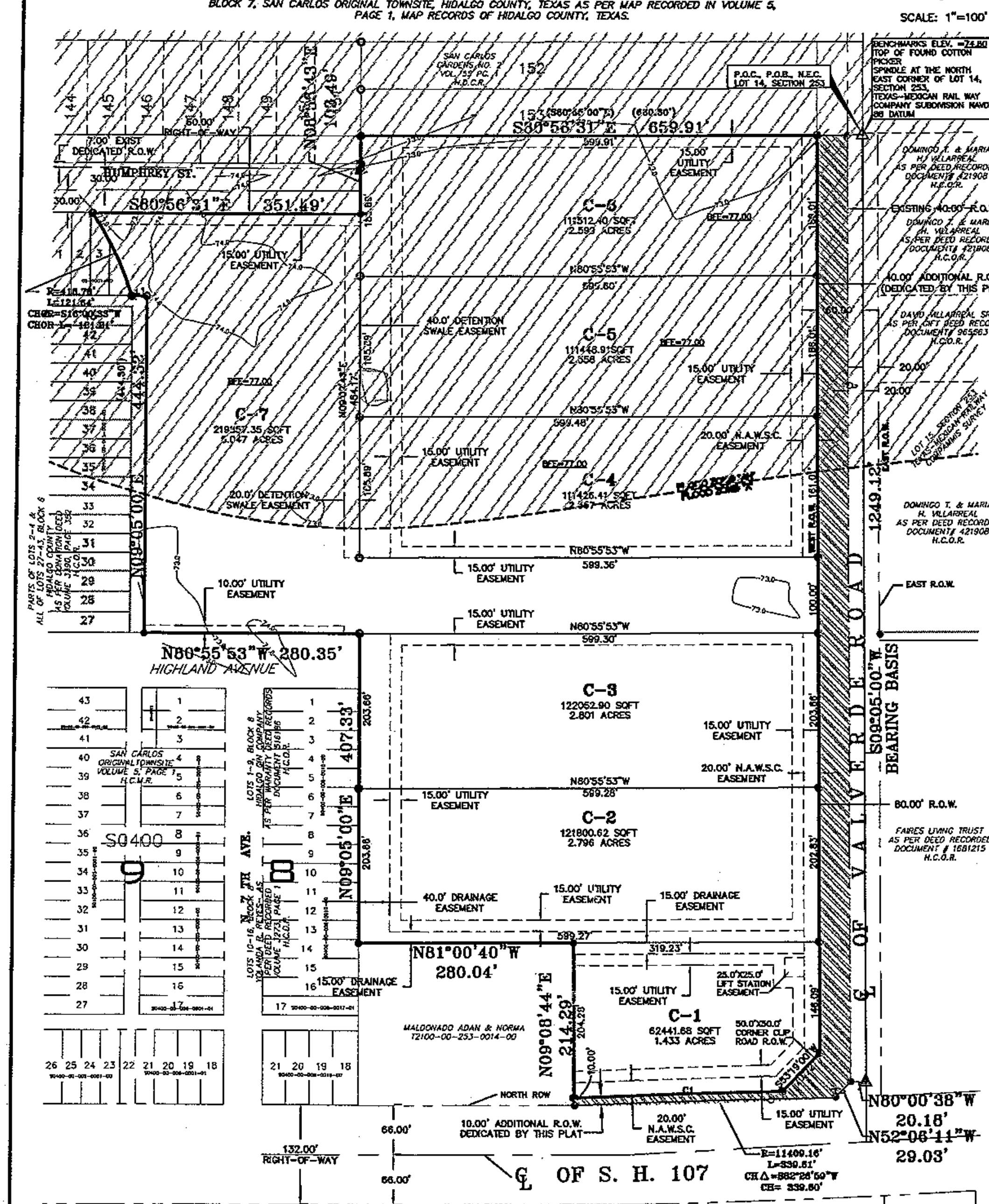
DATE OF PREPARATION: NOVEMBER 5, 2010

MALDONADO COMMERCIAL SUBDIVISION

A 21.62 ACRE TRACT OF LAND BEING 17.96 ACRES OUT OF LOT 14, SECTION 253, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND A 3.66 ACRE TRACT OF LAND OUT OF PART OF BLOCK 6 AND BLOCK 7, SAN CARLOS ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5, PAGE 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1"=100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CH. DIRECTION	CHORD
C1	270.25'	11419.16'	1°21'21"	135.13'	N82°45'30"W	270.24'

LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ⬤ – FOUND 5/8 INCH IRON ROD
- △ – FOUND COTTON PICKER SPINDLE
- – POWER POLE
- – GUY WIRE
- □ – FOUND FENCE POST
- – TRAFFIC SIGN
- Ⓦ – WATER METER
- ⋈ – WATER VALVE
- ⊗ – IRRIGATION STAND PIPE
- (XXXX) – MAP RECORD
- XXXX – NATURAL GROUND

ABBREVIATIONS

- H.C.O.R. – HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. – HIDALGO COUNTY MAP RECORDS
- H.C.D.R. – HIDALGO COUNTY DEED RECORDS
- R.O.W. – RIGHT OF WAY
- SQ.FT. – SQUARE FEET
- N – NORTH
- S – SOUTH
- W – WEST
- E – EAST
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCING

INDEX OF SHEETS	
C–1	PLAT WITH LOTS, EXISTING STREETS, EXISTING R.O.W AND ADDITIONAL R.O.W. DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION, CERTIFICATION; AND ATTESTATION; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. NO. 1, H.C.I.D. NO. 1, SURVEYOR'S, AND ENGINEER'S, HCROW CERTIFICATE.
C–2	UTILITY LAYOUT, TYPICAL DETAILS: WATER AND SEWER SERVICES CONNECTIONS
C–3	DRAINAGE LAYOUT, DRAINAGE REPORT; TYPICAL DETAILS: DRAINAGE SWALE CROSS–SECTION; PRINCIPAL CONTACTS, TOPOGRAPHY AND SURVEY

PRINCIPAL CONTACTS:

	NAME		ADDRESS		PHONE & FAX	
OWNER:	ASCARY RUIZ		4943 S. JACKSON SUITE 100	EDINBURG, TX 78539	(956) 292–6972	(956) 627–3777
ENGINEER:	GILBERT J. GUERRA	P.E.	921 SOUTH 10TH ST.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083
SURVEYOR:	JAMES W. GRIFFITH	P.E., R.P.L.S.	4000 SENDERO SPRING DRIVE	ROUND ROCK, TEXAS 78681	(512) 626–0023	(512) 225–6275

METES AND BOUNDS:

