

**SUBDIVISION PLAT OF
DOLLAR GENERAL
EDINBURG (OWASSA)
SUBDIVISION**
BEING A RESUBDIVISION OF
1.4954 ACRES OUT OF
LOT 71, KELLY-PHARR SUBDIVISION,
AS RECORDED IN
VOLUME 3, PAGES 133-134, H.C.D.R.
EDINBURG, HIDALGO COUNTY, TEXAS.

NOTES AND RECORDS

A TRACT OF LAND CONTAINING 1.4954 ACRES (65,141 SQUARE FEET) SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OF LOT 71, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 1.4954 ACRES (65,141 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING AT A FOUND P.V. MARK WITH A NORTHING OF 10816279.249 AND AN EASTING OF 1087468.768 FOUND AT THE SOUTHWEST CORNER OF SAID LOT 71, WHICH SAID CORNER BEING THE INTERSECTION OF OWASSA ROAD AND SUGAR ROAD.

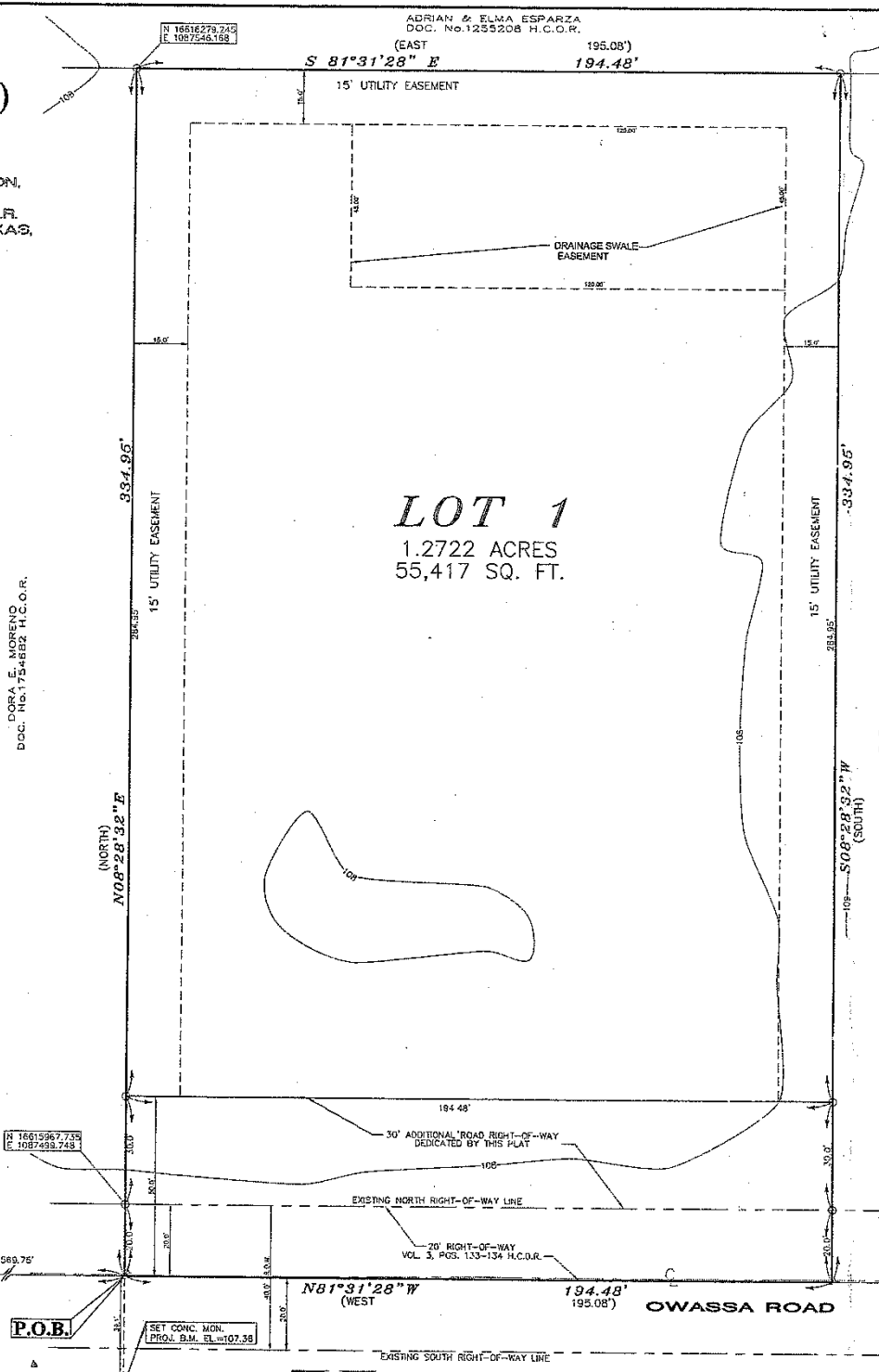
THENCE, S 81° 31' 28" E ALONG THE SOUTH LINE OF SAID LOT 71 AND WITHIN THE RIGHT-OF-WAY OF OWASSA ROAD, A DISTANCE OF 689.75 FEET TO A SET P.V. MARK BEING THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 08° 28' 32" E (NORTH DEED CALL) AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR WITH A NORTHING OF 10815967.739 AND AN EASTING OF 1087468.768 SET FOR THE EXISTING NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE EXISTING NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD PER THE HIDALGO COUNTY RECORDS, CONTAINING A TOTAL DISTANCE OF 334.95 FEET TO A SET P.V. MARK BEING THE POINT OF BEGINNING OF THIS TRACT.

