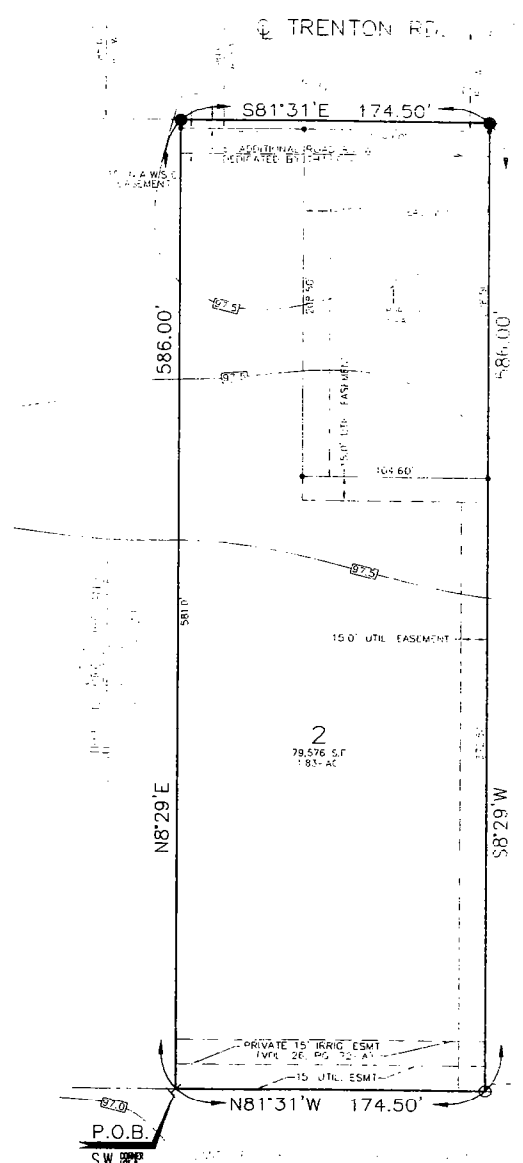


# PLAT OF SUPERIOR STORAGE UNIT 3 SUBDIVISION

BLAKE J. BOX, ENGINEER  
MARCH, 2007

- GENERAL PLAT NOTES:**
- MINIMUM FINISH GRADE NOTES:  
1. FINISH GRADE SHALL BE 1.00 FEET ABOVE TOP OF CURB OR PAVEMENT ON TRENTON ROAD MEASUREMENT FROM CENTER LINE OF ROAD TO CENTER LINE OF EACH LOT ABOVE NATURAL GROUND, WHICHEVER IS GREATER.  
2. FINISH GRADE SHALL BE 1.00 FEET ABOVE FINISH GRADE OF ADJACENT LOTS.  
3. FINISH FLOOR ELEVATIONS SHALL BE ELEVATION FURNISHED ON THE DEVELOPMENT PERMIT APPLICATION.  
4. FINISH GRADE SHALL BE 1.00 FEET ABOVE FINISH GRADE OF ADJACENT LOTS.  
5. FINISH GRADE SHALL BE 1.00 FEET ABOVE FINISH GRADE OF ADJACENT LOTS.
  - THIS SUBDIVISION IS LOCATED IN ZONE 1B AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE (1) FOOT. WHERE THE INDIVIDUAL DRAINAGE AREA IS LESS THAN ONE (1) MILE OR AREA PROTECTED BY LEVEE OR OTHER FLOOD PROTECTION. FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480100010001, REVISION NOVEMBER 16, 2005.  
CONSTRUCTION OF RESIDENTIAL HOMES WITHIN THIS SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE QUALITIES FOR INSURANCE MEET THE NATIONAL FLOOD INSURANCE PROGRAM 1982 U.S.C. SECTION 1701 THROUGH 1707.
  - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 10 FEET OF EASEMENT WHICH EVER IS GREATER THAN 5 FEET OF SETBACK BUT NOT OVER 40 FEET OF SETBACK.  
SIDE: 5 FEET OF SETBACK WHICH EVER IS GREATER THAN 5 FEET OF SETBACK.
  - THIS SUBDIVISION IS PROVIDED BY N.A.W.S.C. WATER SYSTEM.
  - B.M. 1 = 3/4" DIA. CUT ON 1" DIA. CURB INLET LOCATED ON THE WEST SIDE OF RAUL LONGORIA ROAD ABOUT 100' NORTH OF TRENTON RD. ELEVATION = 95.51 (U.S.C.S. 1929 DATUM).  
B.M. 2 = 96 5/8" DIA. NAIL ON BASE OF POWER POLE LOCATED ON THE NORTH SIDE OF TRENTON RD. ACROSS FROM THIS SUBDIVISION.
  - SEWER TANK NOTES:  
A - SEPTIC TANK SYSTEMS FOR DISPOSAL OF DOMESTIC SEWAGE.  
B - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS FOR LOT AREA WITH POTABLE WATER SUPPLY.  
C - TCEO DEVELOPMENT AND APPROVAL OF WASTE - WATER COLLECTION AND TREATMENT SYSTEM REQUIRED.  
D - WRITTEN AGREEMENT TO CONNECT TO EXISTING WASTEWATER TREATMENT NOT REQUIRED.  
E - SOIL TEST HAVE BEEN SUBMITTED TO HIDALGO COUNTY HEALTH DEPARTMENT AND MAY ALSO BE SEEN ON THE UTIL. LAYOUT FOR THIS SUBDIVISION AS PERMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (LAND OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO SETTING THE LOT.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - STANDARD (ADA) SIDEWALKS SHALL BE PROVIDED ALONG TRENTON ROAD AT SUBDIVISION CONSTRUCTION BY THE DEVELOPER.
  - ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF SUBDIVISION HAVE BEEN MARKED WITH A ONE-HALF (1/2) INCH STEEL ROD, 18 INCHES IN LENGTH, SET IN THE CENTER OF A CONCRETE MONUMENT SIX (6) INCHES IN DIAMETER AND THIRTY (30) INCHES DEEP WITH TOP FLUSH WITH THE FINISH GROUND SURFACE.
  - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "P", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
  - LANDSCAPE MAINTENANCE OF THE PARK LINE AND MAINTENANCE.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
  - DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 2 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 8,201 CUBIC FEET (2.21 ACRES) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED ON SITE/LOT.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAN SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - BLAKE J. BOX, THE OWNER & SUBDIVIDER OF SUPERIOR STORAGE UNIT 3 SUBDIVISION IS RETAINING AN EASEMENT FOR OSSF.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL MULTIFAMILY LOT USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE.



RAUL LONGORIA

**METES AND BOUNDS**

THIS SUBDIVISION IS BEING PLATTED AS SHOWN ON THE ATTACHED MAP BEING ALL OF LOT 8, TRENTON MARKS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 55 PAGE 273 A MAP RECORDS OF SAID COUNTY AND 2.35 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a point and set in force, corner, concrete at the Southwest corner of said Lot 8 for the Southwest corner hereof.

Thence with the West line of said Lot, North 08° 29' East 586.00 feet to a one-half (1/2) inch diameter iron rod found at the Southwest corner of said Lot for the Northwest corner hereof.

Thence with the South line of said Lot, the South Right of Way of Trenton Road, South 81° 31' East 174.50 feet to a one-half (1/2) inch diameter iron rod found at the Northeast corner of said Lot for the Northeast corner hereof.

Thence with the East line of said Lot, South 08° 29' East 586.00 feet to a one-half (1/2) inch diameter iron rod found at the Southeast corner of said Lot for the Southeast corner hereof.

Thence with the South line of said Lot, South 81° 31' West 174.50 feet to the PLACE OF BEGINNING containing Two and thirty-five hundredths (2.35) acres, more or less.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

BLAKE J. BOX, A SINGLE PERSON, AS OWNER OF THE 2.35 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUPERIOR STORAGE UNIT 3 SUBDIVISION, HEREBY SUBDIVIDES THE SAID TRACT OF LAND INTO THE LOTS AND EASEMENTS SHOWN HEREIN, AND HEREBY CERTIFIES THAT THE SAID SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE LOCAL GOVERNMENT CODE AND THE STATE OF TEXAS.

