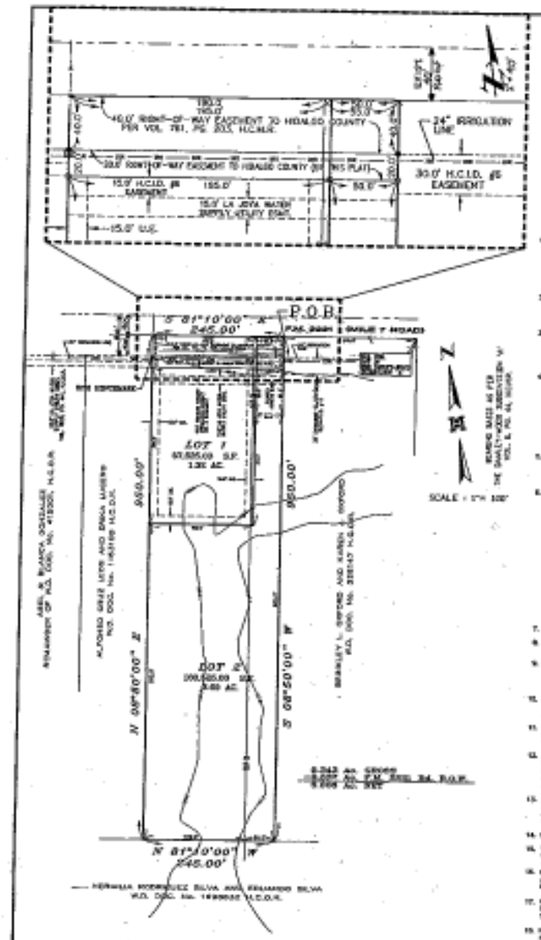

LEGEND

- ● IRO #5 REBAR
- ○ 30" Rebar Rebar/Cap of Surveyor Found at Some of the Lot Corners

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE DESIGNATION:
   THIS SUBDIVISION IS IN ZONE "X" (UNSHADED)

   ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

   FLOOD INSURANCE RATE MAP
   COMMUNITY PANEL No. 480334 0005 C EFFECTIVE JUNE 6, 2000

2. SETBACKS:
   FRONT: 50 FEET OR EASEMENT WHICHEVER IS GREATER
   REAR: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ASPHALT, CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY FIRE AND FIRST CONSTRUCTION FLOOR FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK NOTE:
   THE FOLLOWING BENCHMARKS ARE CONTAINED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

   B.M. NO. 1 – 3" ALUMINUM DISC SET BY NGS, OPT. 300,000 NOT CORNER OF WEST T.C. AND MAGNOLIA AVE. (SEE OPT. DESC. PG. 74)
   ELEVATION = 208.00

   B.M. NO. 2 – 3" DISC SET ON POWER POLE LOCATED ON NORTHWEST CORNER OF LOT 1 OF SUN ADDITION
   ELEVATION = 199.00

5. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT SHALL BE DESIGNED TO DETAIN A TOTAL OF EIGHTY (80) CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IS INCORPORATED WITH THE LOCAL REQUIREMENTS.

6. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
   THIS SUBDIVISION SHALL NOT INCLUDE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE OWNER(S) IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF RESIDENTIAL WASTEWATER ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 37,700 SQUARE FEET LOT AREA, NON PRIVATE WATER SUPPLY.

   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE LAUREDO AREA RS COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO BEEN ON THE OWNER'S LAND FOR SUB DIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK USE ACCORDING DRAIN FIELD SYSTEM.

   E. APPROVED "OSSF" PRIVATE APPROVALS IS REQUIRED INCLUDING HIDALGO LOT PLACEMENT MATERIAL FOR DEVELOPING THE LOT.

7. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

8. [illegible] THE OWNER & OWNERS OF BUCHALTER SUBDIVISION RESERVE AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS SHOWNED ON SHEET NO. 2 OF THIS PLAT.

