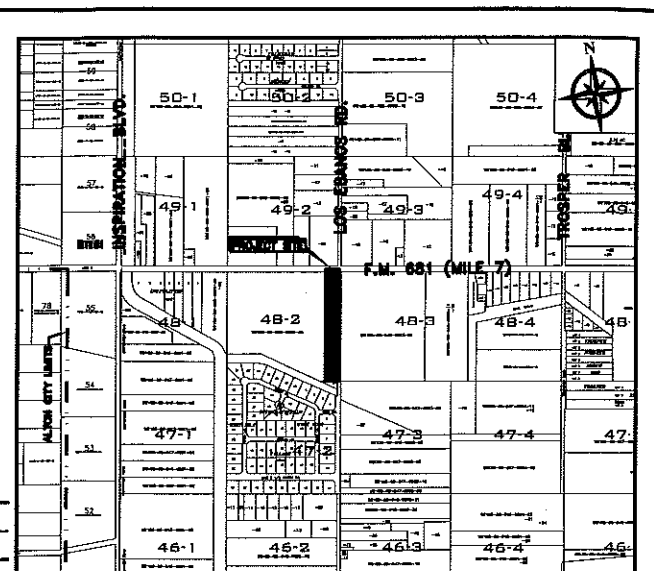
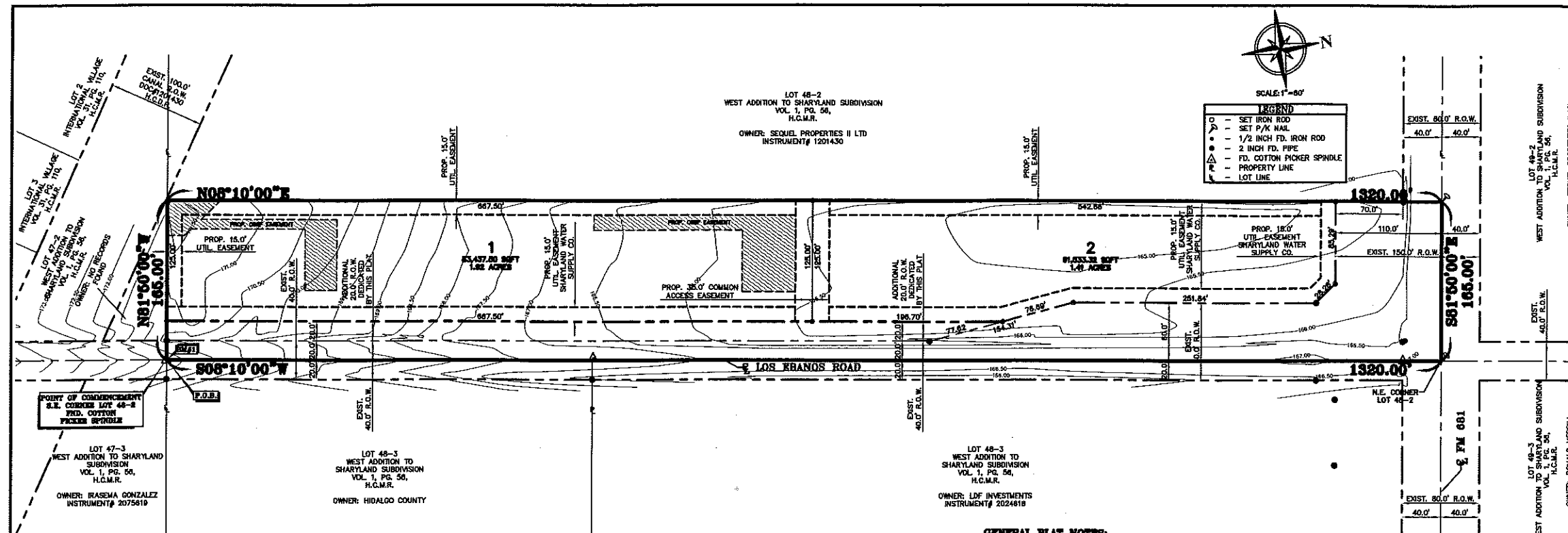


