

S:\SAM\SUB\SUB 2009\SUB 09.005_CIMA_Subdivision.dwg\SH-01 PLAT.dwg, PLAT, 3/18/2010 3:03:29 PM, SAMSPC-7

CIMA SUBDIVISION

A 0.73 OF AN ACRE TRACT OF LAND OUT OF LOT 49-12, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, GARY MALONEY, AS OWNER (S) OF THE 0.73 OF AN ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CIMA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENT SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTION TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STANDARD;
- (B) SEWER CONNECTIONS PROVIDED TO THE LOT(S) OR SEPTIC TANK(S) MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOT(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARD. I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: GARY MALONEY
ADDRESS: 120 S. DUNLAP
MISSION, TEXAS 78752

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 200__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL No. 480334 0295 D EFFECTIVE DATE: JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE EXISTING STREET RIGHT-OF-WAY ARE WITHIN THE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL No. 480334 0295 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

2. SETBACKS:
FRONT: 50 FEET OR GREATER FOR EASEMENT
SIDE: 20 FEET OR GREATER FOR EASEMENT
REAR: 20 FEET OR GREATER FOR EASEMENT
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT (THERE SHALL BE NO OTHER USE, OTHER THAN A SINGLE FAMILY DWELLING UNLESS IT IS SPECIFIED ON THE PLAT THAT A LOT CAN BE USED FOR SOMETHING OTHER THAN A RESIDENCE). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE THE EXISTING NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION 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 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.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED:
B.M. No. 1 ELEV. 152.30 N.G.V.D. RM 6-295 DESCRIPTION: IRON ROD SET APPROXIMATELY 15.7 FEET NORTH OF CONCRETE RIP-RAP WEST OF STEWARD ROAD AND WEST MAIN DRAIN.
B.M. No. 2 ELEV. 157.75 N.G.V.D. RM 5-295 DESCRIPTIONS: IRON ROD SET APPROXIMATELY 17.5 FEET NORTH OF CONCRETE RIP-RAP APPROXIMATELY 52 FEET WEST OF BRYAN ROAD AND WEST MAIN DRAIN.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAIN DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 4,282 CUBIC-Feet (0.098 ACRE-Feet) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)

7. 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.

8. THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

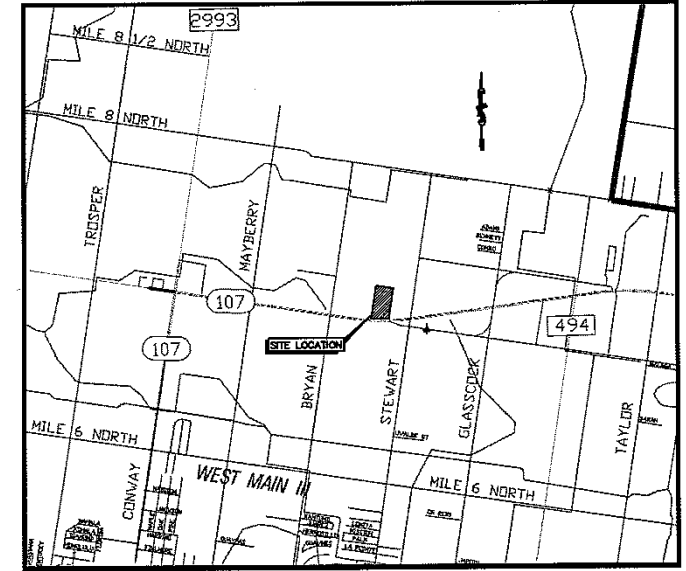
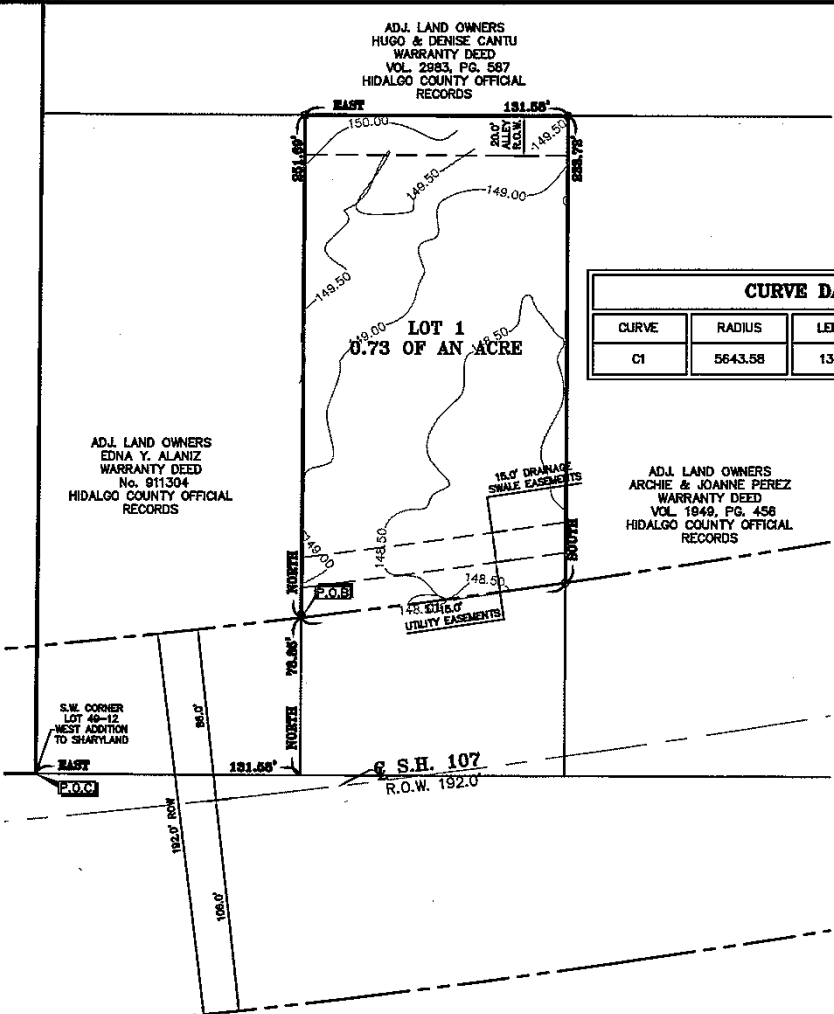
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CIMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