9. NO FILL OR PERMANENT OBSTRUCTIONS SHALL BE ALLOWED WITH ANY DRAINAGE, DRAIN EASEMENT. EACH DRAINAGE DRAIN EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE DRAIN EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

10. EACH PROSPECTIVE OCCUPANT MUST DETERMINE A DRAINAGE AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL INSTALL A STANDARD DRIVEWAY FOR AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND PROPERTY OWNER(S) THAT ALL OTHER EASEMENTS SHALL COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. THE OWNER OF LOTS ELEVATIONS SHALL BE FOLLOWED WITH, THE SITE PLACED ARE APPROVED, AND IMPROVED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

13. LOT 1 AND LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 AND LOT 2 ARE FOR NON-RESIDENTIAL USE. THE SALE IS SUBJECTED ON ALL CONDITIONS, TERMS, AND CONTRACT FOR DEED. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, BUILDING INSPECTION AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

14. DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY CROSS HAS BE CONSTRUCTED AT BUILDING PERMIT STAGE.

15. SAFETY PERMITS FOR DRIVEWAY ARE REQUIRED FOR THIS SUBDIVISION LOT PRIOR TO CONSTRUCTION OF DRIVEWAY ACCESS ON THE CITY STREET. THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

16. FIRE HYDRANTS INSTALLED WITHIN THE LA JOYA WATER SUPPLY CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE DISCRETION OF THE LOCAL AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE LAND TO MEET FIRE FLOW REQUIREMENTS.

17. IF THE PURCHASERS OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY REQUIRES THAT A LARGER METER IS REQUIRED, THEN THE LOT WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE DIFFERENCE MUST BE PAID TO THE LARGE PRIOR TO THE INSTALLATION OF SERVICE ON SUCH LARGER METER(S).

18. FEE, CHAR, etc. DEDICATED IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS, AS SHOWN BY INSTRUMENT DATED JUNE 18, 1958, RECORDED IN VOLUME 7, PG. 35, MISCELLANEOUS RECORDS, HIDALGO COUNTY, TEXAS, BLANKET IN NATURE, NOT PLOTTABLE.

19. WATER LINE EASEMENT IN FAVOR OF LA JOYA WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED JANUARY 5, 1977, RECORDED IN VOLUME 1031, PAGE 441, DEED RECORDS, HIDALGO COUNTY, TEXAS. BLANKET EASEMENT CONTAINED AS A RIGHT OF WAY TO LA JOYA WATER SUPPLY CORPORATION BY THIS PLAT.

20. [illegible] TEXAS APPROVAL, THE PROPOSED SERVICE WILL INSTALLATION [illegible] IS REQUIRED [illegible] TO BE LICENSED IN TEXAS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.343 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 1.199 ACRES OUT OF LOT 18 AND 4.144 ACRES OUT OF LOT 19, THE DAWLEY-WOOD SUBDIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 44, HIDALGO COUNTY MAP RECORDS. SAID 5.343 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 19 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS N 81° 10' 00" W A DISTANCE OF 245.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 19;

1. THENCE, S 00° 00' 00" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND FOR THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2221 (MILE 7 ROAD), CONTINUING A TOTAL DISTANCE OF 1010.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 10' 00" W AT A DISTANCE OF 10.00 FEET PASS THE WEST LINE OF SAID LOT 19 AND THE EAST LINE OF SAID LOT 18, CONTINUING A TOTAL DISTANCE OF 245.00 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 00° 00' 00" E AT A DISTANCE OF 1040.00 FEET PASS A NO. 4 REBAR FOUND FOR THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2221 (MILE 7 ROAD), CONTINUING A TOTAL DISTANCE OF 1050.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19 FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81° 10' 00" E ALONG THE NORTH LINES OF SAID LOTS 19 & 18 AND WITHIN THE RIGHT-OF-WAY OF F.M. 2221 (MILE 7 ROAD), AT A DISTANCE OF 1.00.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 19 AND THE NORTHWEST CORNER OF SAID LOT 18, CONTINUING A TOTAL DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.343 ACRES, OF WHICH 0.205 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF F.M. 2221 (MILE 7 ROAD), LEAVING A NET OF 5.138 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
CITY OF MISSION

