

METES AND BOUNDS.

A 52.70 ACRE TRACT OF LAND OUT OF THE S.W. FORDYCE PASTURE, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, SAID 52.70 ACRE TRACT BEING OUT OF THE SAME LAND DESCRIBED IN DOCUMENT NO. 888365, OFFICIAL RECORDS, AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON ROD SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF F.M. 88 (VOLUME 1038, PAGES 547-548 D.R.) AND THE SOUTH LINE OF THE SAN BENITO & RIO GRANDE VALLEY RAILWAY COMPANY TRACT RECORDED IN VOLUME 185 PAGE 255 DEED RECORDS; THENCE, N 80°32'19" E, WITH THE SOUTH LINE OF THE SAID SAN BENITO & RIO GRANDE VALLEY RAILWAY COMPANY, A DISTANCE OF 493.94 FEET TO A 3/4 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, N 80°32'19" E, CONTINUING WITH THE SOUTH LINE OF THE SAID SAN BENITO & RIO GRANDE VALLEY RAILWAY COMPANY, A DISTANCE OF 1844.59 FEET TO A 3/4 INCH IRON ROD SET AT THE EAST LINE OF THE SAID S.W. FORDYCE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

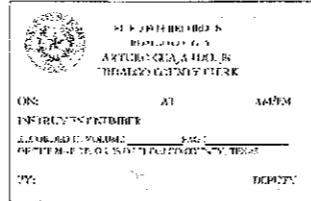
THENCE, S 00°00'51" W, WITH SAID EAST LINE, A DISTANCE OF 1325.45 FEET TO A 3/4 INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 (MILITARY ROAD), RECORDED IN VOLUME 648, PAGES 497-498 & VOLUME 652, PAGES 198-199, BOTH IN THE DEED RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, S 79°35'55" W, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281 (MILITARY ROAD), A DISTANCE OF 287.46 FEET TO A 3/4 INCH IRON ROD FOUND FOR THIS TRACT OF LAND;

THENCE, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT HAVING RADIUS OF 2814.90 FEET, A DELTA ANGLE OF 16°11'58" AN ARC DISTANCE OF 795.87 FEET, A CHORD DIRECTION OF SOUTH 82°23'10" WEST, AND A CHORD DISTANCE OF 793.22 FEET TO A FOUND CONG. MONUMENT FOR A CORNER OF THIS TRACT OF LAND;

THENCE, N 86°48'50" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281 (MILITARY ROAD), A DISTANCE OF 747.53 FEET TO A 3/4 INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE, N 00°00'51" E, A DISTANCE OF 1096.32 FEET TO THE POINT OF BEGINNING, CONTAINING 52.70 ACRES OF LAND, MORE OR LESS.



JURISDICTION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHITOS COMMERCIAL SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, PCT. #1 ON THE NORTH SIDE OF U.S. HWY 281 (MILITARY RD.), APPROX. 450' WEST OF F.M. HWY 88, PROGRESO (POPULATION -) IS THE NEARBY MUNICIPALITY. THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PROGRESO AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN PROGRESO'S 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) LOC 212.001.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANTHONY F. GRAY, PRESIDENT OF DURANGO DEVELOPMENT, INC.	1307 F. HADSBERRY AVE.	McALLEN 78501	(956) 630-4113	(956) 630-3811
OWNER: KAMBIZ S. KHADEMI, P.E.	410 E. DOVE AVE.	McALLEN 78501	(956) 630-2125	(956) 630-2219
SURVEYOR: J. MARIO GONZALEZ, R.P.L.S.	8207 MATEO ESCOBAR	MONTE ALTO 78569	(956) 380-5152	(956) 380-5156

INDEX TO SHEETS OF RANCHITOS COMMERCIAL SUBDIVISION

SHEET	DESCRIPTION
1	HEADING, INDEX, LOCATION MAP, AND ETL PRINCIPAL CONTACTS.
2	PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND INSTRUMENTS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
3	COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAY APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND COORDINATE THE PROPERTY TO THE PROPERTY'S SURROUNDINGS, HIDALGO CO. I.C. CERTIFICATION, BE BORN AND BORN, REVISION NOTES.
4	REVISION NOTES.
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8	REVISION NOTES.