SCALE 1"=40'

CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	5643.58	132.80	132.80	S89°05'37"W

LEGEND	
○	1/2 INCH IRON ROD SET
●	1/2 INCH FD. IRON ROD



LOCATION MAP
SCALE: 1"=600'
METES AND BOUNDS

A 0.73 OF AN ACRE TRACT OF OUT OF LOT 49-12, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGES 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT THE SOUTHWEST CORNER OF SAID LOT 49-12, EAST 131.58 FEET ALONG, THE SOUTH LINE OF SAID LOT 49-12, TO A POINT ON S.H. 107, THENCE NORTH 78.85 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY OF S.H. 107, SAID POINT BEING THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE NORTH, 251.69 FEET ALONG A LINE TO SAID TRACT TO A (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTH WEST CORNER HEREOF;

THENCE, EAST, 131.58 FEET ALONG A LINE OF SAID TRACT TO A (1/2) INCH DIAMETER IRON ROD FOUND FOR A CORNER HEREOF;

THENCE, SOUTH, 233.72 FEET A LONG A LINE OF SAID TRACT TO A (1/2) DIA. IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 5,643.58 FEET, AND AN ARC LENGTH OF 132.80 FEET AND A CHORD BEARING OF SOUTH 89 DEGREES, 05 MINUTES, 37 SECONDS WEST, 132.80 FEET TO THE POINT OF BEGINNING AND CONTINUING 0.73 OF AN ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE # 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CIMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE _____

ATTEST: HIDALGO COUNTY CLERK DATE _____

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 RECORDED OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____

INDEX TO SHEET OF SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP AND E.T.U. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; HIDALGO COUNTY HEALTH DISTRICT AND HIDALGO COUNTY RIGHT OF WAY CERTIFICATION.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION.

DATE OF PREPARATION: AUGUST 2009 Registration # F-10862

SAMES SAM Engineering & Surveying, Inc.
 200 S. CAGR BLVD. PHARR, TEXAS 78877
 TEL: (956) 702-8880 FAX: (956) 702-8883

EASEMENTS LANGUAGE

1. ALL EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENTS OR RIGHT OF WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES) OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

CIMA SUBDIVISION IS LOCATED IN SOUTHEASTERN HIDALGO COUNTY ON THE NORTH SIDE OF STATE HIGHWAY 107 APPROXIMATELY 1056 FEET WEST FROM THE INTERSECTION OF STATE HIGHWAY 107 AND STEWART ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 123,622) CIMA SUBDIVISION LIES APPROXIMATELY TWO MILES FROM CITY LIMITS AND IS WITHIN THE CITY'S THREE AND ONE HALF MILE EXTRATERRITORIAL JURISDICTION (E.T.U.) UNDER LOCAL GOVERNMENT CODE # 42.021 AND CITY'S FIVE MILE (E.T.U.) UNDER LOCAL GOVERNMENT CODE # 212.001.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF CIMA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

CHAIRMAN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE # 49.21(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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: DIRECTOR DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, SAUL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

SAUL D. MALDONADO, PE NO. 100320



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: GARY MALONEY	120 S. DUNLAP	MISSION, TEXAS 78752	(956) 929-0121	
ENGINEER: SAUL D. MALDONADO, P.E.	P.O. BOX 3253	EDINBURG, TEXAS 78542	(956) 451-5826	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	P.O. BOX 3253	EDINBURG, TEXAS 78542	(956) 207-7130	(956) 702-8883

STATE OF TEXAS
COUNTY OF HIDALGO

I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

SAMUEL D. MALDONADO, RPLS NO. 6027

