



LOCATION MAP
SCALE: 1" = 400'

PREPARED BY: SDI ENGINEERING, L.L.C.
3515 N. SUGAR RD.
PHARR, TEXAS 78577

DATE PREPARED: DEC 30, 2010
DATE SURVEYED: APR 29, 2009

M AND M RANCHES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE NORTHEAST CORNER OF HIDALGO COUNTY ON THE WEST SIDE OF U.S. HIGHWAY 281 APPROXIMATELY 1/2 MILE SOUTH FROM S.H. 1017. THE ONLY NEARBY SUBDIVISION IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG. THE CITY OF EDINBURG HAS A POPULATION OF APPROXIMATELY 10,000 AND M AND M RANCHES SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS OF EDINBURG AND IS WITHIN (OUTSIDE) THE CITY'S 5 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 21.002.

SUBDIVISION PLAT OF M AND M RANCHES SUBDIVISION
BEING A 40.02 ACRE TRACT OF LAND OUT OF AND ALL OF LOT 10 FOUNTAIN SUBDIVISION HIDALGO COUNTY, TEXAS VOLUME 9, PAGES 59 & 60 H.C.M.R.

LEGEND

- FOUND 1/2" I.R.
- SET 1/2" I.R. AND 24" IN LENGTH
- SET COTTON PICKER SPINDLE
- SET 3/4" REBARS
- CONCRETE BENCHMARK
- ⊗ 1/2" IRON PIPE FOUND

I, A.F. MERCADO, TRUSTEE OF THE 40.02 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS M AND M RANCHES SUBDIVISION GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(D) 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.

A.F. MERCADO, TRUSTEE, SHAFRELP
111 S. LEXINGTON CIRCLE # 1,
EDINBURG, TX 78539
(956) 624-5929

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A.F. MERCADO, TRUSTEE, SHAFRELP, KNOWN TO ME BY 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 CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL, OF OFFICE THIS _____ DAY OF _____ 20__.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEXAS 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS M AND M RANCHES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 2011.

PLANNING & ZONING COMMISSION CHAIRPERSON _____ DATE _____

NAME ADDRESS PHONE NUMBER
OWNER: A.F. MERCADO, TRUSTEE 111 S. LEXINGTON CIRCLE # 1, EDINBURG, TX 78539 (956) 624-5929
ENGINEER: ISABEL POSADAS 3515 N. SUGAR RD., PHARR, TX 78577 (956) 783-7634
SURVEYOR: JOSE MARIO GONZALEZ 8207 MATED ESCOBAR, MONTE ALTO, TX 78538 (956) 380-5154

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF M AND M RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2011.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE EASEMENTS, AND STREETS OF M AND M RANCHES SUBDIVISION AND ITS METES AND BOUNDS DESCRIBED WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER 15, 2010.

JOSE MARIO GONZALEZ, R.P.L.S. No. 005571 _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF M AND M RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 2011.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:

I, ISABEL POSADAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ISABEL POSADAS, P.E., C.F.M. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 89435

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF M AND M RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2011.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE:

THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____ 2011.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "A" AND "C" COMMUNITY-PANEL NUMBER: 480334 0125 0/480334 0225 8 EFFECTIVE DATE: JANUARY 2, 1981. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**
FRONT: 25.00 FEET
REAR: 40.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 6.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--> B.M. NO. 1 - ELEV. 55.13 N.G.V.D. 29 DESCRIPTIONS: 2"x2" CONCRETE SLAB WITH A 1/2" FOUND AT THE SOUTH EAST CORNER OF LOT 10, FOUNTAIN SUBDIVISION AND FOR THE SOUTHWEST CORNER OF LOT 6 OF THIS SUBDIVISION.
--> B.M. NO. 2 - ELEV. 68.05 N.G.V.D. 29 DESCRIPTIONS: 1/2" IRON ROAD FOUND AT THE SOUTHWEST CORNER OF LOT 10, FOUNTAIN SUBDIVISION AND FOR THE SOUTHWEST CORNER OF LOT 4 OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 68,120.81 CUBIC-FeET (2.25 ACRE-FeET) OF STORM WATER RUNOFF RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR PAVING AND DRAINAGE IMPROVEMENTS).
- 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHROUBS 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.
- EACH PURCHASED 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.
- ALL PUBLIC UTILITIES EASEMENTS DENICATED 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 AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
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 ANALYSES 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 OCCUPANCY OF A LOT.