RANCHITOS COMMERCIAL SUBDIVISION

LOT	AREA (S.F.)	AREA (Ac)
1	245,068	5.65
2	257,323	5.91
3	272,955	6.23
4	280,394	6.44
5	288,837	6.63
6	293,279	6.69
7	293,859	6.72
8	292,850	6.73

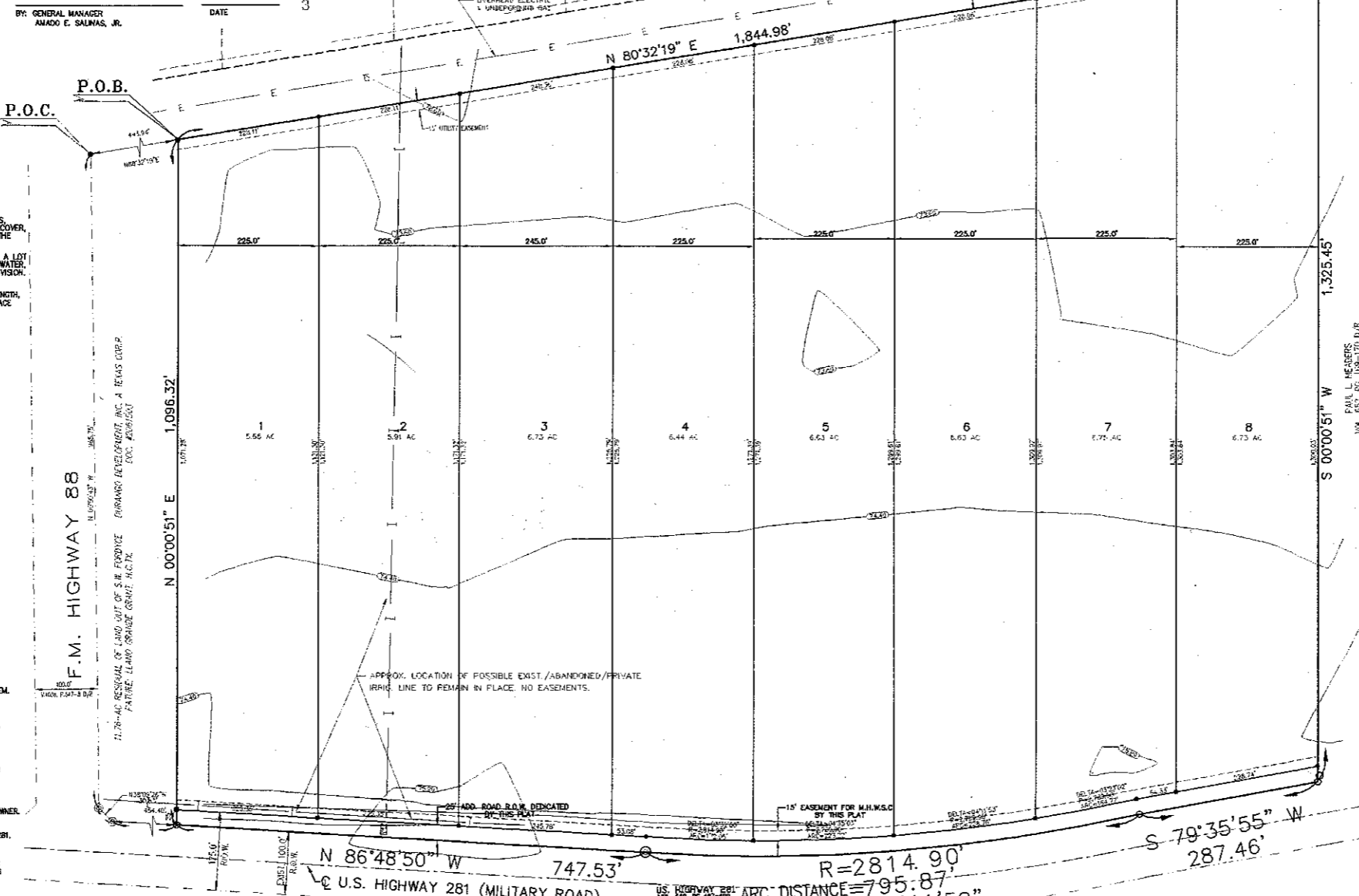
LEGEND

- ◎ CONG. MONUMENT FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET

- GENERAL PLAT NOTES:**
- MINIMUM FINISH FLOOR NOTE: 30" ABOVE THE NATURAL GROUND. ELEVATION CERTIFICATE MUST 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. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - FLOOD ZONE DESIGNATION: THIS PROPERTY LIES IN FLOOD ZONE "B" (SHADED) (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT; AREAS WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) OF FIRM COMMUNITY PANEL NO. 480334-0523 B, EFFECTIVE DATE = JAN. 02, 1981.
 - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 75 FEET OR EASEMENT WHICHEVER IS GREATER.
 REAR - 30 FEET OR EASEMENT WHICHEVER IS GREATER.
 SIDE - 6 FEET OR EASEMENT WHICHEVER IS GREATER.
 - THIS SUBDIVISION IS PROPERLY SERVED BY M.H.W.S.C. WATER SYSTEMS.
 - B.M. = "X" CUT ON TOP OF CONG. PAD LOCATED ±20' NORTH & ±300' WEST OF THE N.E. CORNER OF THE ORIGINAL 448.76 TRACT. N.A.M.D. 1989. BENCHMARK ELEVATION: 72.06
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 10' MAINTENANCE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASE 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.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "R.A.", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SHADE OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SHADES. LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SHADES.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION AT THE TIME OF THE SURVEY.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN TOTAL OF 4.37 ACRES OF STORM WATER RUNOFF. DRAINAGE PREVENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT 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 SIZING REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - SEPTIC TANK NOTES:
 DISITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE LOT OWNERS (AT THE TIME OF BUILDING PERMIT) ARE RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM MUST BE DESIGNED FOR DISPOSAL OF COMMERCIAL SEWAGE ONLY. SO A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, AND MULTI-FAMILY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 - 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 PERMIT 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.
