

SAN JOSE RANCH SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 17.833 ACRE (17.656 AC. NET) TRACT OF LAND OUT OF LOTS 5 & 6, BLOCK 298, TEXAS MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 12 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, JANE L. BARRERA, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE SAN JOSE RANCH SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY OBLIGATE TO THE USE OF THE PUBLIC OR SYSTEMS ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, PARKS, GRASSY EXPOSURES AND RIGHT-OF-WAYS HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HERIN EXPRESSED, AND FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 202.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2005 EDITION, HAVE BEEN MET AND THAT:

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

DRAWN: THIRRESE MOVEMENTS, A TEXAS PARTNERSHIP
BARBARA BARRERA
1920 N. 10TH STREET
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE INDICATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 20____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR
CITY OF MCALLEN

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, JANE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NUMBER 12, 66842, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN DRAWN PROPER AND APPROPRIATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREON ARE SAN JOSE RANCH DESIGNATED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION) ARE LOCATED IN A FLOOD PRONE AREA DESIGNATED ZONES "A" OR "AH" DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JANE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 66842



PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: MARCELO BARRERA 2812 N. 10TH STREET MCALLEN, TX 78504
ENGINEER: JANE BARRERA, P.E. 7500 N. 10TH ST., STE. 300 MCALLEN, TX 78504 361-687-3345
SURVEYOR: JOSE MARIO GONZALEZ, P.L.S. 1807 NATIVE LUGAR MONTE CRISTO, TX 78552 361-393-0311



SCALE: 1" = 100'

LOT 5, SECTION 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
V. 1, P. 12, H.C.M.R.

JUPERTINO & DIANA ROSALES
S 80°42'00" E

WILFRIED PAWLICK
VOL. 3088, PG. 939
H.C.D.R.

MADELENE RAMOS
DOC. 869442
H.C.O.R.

LOT 11
WILSHER SUBD.
VOL. 27, PG. 130A
H.C.M.R.

LEGAL OPINION (Attorney):
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOSÉ MARIO GONZALEZ, P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5571

DESMOND ALLEES
VOL. 2207, PG. 848, H.C.D.R.

LOT 5, SECTION 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
V. 1, P. 12, H.C.M.R.

IGNACIO & ESPERANZA MORENO
DOC. # 872788, H.C.O.R.

LOT 6, SECTION 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
V. 1, P. 12, H.C.M.R.

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOSÉ MARIO GONZALEZ, P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5571

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
THIS PLAN APPROVED BY HIDALGO COUNTY WATER IRRIGATION DISTRICT NO. 1 ON
THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.D. NO. 1 RIGHT OF WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.D. NO. 1.

PRESIDENT SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

HIDALGO COUNTY
CERTIFICATE OF PLAN APPROVAL
UNDER LOCAL GOVERNMENT CODE 233.008 (A)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF THE SAN JOSE RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY ASSESSOR

ATTEST:
HIDALGO COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THIS SUBDIVISION CONFORMS WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE WATER CODE SECTION 46.001. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE DRAINAGE REQUIREMENTS BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IF IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY _____ DATE _____

GENERAL FLAT NOTES:

- MINIMUM DETENTION LINES:
N. DEPOT ROAD = 8'0" (A.K.A. N. 23RD ST.)
FRONT = 25.0'
REAR = 12' OR GREATER FOR EASEMENTS
SIDE = 6.0' OR GREATER FOR EASEMENTS
DRAINAGE DETENTION LINES: GREATER DETENTION IS REQUIRED, GREATER DETENTION APPLIES.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "A"
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 403934-0250, EFFECTIVE DATE OF JUNE 8, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY PORTION OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOLDING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 - 4077).
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. FLOOD CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 36,000 GALLONS OF STORM WATER DETENTION (30.00 AC-FT. WILL BE DETAINED WITHIN THE PRIVATE DETENTION POND AND 6,000 AC-FT. WILL BE DETAINED ON EACH LOT ON A PRE-RATA SHARE).
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (THERE SHALL BE NO USE OTHER THAN A SINGLE FAMILY DWELLING).
- THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- UNLESS OTHERWISE NOTED ON THIS PLAN, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 12" LONG IRON RODS.
- LOCAL BENCHMARK IS LOCATED 364 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, AND 27.93 FEET EAST OF THE LOT L&C BENCHMARK IS A 60-3 IRON IN BASE OF POWER POLE, ELEVATION = 424.1.