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
[illegible]

[illegible] 2-29-08

[illegible] 2/29/08

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BUCHALTER COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON:

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BUCHALTER COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON:

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION SIMPLY MEET THE MINIMUM STANDARDS OF THE DISTRICT. DISTRICT DOES NOT CERTIFY THAT THE DRAINAGE PROCEDURES REVIEWED AND APPROVED FOR THE SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE DRAINAGE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
DRAINAGE DISTRICT NO. 5

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 5, CAMERON COUNTY, TEXAS, THIS [illegible] DAY OF [illegible], [illegible]

[illegible] 2/29/08

ATTEST: [illegible] DATE 02/29/08
SECRETARY

COUNTY CLERK'S RECORDING CERTIFICATE

COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____, SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ VOLUME _____ M. ON _____

_____ HIDALGO COUNTY CLERK

SUBDIVISION PLAT OF

BUCHALTER COMMERCIAL SUBDIVISION

BEING A REPRESENTATION OF
5.343 ACRES CONSISTING OF
1.199 ACRES OUT OF LOT 18
AND
4.144 ACRES OUT OF LOT 19
OUT OF
THE DAWLEY-WOOD SUBDIVISION "A"
AS RECORDED IN
VOL. 4, PG. 44 H.C. M.R.
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

1. FLOOD DAMAGE
   AS OWNER OF THE 5.343 ACRE TRACT OF LAND DESCRIBED HEREIN, THE PROPOSED DEDICATION, CONSTRUCTION, SUBDIVISION, [illegible] SUBMITTED THE LAND AS REPRESENTED IN THIS SUBDIVISION PLAT AND SUBMITTED THE PLAT FOR THE STREETS, PARK AND EASEMENTS SHOWN HEREON.
   I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.001 AND THAT:

   (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
   (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
   (C) ELECTRICAL CONNECTIONS PROVIDED BY TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
   (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

   I AGREE THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

[illegible]
OWNER
PO BOX 7113
MISSION, TX. 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF February, 20 08

[illegible]
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES

ROSA E. [illegible]
Notary Public
STATE OF TEXAS
My Commission Expires
Bond Number [illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

I, [illegible], AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND ACCREDITED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE WITHIN PLAT AND ELEVATIONS OF THE SITE HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE PROPER MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

[illegible] 2-29-08
[illegible] L. [illegible], REG. # 54131 — [illegible] # 1708
DATE PREPARED: 10-08-07
T-4600 FOR 2-14
[illegible]
[illegible]

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.004 (a)

WE, THE UNDERSIGNED COUNTY, THAT THIS PLAT OF BUCHALTER COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ DATE _____
HIDALGO COUNTY JUDGE

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

LOCATION MAP
SCALE: 1" = 2000'

SHEET TO SHEET OF BUCHALTER SUBDIVISION

SHEET 1: HIDALGO MAPS LOCATION MAP, PERSONAL CONTACTS, AND LOT STREETS AND EASEMENT LOCATIONS, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, GENERAL PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, PHOTO, P.I. R.O.W. & VENDOR NOTES.

SHEET 2: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF DEVELOPMENT AND DRAINAGE, AND ENGINEERING CERTIFICATION, WATER DETENTION DESIGN AND [illegible]. PERSONAL, PROPOSED DRAINAGE DETENTION LOCATION AND CALCS, STORM AND FRAME DETAILS.

[illegible] HIDALGO COUNTY, TEXAS, [illegible] SUBDIVISION PLAT [illegible] SUBDIVISION PLAT [illegible] SUBDIVISION PLAT