 - SHARE DRIVEWAYS, AS SHOWN ON SHEET 2 AND AS APPROVED BY TCEQ ARE REQUIRED BETWEEN AND FOR LOTS 1, 2, 3, 4, 5, 6, 7, & 8. THESE DRIVEWAYS SHOULD BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT BY THE FUTURE LOT OWNER AND BOTH SHARING LOTS ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF IT. FENCING OR ANY OTHER OBSTRUCTION TO PREVENT ACCESS SHALL BE ALLOWED. NO ADDITIONAL OR OTHER DRIVEWAYS WILL BE ALLOWED FROM THIS SUBDIVISION TO U.S. 281.
 - GENERAL NOTE FOR COMMERCIAL LOTS:
 LOTS 1, 2, 3, 4, 5, 6, 7, & 8 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1, 2, 3, 4, 5, 6, 7, & 8. THIS MUST BE STIPULATED ON ALL DEEDS, CONTRACTS, FOR DEEDS, APPLICATIONS FOR CONSTRUCTION, RECORDING, PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

THIS IS TO CERTIFY THAT THE MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.) HAS REVIEWED AND APPROVED THIS PLAT.

BY: GENERAL MANAGER
 ANADO E. SALINAS, JR. DATE 3



PLAT OF RANCHITOS COMMERCIAL SUBDIVISION

A 52.70 ACRE TRACT OF LAND OUT OF THE S.W. FORDYCE PASTURE, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, M.R.

PREPARED BY: K K ENGINEERING CONSULTANT
 DATE: AUGUST, 2009

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

I, ANTHONY F. GRAY, PRESIDENT OF DURANGO DEVELOPMENT, INC., A MARRIED PERSON, AS OWNER OF THE 52.70 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS COMMERCIAL SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER: DURANGO DEVELOPMENT, INC.
 ANTHONY F. GRAY, PRESIDENT
 1307 HADSBERRY AVE.
 McALLEN, TX 78501

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTHONY F. GRAY, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) 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 THE 20 DAY OF AUGUST 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES

HIDALGO COUNTY
 CERTIFICATE OF PLAY APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.022(o)

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

Hidalgo County Judge _____ Date _____
 ATTEST: Hidalgo County Clerk _____ Date _____

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 §49.211(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: _____

HIDALGO COUNTY
 CERTIFICATE OF PLAY APPROVAL

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

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAY APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

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, P.E.
 REG. PROFESSIONAL ENGINEER No. 57767
 3-2-10

STATE OF TEXAS
 COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RANCHITOS DE MESA, PHASE 2 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOSE MARIO GONZALEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
 801 MATEO ESCOBAR
 MONTE ALTO, TX 78569

DATE _____