THENCE, S 81° 31' 28" E (EAST DEED CALL) AT A DISTANCE OF 194.48 FEET (194.48 FEET DEED CALL) TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 08° 28' 32" W (SOUTH DEED CALL) AT A DISTANCE OF 264.95 FEET PASS A NO. 4 REBAR SET FOR THE FUTURE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD PER THE HIDALGO COUNTY RECORDS, CONTAINING A TOTAL DISTANCE OF 334.95 FEET TO A SET P.V. MARK BEING THE POINT OF BEGINNING OF THIS TRACT.

THENCE, N 81° 31' 28" W (WEST DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 71 AND WITHIN THE RIGHT-OF-WAY OF OWASSA ROAD, A DISTANCE OF 194.48 FEET (194.48 FEET DEED CALL) TO A SET P.V. MARK BEING THE POINT OF BEGINNING AND CONTAINING 1.4954 ACRES (65,141 SQUARE FEET) OF WHICH 0.0093 ACRES (409.00 SQUARE FEET) LIES IN THE EXISTING OWASSA ROAD RIGHT-OF-WAY AND 0.1360 ACRES (5,934 SQUARE FEET) LIES IN THE ADDITIONAL OWASSA ROAD RIGHT-OF-WAY PER THE HIDALGO COUNTY RECORDS, LEAVING A NET OF 1.2722 ACRES (55,417 SQUARE FEET) OF LAND, MORE OR LESS.



LOT 1
1.2722 ACRES
55,417 SQ. FT.

**INDEX TO SHEETS OF DOLLAR GENERAL
EDINBURG (OWASSA) SUBDIVISION**

SHEET 1: HEADING INDEX, LOCATION MAP AND E.L. PRINCIPAL CONTRACTS, MAP 101, STREETS AND EASEMENT LAYOUT, DESCRIPTION (AREAS AND SQUARES), H.C.D.R. CERTIFICATION, HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR, ASSISTANT CHIEF INSPECTOR CERTIFICATE, HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION, HIDALGO COUNTY CERTIFICATION, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE, MAP OF WATER AND SANITARY SEWER / GSEF, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION, REVISION NOTES.

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

I, CARLOS VILLARREAL, AS OWNER OF THE ABOVE TRACT OF LAND UNDEVELOPED WITHIN THE PROJECTED DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION, HEREBY SUBMIT THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATED TO THE PUBLIC USE THE STREET PAVES, AND EASEMENTS SHOWN HEREIN.

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS HEREIN, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (B) SOAKAWAYS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS HEREIN, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (D) AND CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS HEREIN, OR WILL MEET, THE MINIMUM STATE STANDARDS.

LEGEND
● FOUND NO. 4 REBAR
○ FOUND NO. 5 REBAR
▲ CONC. P.V. MARK
○ SET NO. 4 REBAR W/PLASTIC CAP STAMPED HELDEN & HUNT
□ SET CONC. MON. W/B.M.
▲ SET. P.V. MARK

BEARING BASIS AS PER GPS
NAD 83 TEXAS SOUTH ZONE
NOTE: RECORDED PLAT READINGS
ARE SHOWN IN PARENTHESES.

STATE OF TEXAS
COUNTY OF HIDALGO
I, FRED L. HUNT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, ON DECEMBER 14, 2009.

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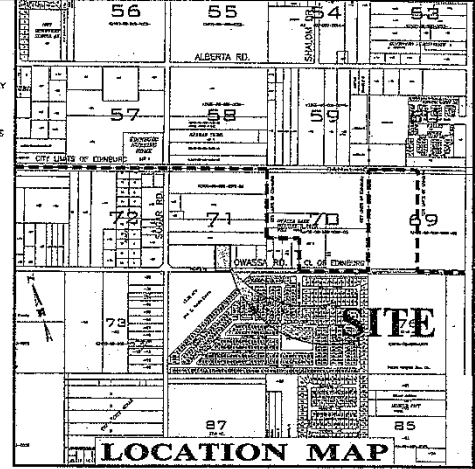
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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.
DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE NORTH SIDE OF OWASSA ROAD, APPROXIMATELY 610' EAST OF ITS INTERSECTION WITH SUGAR ROAD, THE NEAREST MUNICIPALITY BEING THE CITY OF EDINBURG, APPROXIMATELY 1,000' LF EAST NORTH. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF PLANNING FOR THE CITY OF EDINBURG, DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION IS OUTSIDE THE CITY LIMITS OF EDINBURG, TEXAS BUT WITHIN THE 2 MILE ETY OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.01. CITY OF EDINBURG POPULATION IS 52,735 (2005 CENSUS) AND IS WITHIN PRECINCT NO. 4.