A 21.591 ACRE TRACT OF LAND BEING 17.96 ACRES OUT OF LOT 14, SECTION 253, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND A 3.66 ACRE TRACT OF LAND OUT OF PART OF BLOCK 6 AND BLOCK 7, SAN CARLOS ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5, PAGE 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 21.591 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 1965469 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON–PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF LOT 14, SECTION 253, SAME BEING A POINT IN THE CENTERLINE OF VALVERDE ROAD AND SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF, SAN CARLOS GARDENS NO. 2, AS RECORDED IN VOLUME 55, PAGE 1, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 09°05'00" W, (S 09°05'00" W) ALONG THE THE EAST LINE OF SAID LOT 14, SAME BEING THE CENTERLINE OF SAID VALVERDE ROAD, A DISTANCE OF 1249.12' (DEED 1249.19') TO A COTTON–PICKER SPINDLE FOUND IN THE CENTERLINE OF VALVERDE ROAD AND THE NORTH RIGHT–OF–WAY OF STATE HIGHWAY 107, AND SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°00'38" W, (N 80°55'00" W) ALONG THE NORTH RIGH–OF–WAY OF SAID STATE HIGHWAY 107, A DISTANCE OF 20.18' (DEED 20.12') TO A ½" ROD FOUND AT THE EXISTING WEST RIGHT–OF–WAY LINE OF VAL–VERDE ROAD, AND SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 52°06'11" W, (S 52°42'22" W) ALONG THE NORTH RIGHT–OF–WAY OF SAID STATE HIGHWAY 107, A DISTANCE OF 29.03' TO A ½" ROD FOUND AT THE NORTH RIGHT–OF–WAY LINE OF STATE HIGHWAY 107, AND SAME BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID NORTH RIGHT–OF–WAY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 11,409.16' A DELTA ANGLE OF 01°42'20" AN ARC LENGTH OF 339.61 (DEED 340.40') A CHORD DIRECTION OF N 82°26'59" W (DEED N 82°25'19" W) AND A CHORD DISTANCE OF 339.60' (340.39') TO A ½" ROD FOUND AT THE SOUTHEAST CORNER OF A 1.387 ACRE TRACT OF LAND CONVEYED TO ADAN AND NORMA MALDONADO, RECORDED IN DOCUMENT # 2008–1892422, SAME BEING A POINT ON THE NORTH RIGHT–OF–WAY OF SAID STATE HIGHWAY 107, AND SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 09°08'44" E, (N 09°05'00" E) ALONG THE EAST LINE OF SAID MALDONADO TRACT, A DISTANCE OF 214.29' (DEED 214.0') TO A ½" ROD FOUND AT THE NORTHEAST CORNER OF THE SAID MALDONADO TRACT, SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°00'40" W, (DEED N 80°55'00" W) ALONG THE NORTH LINE OF THE SAID MALDONADO TRACT, A DISTANCE OF 280.04' (280.00') TO A ½" ROD FOUND AT THE NORTHWEST CORNER OF THE SAID MALDONADO TRACT, SAME BEING A POINT EAST LINE OF BLOCK 8, MAP OF SAN CARLOS, AS RECORDED IN VOLUME 5, PAGE 1, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAME BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TARCT;

THENCE N 09°04'49" E, (DEED N 09°05'00" E) ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 407.33" TO A ½" ROD FOUND AT THE SOUTHEAST CORNER OF BLOCK 7, OF SAID MAP OF SAN CARLOS, AND SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°55'00" W, (DEED N 80°55'00" W) ALONG THE SOUTH LINE OF SAID BLOCK 7, A DISTANCE OF 280.35' (DEED 281.0') TO A ½" ROD FOUND AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 6, OF SAID SAN CARLOS MAP, SAME BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 09°05'00" E, (DEED N 09°05'00" E) ALONG THE WEST LINE OF LOT 10–26, BLOCK 6, OF SAID MAP OF SAN CARLOS, A DISTANCE OF 444.32' (DEED 444.32') TO A ½" ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°55'00" W, (DEED N 80°55'00" W) ALONG IN PART WITH THE SOUTH LINE OF LOT 5, BLOCK 6, OF SAID MAP OF SAN CARLOS, A DISTANCE OF 20.10' (20.10') TO A CAPPED ROD SET, AT THE BEGINNING OF A CURVE TO THE LEFT AND SAME BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 418.78'(DEED 418.78') A DELTA ANGLE OF 16°38'30" AN ARC LENGTH OF 121.84' (DEED 121.49') A CHORD DIRECTION OF N 16°00'33" W, AND A CHORD DISTANCE OF 121.21' (DEED 121.46') TO A CAPPED IRON ROD SET AT THE SOUTH RIGHT–OF–WAY OF HUMPHREY STREET, SAME BEING A POINT ON THE NORTH LINE OF SAID BLOCK 6, OF SAID MAP OF SAN CARLOS AND SAME BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 80°56'31" E, (DEED S 80°55'00" E) ALONG THE SOUTH RIGHT–OF–WAY OF SAID HUMPHREY STREET, A DISTANCE OF 351.49' (DEED 351.97') TO A ½" ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 7, OF SAID MAP OF SAN CARLOS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TARCT;

THENCE N 08°56'43" E (DEED N 09°05'00" E), A DISTANCE OF 103.49' (DEED 103.50') TO A CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 152, OF SAID SAN CARLOS GARDENS NO. 2, SAME BEING A POINT ON THE NORTH LINE OF SAID LOT 14, AND SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 80°56'31" E (DEED S 80°55'00" E), ALONG THE NORTH LINE OF SAID LOT 14, AND SAME BEING THE SOUTH LINE OF SAID LOT 152, PASS AT 599.91' A ½" ROD FOUND AT THE WEST RIGHT–OF–WAY LINE OF SAID VAL–VERDE ROAD, FOR A TOTAL DISTANCE OF 659.91' (DEED 660.30') TO THE POINT OF BEGINNING, CONTAINING 21.591 ACRES OF LAND MORE OR LESS.

