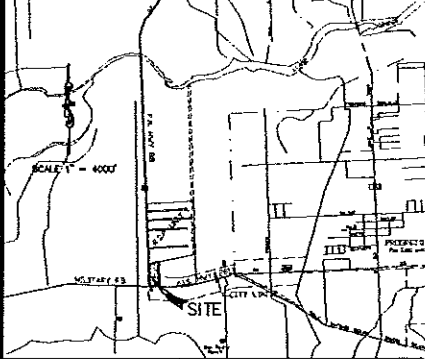


**K K Engineering Consultant**  
**GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES**  
 (FORM REGISTRATION #1-1334)

410 E. DOWE McALLEN, TEXAS 78502 (956) 830-2125  
 P.O. BOX 3422 McAllen, Texas 78502 FAX (956) 830-2219



**GENERAL PLAT NOTES:**

- MINIMUM FINISH FLOOR NOTE: 30" ABOVE THE NATURAL GROUND. 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 FRESH FLOOD ELEVATIONS. AN 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 (SHALLOU) (AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF FIRM COMMUNITY PANEL NO. 43033A 0525 B, EFFECTIVE DATE = JAN. 02, 1991.
- 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 CONC. PAD LOCATED 420' NORTH & 300' WEST OF THE W.E. CORNER OF THE ORIGINAL 443.76 TRACT. N.A.V.D. 1988. BENCHMARK ELEVATION: 72.06
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BOLLARDS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROWING PLANTS, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBGRADER 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 SHORE OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BOLLARDS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEMS. LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SWAGE.
- 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 (SWP) REQUIREMENTS.
- 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 52,100 GALLONS OF STORM WATER PER ACRE. DRAINAGE PREVENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. 2 FOR STORM SWAGE IMPROVEMENTS).
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM NOTED BY 1500 FEET AS PER THE HIDALGO COUNTY SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- SEPTIC TANK NOTES:  
 ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TIED 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 COMPLETS WITH THE MINIMUM 21,700 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 EXCEPTS 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. APPROVAL "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING NECESSARY LOT PLANNING MATERIALS PRIOR TO OCCUPANCY 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 EASEMENTS SHALL BE REQUIRED FOR THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN. ANY APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- SHARE DRIVEWAYS, AS SHOWN ON SHEET 2 AND AS APPROVED BY EAOI ARE REQUIRED BETWEEN AND FOR LOTS 2, 3, 4, & 5. EXCEPT LOT 1 SHALL HAVE ONLY ONE DRIVE FROM U.S. HIGHWAY 281 AND SHOULD BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT BY THE FUTURE LOT OWNER. AND BOTH SHARING LOTS ARE CONSIDERED RESPONSIBLE FOR THE MAINTENANCE OF IT. NO FENCING OR ANY OTHER OBSTRUCTION TO PREVENT ACCESS WILL BE ALLOWED. NO ADDITIONAL ACCESS DRIVEWAYS WILL BE ALLOWED FROM THIS SUBDIVISION TO U.S. 281.
- GENERAL NOTE FOR COMMERCIAL LOTS:  
 LOTS 1, 2, 3, 4, & 5 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1, 2, 3, 4, & 5 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL AND REQUIRED PRIOR TO OCCUPANCY THE LOT.

**METES AND BOUNDS**

AN 11.48 ACRE TRACT OF LAND OUT OF THE S.W. FORDYCE PASTURE, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, 548 11.48 ACRE TRACT BEING OUT OF THE SAME LAND DESCRIBED IN DOCUMENT NO. 36836N, OFFICIAL RECORDS, AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 COMMENCING AT A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE EAST POINT-OF-WAY LINE OF F.M. 88 (VOLUME 1038, PAGES 547-548 D.B.) WITH THE SOUTH LINE OF THE SAN BENTO & RIO GRANDE VALLEY RAILWAY COMPANY TRACT RECORDED IN VOLUME 185 PAGE 255 DEED RECORDS FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING; THENCE N 80°32'19" E, WITH THE SOUTH LINE OF THE SAID SAN BENTO & RIO GRANDE VALLEY RAILWAY COMPANY, A DISTANCE OF 453.91 FEET TO A 1/2 INCH IRON ROD SET AT THE WEST LINE OF RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION AS PER MAP RECORDED IN INSTRUMENT NUMBER 2093774 MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;  
 THENCE S 00°00'51" W, WITH SAID WEST LINE, A DISTANCE OF 1006.32 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 (MILITARY ROAD), RECORDED IN VOLUME 649, PAGES 437-439 & VOLUME 652, PAGES 169-170, BOTH IN THE DEED RECORDS FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;  
 THENCE S 16°45'50" W, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281 (MILITARY ROAD), A DISTANCE OF 454.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
 THENCE N 33°07'26" W, WITH A POINT-OF-WAY CORNER CLIP, A DISTANCE OF 30.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
 THENCE N 00°50'43" W, WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 88, A DISTANCE OF 965.75 FEET TO THE POINT OF BEGINNING, CONTAINING 11.48 ACRES OF LAND, MORE OR LESS.



FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
 ARTURO GUERRA, JR.  
 HIDALGO COUNTY CLERK

DATE: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY  
 THIS IS TO CERTIFY THAT THE MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.) HAS REVIEWED AND APPROVED THIS PLAT.  
 B.G. GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
 AMADO E. SALINAS, JR.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, PCT. #1 ON THE NORTH SIDE OF U.S. HWY 281 (MILITARY RD.), AND WEST OF F.M. HWY 88. PROGRESSO IS THE NEAREST MUNICIPALITY. THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PROGRESSO AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN PROGRESSO'S 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) LOC. 212.001.