**DOLLAR GENERAL EDINBURG
(OWASSA) SUBDIVISION**
SCALE: 1"=100'

GENERAL PLAT NOTES & RESTRICTIONS:
1. THIS PROPERTY IS LOCATED IN ZONE "B", ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER 460334 0425 C, DATED NOVEMBER 16, 1982.

2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE EXIST. TOP OF CURB OR EXIST. RD. CL 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 PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3.045 CUBIC FEET, 0.001 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS.

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

5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, DRUMS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GRASS, CLOVER, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT (OWASSA) 50 FEET
REAR 15 FEET OR GREATER FOR EASEMENT
SIDE 15 FEET OR GREATER FOR EASEMENT

7. BENCH MARK: SET CONC. MONUMENT W/GISE - LOCATED 281' SOUTH AND 0' WEST FROM THE S.W. COR. OF PROPERTY. ELEVATION=107.38 * REFERENCED TO NGVD OF 86

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES IF APPLICABLE WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. GENERAL NOTE FOR COMMERCIAL LOTS:
THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. FURTHERMORE, THIS SUBDIVISION IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

10. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING THE LOT.

11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION. PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OF LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND GSEF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. INTENTIONALLY LEFT BLANK

13. LOT OWNER WILL HAVE TO CONNECT TO THE SANITARY SEWER LINE WHENEVER THE CITY OF PHARR OR EDINBURG EXTENDS THE LINE ALONG OWASSA ROAD.

14. DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

15. FENCED DEBRIS BUFFER MAY BE REQUIRED DURING THE PERMIT STAGE BY OWNER.

16. ONCE ANNEXED OR INCORPORATED TO THE CITY OF EDINBURG CITY LIMITS, SAID PROPERTY SHALL BE SUBJECT TO CITY OF EDINBURG'S REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE UNITED DEVELOPMENT CODE, STORM WATER RUNOFF, FLOOR AREA RATIO, LANDSCAPING SURFACE PAVING, PARKING REQUIREMENTS, FIRE PROTECTION, BUILDING PERMIT REQUIREMENTS OR ANY OTHER REQUIREMENTS.

17. A FIVE (5) FOOT SIDEWALK WITH ADA RAMP ARE REQUIRED ALONG OWASSA ROAD AT BUILDING PERMIT STAGE.

18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

19. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.

20. ALL COMMON ACCESS, DETENTION AREAS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.

REVISION NOTES				SHEET 1 OF 2	
NO.	SHEET	REVISION	DATE	APPROVED	

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT
ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 20____.

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

PRESIDENT

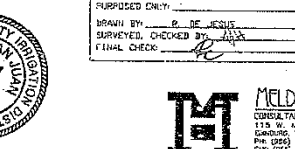
ATTEST

SECRETARY

FILED FOR RECORD IN
HIDALGO COUNTY
ANDRÉS GUZMÁN, JR.
HIDALGO COUNTY CLERK

DATE: _____ AT _____ AM/PM
DOCUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ COUNTY

HIDALGO COUNTY CLERK



MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. MORTIMER
DANFORTH, TX 78041
PH (512) 281-0241
FAX (512) 281-1829
ESTABLISHED 1947

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX
OWNER: CARLOS VILLARREAL 1311 W. OWASSA ROAD EDINBURG, TX 78839 (832) 457-6366 N/A
ENGINEER: KHELLEY A. LUTHER-VELA 115 W. MORTIMER EDINBURG, TX 78839 (832) 381-0981 (832) 381-1830
SURVEYOR: FRED L. HUNT 115 W. MORTIMER EDINBURG, TX 78839 (832) 381-0981 (832) 381-1830

EASEMENTS FROM SCHEDULE B:
B-1 - EASEMENTS RIGHTS, EASEMENTS AND LOTS IN PARCELS OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 PURSUANT TO APPLICABLE SECTIONS OF THE (PLANNET IN NATURE, NOT PLOTTABLE)
B-2 - EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT SPECIFICALLY REFERRED TO IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
B-3 - EASEMENT RESERVED BY THE RESUBDIVIDER IN VOLUME 1, PAGE 14, IN THE DEED RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED IN NATURE, NOT PLOTTABLE)

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.023 (A)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOLLAR GENERAL EDINBURG (OWASSA) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____
HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____