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

WE, PINPOINT INVESTMENTS, LLC & RUIZ J'S CONSTRUCTION, LLC, AS OWNERS OF THE TRACT OF LAND ENCOMPASSED WITHIN THE MALDONADO COMMERCIAL SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

(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 STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

ASCARY RUIZ (PRESIDENT) DATE:
4943 S. JACKSON SUITE 100
EDINBURG, TEXAS 78539

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ASCARY RUIZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ____________, 2010

NOTARY PUBLIC MY COMMISSION EXPIRES

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

MALDONADO COMMERCIAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.4 ON THE NORTH WEST CORNER OF THE INTERSECTION OF US EXPRESSWAY 107 & VAL VERDE ROAD F.M. 1423. THE ONLY NEAR BY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE U.S. CENSUS BUREAU THE 2006 POPULATION ESTIMATE IS 48,465 MALDONADO COMMERCIAL SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO–MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PRECINCT NO. 4.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APRIATE 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.

BY DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS ________ DAY OF ____________ 2010.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT–OF–WAYS AND/OR EASEMENTS.

PRESIDENT DATE

SECRETARY DATE

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MALDONADO COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____________, 2010.

HIDALGO COUNTY JUDGE DATE FOR ATTEST: HIDALGO COUNTY CLERK DATE

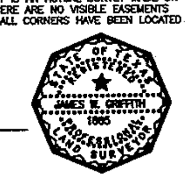
STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

GILBERT J. GUERRA P.E. DATE
REG. PROFESSIONAL ENGINEER NO. 90156

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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.



JAMES W. GRIFFITH DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 1865

NORTH ALAMO WATER SUPPLY CORPORATION
RIGHT OF WAY EASEMENT:

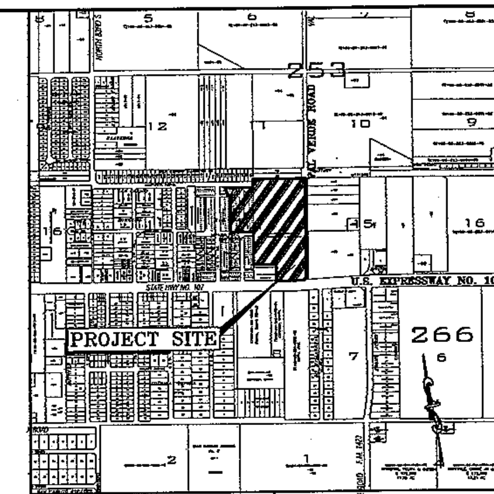
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE ERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION,(HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO THE CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING DE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE–DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSITANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT

THIS ____DAY OF________, 2010.

ASCARY RUIZ DATE

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON:____________, 2010 AT ___:___AM/PM
RECORDED IN VOLUME____, PAGE____,
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY:______________________________DEPUTY



LOCATION MAP SCALE: 1"= 1000'

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE " X " (UNSHADED AREA)
FLOOD ZONE DESIGNATION: ZONE " AH " (SHADED AREA) (BFE 77).

–ZONE "X" (UNSHADED AREAS) DETERMINED TO BE INSIDE 500–YEAR FLOOD PLAIN COMMUNITY–PANEL NO. 480334 0325 D (REVISED TO REFLECT LOMR DATED MAY 17, 2001) EFFECTIVE DATE: JUNE 6, 2000
–ZONE "AH" (SHADED AREA) FLOOD DEPTH OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATIONS (ELEV. 77) AND COMMUNITY–PANEL NO. 480334 0325 D (REVISED TO REFLECT LOMR DATED MAY 17, 2001) EFFECTIVE DATE: JUNE 6, 2000

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE STREET RIGHT–OF–WAY ARE OUT OF THE 100–YEAR FLOOD PLAIN. COMMUNITY–PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO AREAS WITHIN THE SUBDIVISION TO BE WITHIN THE 100–YEAR FLOOD PLAIN.