PRINCIPAL CONTACTS:  
 NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ CITY & ZIP \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
 OWNER: ANTONIO E. GRAY, PRESIDENT OF DURANGO DEVELOPMENT, INC. P.O. BOX 219 HIDALGO 78577 (956) 832-2866 (956) 832-2866  
 ENGINEER: KAMRIZ S. KHANDELWALA, P.E. 410 E. DOWE AVE. McALLEN 78502 (956) 830-2125 (956) 830-2219  
 SURVEYOR: J. MARCO GONZALEZ, S.E. 8207 MATTO ESCOBAR MONTE ALTO 78559 (956) 302-5152 (956) 302-5152

**PLAT OF RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION**  
 A 11.48 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: DECEMBER, 2011  
 SCALE 1" = 100'

**STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
 I, ANTONIO E. GRAY, PRESIDENT OF DURANGO DEVELOPMENT, INC., A MARSHED PERSON AS OWNER OF THE 11.48 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION HEREBY SUBDIVIDE, THE LAND AS SHOWN ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.  
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §253.032 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 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.  
 ANTONIO E. GRAY, PRESIDENT  
 P.O. BOX 219  
 HIDALGO, TX 78557

**STATE OF TEXAS COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO E. 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 (THEY) 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 237.078(2) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Attest: \_\_\_\_\_  
 Hidalgo County Judge Date \_\_\_\_\_  
 \_\_\_\_\_  
 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 THE WATER EDGE RULES (1912). 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 PLAT APPROVAL I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY POINT OF WAY DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY POINT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS COMMERCIAL UNIT 2 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, KAMRIZ S. KHANDELWALA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS

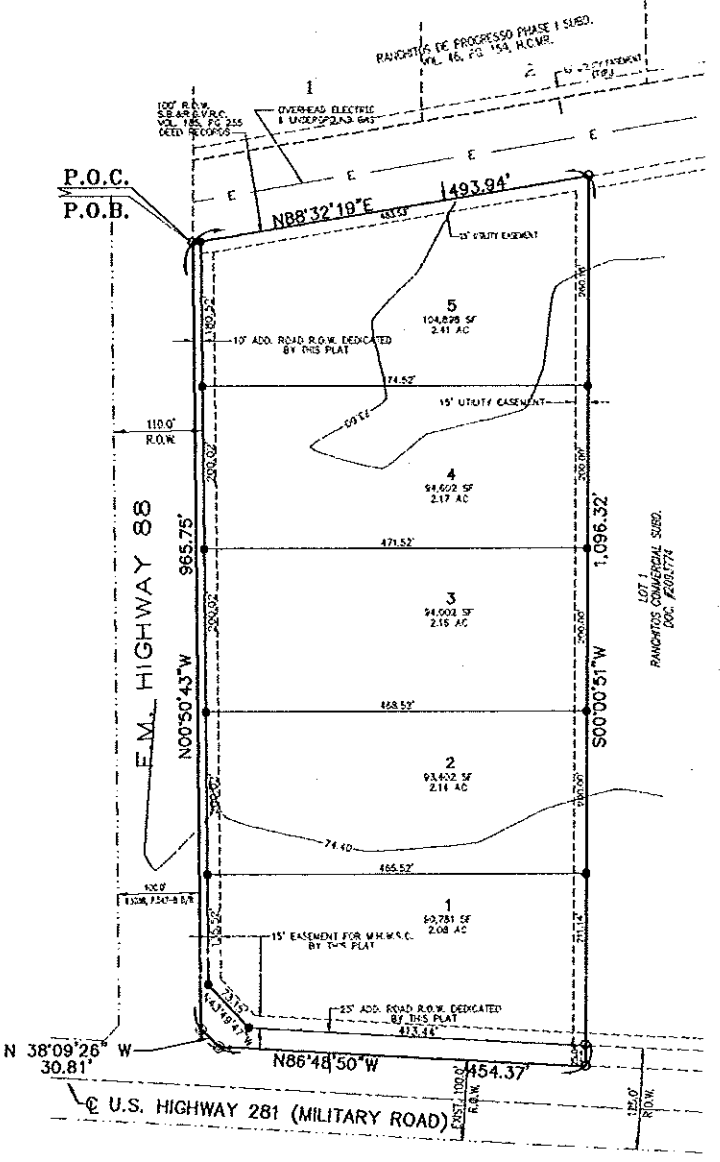
*Kamriz S. Khandelwala*  
 KAMRIZ S. KHANDELWALA  
 P.E. PROFESSIONAL ENGINEER, NO. 57767  
 12-8-11



**STATE OF TEXAS COUNTY OF HIDALGO**  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PROPERTY OF THE PHASE 2 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



JOSE MARCO GONZALEZ  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571  
 P.O. BOX 219  
 MCALLEN, TEXAS 78502  
 DATE \_\_\_\_\_



**INDEX TO SHEET 1 OF RANCHITOS COMMERCIAL UNIT 2 SUBDIVISION**

SHEET 1	LEGEND, INDEX, LOCATION MAP, AND E.T.J. PRINCIPAL CONTACTS, PLAT METERS, LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECEIPT, CERTIFICATE OF HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND TO THE STATE OF TEXAS, AND ENGINEER'S CERTIFICATION, DESIGN NOTES, & CONSTRUCTION DETAILS.
SHEET 2	WATER DISTRIBUTION TYPICAL WATER SERVICE CONNECTION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF PROPOSED UTILITY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, DESIGN NOTES, & CONSTRUCTION DETAILS.