAGI OAKS SUBDIVISON via this existing road. As such, no new public
  infrastructure is being proposed or required for this development.

Given these factors, we respectfully request approval of this variance and permission to allow Lot 2 to access through the existing private 30-foot shared access road in lieu of dedicating a 50-foot public ROW.

Should you have any questions or need additional information, please feel free to contact me at (956) 240-3246 or diana.izaguirre@yahoo.com.

Respectfully,

Diana Izaguirre, President

Izaguirre Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2, MISSION TEXAS 78574

#### **AUTORIZATION LETTER TO USE PRIVATE DRIVEWAY**

July 25, 2025

To Whom It May Concern,

I, Mauricio Gomez, am the owner of the property located at 3214 N Glasscock Rd, TX. The legal description of this property is as follows:

JOHN H SHARY - E594'-N330'-S660' & W726'-N30'-S510' LOT 293 & N165'-S660'-W600' LOT 294 — 7.18 Acres

This letter is to confirm that I am granting permission to the owners or developers of the adjacent subdivision described as follows:

IZAGI OAKS — A 2.50-acre tract of land, more or less, being the west 176.00 feet of the north 1,500 feet of the north ten acres of Lot 293, John H. Shary Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 42, Map Records, Hidalgo County, Texas, and further described in Affidavit of Heirship (Document No. 1171462, Hidalgo County Official Records, Texas).

Permission is granted for access and use of the private road that leads into and out of 3214 N Glasscock Rd for purposes of ingress and egress to the described subdivision property.

This permission is granted with full knowledge and consent and shall remain in effect unless otherwise revoked in writing.

Sincerely,

Mauricio Gomez

Owner of 3214 N Glasscock Rd, TX

#### **UTILITY LAYOUTS**