2. SETBACKS:

FRONT:	50.00	FEET OR EASEMENT WHICHEVER IS GREATER
REAR:	15.00	FEET OR EASEMENT WHICHEVER IS GREATER
SIDE:	6.00	FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE:	20.00	FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE AT BFE=77.00 OR 18" ABOVE CENTER LINE OF VAL VERDE STEET PAVEMENT WHICH EVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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.

4. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 65,387 CUBIC–FEET OR 1.5 ACRE–FEET OF STORM WATER RUNOFF. PER LOT DETENTION:

LOT 1: 5,234 CF	LOT 5: 9,436 CF
LOT 2: 10,800 CF	LOT 6: 9,441 CF
LOT 3: 9,432 CF	LOT 7: 11,592 CF
LOT 4: 9,433 CF	

DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED ON DRAINAGE SWALES ON THE LOTS ON DRAINAGE EASEMENTS. AS SHOWN ON THIS SHEET.

5. BENCHMARKS (B.M): ELEVATION=74.80, N.A.V.D. 88; DESCRIPTION: COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF LOT 14, SECTION 253, TEXAS–MEXICAN RAILWAY COMPANY SUBDIVISION.

8. DRAINAGE SWALE EASEMENTS NOTE:
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.

9. ASCARY RUIZ, OWNER & SUBDIVIDER OF MALDONADO COMMERCIAL SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

10. 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.

11. EACH PURCHASE CONTRACT MADE BETWEEN THE 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.

12. 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 CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING UTILITY.

13. AN OFF–STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL 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 OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED, AND IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE.

14. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.

16. ANY ACCESS ON TO S.H. 107 MUST COMPLY WITH THE LATEST VERSION OF TXDOT'S ACCESS MANAGEMENT POLICY.

17. EXISTING STAND PIPE WITHIN THE RIGHT OF WAY OF VAL VERDE RD. SHALL BE REMOVED AT THE TIME OF CONSTRUCTION.

18. GENERAL NOTE FOR COMMERCIAL LOTS:
LOT C1 THRU C7 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT C1 THRU C7 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CNTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING TO LOTS.

19. TXDOT DRIVEWAY/ENTRANCE PERMIT ARE REQUIRED FOR LOT C1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO STATE HIGHWAY 107. TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.

20. LOT C6 AND C7 SHALL HAVE NO ACCESS THROUGH HIGHLAND AVE. AND C–7 SHALL HAVE NO ACCESS THROUGH HUMPHEY AVE.

21. A BUFFER FENCE SHALL BE INSTALLED BY DEVELOPER ABUTTING ALL RESIDENTIAL LOTS AND HIGHLAND AVE. AND HUMPHREY STREET.

22. ALL LOTS IN MALDONADO COMMERCIAL SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALES EASEMENT" WITH RESPECT TO SURFACE WATER RUN–OFF FROM ALL LOTS IN MALDONADO COMMERCIAL SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF MALDONADO COMMERCIAL SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL ERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/ OR THE DRAINAGE DISTRICT AREA ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNER IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING MALDONADO COMMERCIAL SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN MALDONADO COMMERCIAL SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN MALDONADO COMMERCIAL SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
921 S. 10TH AVENUE
EDINBURG TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

DRAWN:	ERIC YBARRA
DESIGN:	GILBERT J. GUERRA
CHECKED:	GILBERT J. GUERRA
SURVEYOR:	JAMES W. GRIFFITH
SCALE:	1"=100'
DATE:	NOVEMBER 5, 2010
ISSUED FOR:	

PLAT SHEET
MALDONADO COMMERCIAL SUBDIVISION
SAN CARLOS, TEXAS

PROJECT: SUB 07 042