SDI ENGINEERING, L.L.C.
CIVIL • TRANSPORTATION • PLANNING • STORMWATER

395 N. SUGAR RD., PHARR, TEXAS
EDINBURG, TEXAS (956) 783-7634 P.O. (956) 287-3497 FAX
INFO@SDI-ENGINEERING.COM
TYPE REG. NO. 41966

CURVE DATA TABLE

CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1368.36	319.12'	N 69°21'4" W	318.14'
C2	759.08	386.68'	N 80°20'8" W	382.51'
C3	738.44	429.65'	N 77°12'40" W	423.62'
C4	651.99	362.15'	N 80°42'59" W	357.51'
C5	1343.36	312.98'	N 69°18'58" W	312.27'
C6	784.08	399.41'	N 80°17'8" W	395.10'
C7	15.00	13.62'	N 65°47'48" W	13.16'
C8	50.00	90.79'	S 88°11'36" E	78.82'
C9	15.00	13.62'	S 62°10'59" W	13.16'
C10	713.44	416.74'	N 77°11'33" W	410.58'
C11	676.98	56.04'	N 67°5'44" W	56.03'
C12	676.98	212.15'	N 76°26'40" W	211.28'
C13	15.00	17.05'	N 54°52'0" W	16.14'
C14	100.00	171.78'	N 71°31'17" W	151.42'
C15	100.00	86.86'	S 34°23'3" W	84.16'
C16	100.00	86.86'	S 19°23'15" E	64.16'
C17	100.00	211.51'	N 79°15'15" E	174.23'
C18	15.00	19.54'	N 55°11'12" E	18.18'
C19	626.99	199.85'	S 77°42'22" E	199.00'
C20	626.99	40.35'	S 88°43'52" E	40.34'
C21	763.44	442.79'	S 77°13'46" E	438.61'
C22	15.00	13.62'	S 65°47'48" E	13.16'
C23	50.00	90.79'	N 88°11'36" E	78.82'
C24	15.00	13.62'	N 62°10'59" E	13.15'
C25	734.08	373.96'	S 80°23'16" E	359.93'
C26	1393.36	325.25'	S 69°23'6" E	324.51'

LINE DATA TABLE

LINE	LENGTH	BEARING
L1	70.67'	S 09°48'00" W
L2	105.11'	S 35°43'13" E
L3	35.45'	N 54°29'0" E
L4	93.50'	N 80°30'0" W
L5	53.29'	S 88°11'36" W
L6	54.43'	S 88°11'36" W
L7	53.52'	N 88°11'36" E
L8	54.66'	N 88°11'36" E
L9	95.19'	S 80°30'0" E
L10	35.26'	S 35°21'0" E
L11	119.35'	N 80°30'0" W

METES AND BOUNDS

A 40.02 ACRE TRACT OF OUT OF ALL OF LOT 10, FOUNTAIN SUBDIVISION AS RECORDED ON VOLUME 9 PAGE 59 & 60 MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 201734, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGGINING AT A 2"x2" CONCRETE SLAB WITH AN 1/2" IRON ROD 24" IN LENGTH SET AT THE SOUTHWEST CORNER OF SAID LOT 10 AND FOR THE POINT OF BEGINNING OF THIS TRACT.
- THENCE: N 80°30'00" W, WITH AND ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 2,651.97 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET AT THE SOUTHWEST CORNER OF SAID LOT 10 AND FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE: N 9°30'00" E, WITH AND ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 660.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 10 AND FOR THE NORTHWEST CORNER OF THIS TRACT.
- THENCE: S 80°30'00" E, WITH AND ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 2,580.43 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET WITH PLASTIC CAP STAMPED R.P.L.S. 005571 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
- THENCE: S 09°48'00" W, PARALLEL TO THE EAST LINE OF SAID LOT 10, A DISTANCE OF 70.67 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET WITH PLASTIC CAP STAMPED R.P.L.S. 005571 SET FOR AN INTERIOR CORNER OF THIS TRACT.
- THENCE: S 35°43'13" E, TO A 1/2" IRON ROD 24" IN LENGTH SET WITH PLASTIC CAP STAMPED R.P.L.S. 005571 SET FOR A DISTANCE OF 105.11 FEET FOR AN EXTERIOR CORNER OF THIS TRACT.
- THENCE: S 9°48'00" W, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 515.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND TO THE POINT OF BEGINNING AND CONTAINING 40.02 ACRES OF LAND MORE OR LESS OUT OF ALL OF LOT 10, FOUNTAIN SUBDIVISION.

INDEX TO SHEET M AND M RANCHES SUBDIVISION

NO.	SHEET	REVISION	DATE	APPROVED
1				
2				
3				