DATE	ARC LENGTH	CHORD	CHORD BEARING
20	183.11	183.26	N 89°15'20" W
21	173.07	173.20	N 89°15'20" W
22	163.02	163.13	N 89°15'20" W
23	152.97	153.07	N 89°15'20" W
24	142.92	143.01	N 89°15'20" W
25	132.87	132.96	N 89°15'20" W
26	122.82	122.90	N 89°15'20" W
27	112.77	112.84	N 89°15'20" W
28	102.72	102.78	N 89°15'20" W
29	92.67	92.72	N 89°15'20" W
30	82.62	82.67	N 89°15'20" W
31	72.57	72.62	N 89°15'20" W
32	62.52	62.57	N 89°15'20" W
33	52.47	52.52	N 89°15'20" W
34	42.42	42.47	N 89°15'20" W
35	32.37	32.42	N 89°15'20" W
36	22.32	22.37	N 89°15'20" W
37	12.27	12.32	N 89°15'20" W
38	2.22	2.27	N 89°15'20" W

QUILTERO CASTILLO
DOC. # 1181108, H.C.O.R.

ROGERS RD.



PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 02/15/24
DATE SURVEYED: 1/15/23
SHEET 1 of 2

LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 02/15/24
DATE SURVEYED: 1/15/23
SHEET 1 of 2

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.833 ACRES ± 97.65 AC. MORE OR LESS, OUT OF LOTS 5 AND 6, SECTION 236, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND ALONG THE CENTER LINE OF NORTH DEPOT ROAD BEING THE NORTHEAST CORNER OF LOT 6, TEXAS MEXICAN RAILWAY SURVEY; ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING FOR HEREIN DESCRIBED TRACT:

THENCE, S 09°05'00" W, WITH AND ALONG THE EAST LINE OF LOT 6, AND THE CENTERLINE OF NORTH DEPOT ROAD, A DISTANCE OF 284.20 FEET TO A SET COTTON PICKER SPINDLE FOR THE SOUTHWEST CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, S 80°42'00" W, PARALLEL WITH THE NORTH LINE OF LOT 6, A DISTANCE OF 153.25 FEET TO A SET 1/2 INCH IRON ROD FOR AN OUTER CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, S 09°05'00" W, PARALLEL WITH THE EAST LINE OF LOT 6, A DISTANCE OF 422.0 FEET TO A SET 1/2 INCH IRON ROD FOR AN OUTER CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, S 80°39'14" W, PARALLEL WITH THE EAST LINE OF LOT 6, A DISTANCE OF 267.73 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, S 09°05'00" W, PARALLEL WITH THE EAST LINE OF LOT 6, A DISTANCE OF 548.25 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, S 09°05'00" W, WITH AND ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 648.25 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, S 80°42'00" W, WITH THE NORTH LINE OF LOTS 5 & 6, AT 320.00 FEET PASS THE EAST LINE OF LOT 5, ALSO BEING THE WEST LINE OF SAID LOT 6, AT 102.00 FEET PASS A FOUND 1/2 INCH IRON ROD ON THE WEST RIGHT OF WAY OF NORTH DEPOT ROAD, AT A TOTAL DISTANCE OF 1840 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.833 ACRES ± 97.65 AC. MORE OR LESS.

THENCE, S 80°42'00" W, PARALLEL WITH THE NORTH LINE OF LOT 6, A DISTANCE OF 153.25 FEET TO A SET 1/2 INCH IRON ROD FOR AN OUTER CORNER FOR THE HEREIN DESCRIBED TRACT:

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7001 N. 10TH ST., SUITE 300
MCALLEN, TX 78504
956-987-3355, FAX: 956-982-8801