



**SUBDIVISION PLAT OF SHAYEEN CORNER**  
 BEING A RESUBDIVISION OF 1.292 ACRES (56,280 Sq. Ft.)  
 OUT OF THE H.C.I.D. NO. 9 RIGHT-OF-WAY  
 LOCATED BETWEEN FARM TRACTS 1020, 1024, AND 1098  
 WEST & ADAMS TRACTS SUBDIVISION  
 HIDALGO COUNTY, TEXAS,  
 ACCORDING TO THE MAP OR PLAT RECORDED IN VOL. 2, PGS. 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS,  
 WHICH SAID H.C.I.D. NO. 9 RIGHT-OF-WAY ALSO BEING ORIGINALLY OUT OF LOTS 11 AND 12, BLOCK 113  
 ADAMS TRACT SUBDIVISION  
 HIDALGO COUNTY, TEXAS,  
 ACCORDING TO THE MAP OR PLAT RECORDED IN VOL. 2, PG. 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- LEGEND:  
 ○ FOUND # 4 REBAR  
 △ FOUND C.P.S.  
 ● SET # 4 REBAR  
 ⊗ FOUND X MARK

**METES AND BOUNDS DESCRIPTION**

A tract of land containing 1.292 acres (56,280 square feet) situated in the County of Hidalgo, Texas, being part of a HIDALGO COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY, LOCATION BETWEEN FARM TRACTS 1020, 1024, & 1098, WEST & ADAMS TRACTS SUBDIVISION, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said H.C.I.D. NO. 9 RIGHT-OF-WAY ALSO BEING ORIGINALLY OUT OF LOTS 11 & 12, BLOCK 113, ADAMS TRACT SUBDIVISION, according to the plat thereof recorded in Volume 2, Page 2, Hidalgo County Map Records, said 1.292 acres (56,280 square feet) also being more particularly described as follows:  
 BEGINNING at the Southwest corner of said Farm Tract 1098 for the Northwest corner of this tract:  
 1. THENCE, N 88° 47' 34" E along the South line of said Farm Tract 1098, the North line of said H.C.I.D. No. 9 right-of-way and the South right-of-way line of Camino Real Viejo Road, at a distance of 40.00 feet from an X Mark with a Northing of 1657700.323 and an Easting of 1162024.525 found for the East right-of-way line of F.M. 1015 - Mile 3 West, continuing a total distance of 268.00 feet to a No. 4 rebar set for the Northeast corner of this tract;  
 2. THENCE, S 01° 12' 26" E a distance of 210.00 feet to a No. 4 rebar set on the South line of said H.C.I.D. No. 9 right-of-way and the North line of said Farm Tract 1020 for the Southeast corner of this tract;  
 3. THENCE, S 88° 47' 34" W along the South line of said H.C.I.D. No. 9 right-of-way and the North line of said Farm Tract 1024, at a distance of 228.00 feet from a No. 4 rebar with a Northing of 1657800.449 and an Easting of 1162028.917 found for the East right-of-way line of said F.M. 1015 - Mile 3 West, continuing a total distance of 268.00 feet to a cotton picker apple with a Northing of 1657800.569 and an Easting of 1161818.024 found at the Northwest corner of said Farm Tract 1020 for the Southwest corner of this tract;  
 4. THENCE, N 01° 12' 26" W within the right-of-way of F.M. 1015 - Mile 3 West, a distance of 210.00 feet to the POINT OF BEGINNING and containing 1.292 acres (56,280 square feet), of which 0.193 of one acre (8,400 square feet) lies within the right-of-way of F.M. 1015 - Mile 3 West, leaving a net of 1.099 acres (47,880 square feet) of land, more or less.

**GENERAL PLAT NOTES & RESTRICTIONS:**

1. THIS PROPERTY IS LOCATED IN ZONE "B". ZONE "B" AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS 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 480334-0525 C, DATED JANUARY 2, 1981.
2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE EXIST. TOP OF CURB OR EXIST. RO. 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 OBTAIN A TOTAL OF 3,082 CUBIC-Feet, 0.055 ACRE-Feet OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SWALES AND DETENTION AREAS.
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, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, 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 (CAMINO REAL) 30 FEET  
 15 FEET OR GREATER FOR EASEMENT  
 REAR 6 FEET OR GREATER FOR EASEMENT  
 SIDE 6 FEET OR GREATER FOR EASEMENT
7. BENCH MARK X MARK ON CONCRETE - LOCATED ON NORTHWEST R.O.W. LINE ALONG CAMINO REAL VIEJO ROAD.  
 NORTHING: 1161818.024  
 EASTING: 1165700.323  
 ELEVATION=72.13
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 CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
10. ALL PUBLIC UTILITY 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 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 OSS PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
12. SANITARY SEWER WILL BE PROVIDED BY AN ONSITE SEPTIC SYSTEM.
13. DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY ENDS WILL BE CONSTRUCTED... BUILDING PERMIT STAGE.
14. FENCED DEBRIS BUFFER MAY BE REQUIRED DURING THE PERMIT STAGE BY OWNER.