THE SAID EASEMENTS AND EASEMENT RIGHTS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AND REQUIREMENTS TO THE LOTS AS SET BY THE MINIMUM REQUIREMENTS OF STATE STANDARDS.

ALL UTILITY CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AND REQUIREMENTS.

ALL UTILITY CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

ATTEST: THAT THE MASTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Blake J. Box  
OWNER BLAKE J. BOX  
30176 N. McCOLL  
MCKALEN, TEXAS 75501

**STATE OF TEXAS  
COUNTY OF HIDALGO**

DEFORC MC, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BLAKE J. BOX, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF JUNE 2007.

[Signature]  
PLANNING COMMISSION

**CERTIFICATION BY THE CHAIRPERSON OF THE PLANNING COMMISSION**

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

DATED THIS 12th DAY OF JUNE A. D. 2007.

[Signature]  
CHAIRPERSON, PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRIGATION DISTRICT #2 ON THIS 11th DAY OF JUNE 2007.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

[Signature]  
PRESIDENT

[Signature]  
SECRETARY



HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 21C.015.

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUPERIOR STORAGE UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_

Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 2

I, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.01(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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT #2

By \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO  
COUNTY CLERK'S RECORDING CERTIFICATE**

CERTIFICATE WAS FILED FOR RECORD IN \_\_\_\_\_ BOOK \_\_\_\_\_ SHEETS \_\_\_\_\_ THE \_\_\_\_\_ MONTH \_\_\_\_\_ AND \_\_\_\_\_ YEAR \_\_\_\_\_.

\_\_\_\_\_ HIDALGO COUNTY CLERK

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, KAMBIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Kambiz S. Khademi  
KAMBIZ S. KHADEMI, P.E.  
REG. PROFESSIONAL ENGINEER NO. 57767

STATE OF TEXAS  
KAMBIZ S. KHADEMI  
57767  
REGISTERED PROFESSIONAL ENGINEER

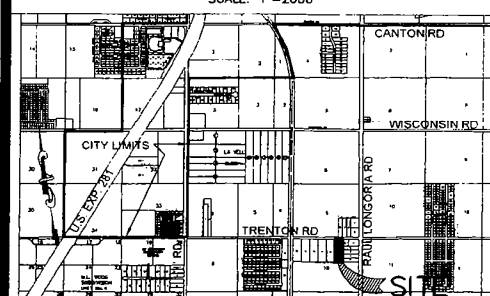
**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5242 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON MAY 4, 2007.

PAUL PENA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5242  
P.O. BOX 4370  
MCKALEN, TEXAS 75501

STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PAUL PENA  
5242

**LOCATION MAP  
SCALE: 1" = 2000'**



INDEX TO SHEETS OF SUPERIOR STORAGE UNIT 3 SUBDIVISION	
HEADING, INDEX, LOCATION MAP, AND ETC. PRINCIPAL CONTACTS.	
SHEET 1	PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER OSSF, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.	

**K. K. Engineering Consultants**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOWE  
P.O. BOX 3422 MCKALEN, TEXAS 75502  
(956) 630-2125 FAX (956) 630-2219

**PRINCIPAL CONTACTS**

Name	Address	City, State	Phone	Fax
OWNER: BLAKE J. BOX, PRESIDENT	30176 N. McColl	MCKALEN, TEXAS	(956) 630-2125	(956) 630-2219
ENGINEER: KAMBIZ S. KHADEMI, P.E.	410 E. DOWE	MCKALEN, TEXAS	(956) 630-2125	(956) 630-2219
SURVEYOR: PAUL PENA, P.L.S.	410 E. DOWE	MCKALEN, TEXAS	(956) 630-2125	(956) 630-2219