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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 3, AT THE SOUTHWEST CORNER OF LOS EBANOS ROAD AND FM 681. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF MISSION (PROP. 12,241). LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION LIES APPROXIMATELY 0.75 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE # 42.021.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION
I, ALLAN FRANCIS MAUN MERCADO (A/MARFELP), AS OWNER OF THIS 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I 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 REQUIREMENTS;
(B) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
(C) THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(D) THE NATURAL GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

OWNER: ALLAN FRANCIS MAUN MERCADO
1407 MALTESE EDINBURG, TEXAS 78838
STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLAN FRANCIS MAUN MERCADO (A/MARFELP), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 02ND DAY OF FEBRUARY, 2011.
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF MISSION
THIS PLAT OF LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 02ND DAY OF FEBRUARY, 2011

CITY OF MISSION CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0118(1)(b) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.
MAYOR, CITY OF MISSION DATE
CITY SECRETARY DATE

COUNTY CLERK'S RECORDING IN CERTIFICATE:
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK
ON: AT AM/PM

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE # 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON
HIDALGO COUNTY JUDGE DATE
HIDALGO COUNTY CLERK DATE

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT, SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED BY THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.
DATED THIS THE 02ND DAY OF FEBRUARY, 2011.
ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, SAUL D. MALDONADO, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
SAUL D. MALDONADO, P.E. NO. 100280 DATE

STATE OF TEXAS
COUNTY OF HIDALGO
I KNOW ALL MEN BY THESE PRESENTS:
THAT I, SAUL D. MALDONADO, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
SAUL D. MALDONADO, RPLS NO. 0087 DATE

NO.	SHEET	REVISION	DATE	APPROVED

- GENERAL PLAT NOTES:
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0285 D, REVISED JUNE 6, 2000. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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.
 - MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT: 50 FEET; REAR: 10 FEET; CORNER SET BACK: 20 FEET; INTERIOR SIDE: 0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, OR EASEMENT, WHICHEVER IS GREATER IN ALL CASES.
 - THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY COMPANY.
 - BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-B.M. No. 1-ELEV. 166.28 N=18430653.08 E=1041435.84 DESCRIPTION: A COTTON PICKER SPINDLE FOUND ON THE CENTER LINE OF LOS EBANOS ROAD.
 - 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 25,110 CUBIC FEET LIESSE ACRES FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE IMPROVEMENTS & DRAINAGE REPORT).
 - 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.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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 SUBDIVIDER.
 - 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 MULTIFAMILY 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 ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND ENGINEERS 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 DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - ALLAN FRANCIS MAUN MERCADO (A/MARFELP), THE OWNER & SUBDIVIDER OF LOS EBANOS PROFESSIONAL PLAZA 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.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 OCCUPANCY AN EASEMENT.
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE 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 PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	A/MARFELP (ALLAN FRANCIS MAUN MERCADO)	1407 MALTESE	EDINBURG, TEXAS 78839	(956) 631-0081	
ENGINEER:	SAUL D. MALDONADO, P.E.	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883

LOS EBANOS PROFESSIONAL PLAZA
SUBDIVISION

THE EAST 5.0 ACRES OF LOT 48-2, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.00 ACRE TRACT OF LAND BEING 3.00 ACRES OF TRACT 1, AND 2.00 ACRES OF TRACT 2, AS RECORDED IN SPECIAL WARRANTY DEED, INSTRUMENT NUMBER 165327, IN THE COUNTY CLERK'S OFFICE, HIDALGO COUNTY, TEXAS, AND ALSO BEING THE EAST 5.00 ACRES OF LOT 48-2, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 48-2, WEST ADDITION TO SHARYLAND SUBDIVISION AND OF TRACT 1, SPECIAL WARRANTY DEED, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 81°50'00" WEST, ALONG THE SOUTH LOT LINE OF SAID LOT 48-2, AND OF TRACT 1, AT 20.00 FEET, PASS A 1/2" INCH IRON ROD FOUND, FOR A TOTAL DISTANCE OF 183.00 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1, AND OF THIS TRACT OF LAND;
THENCE NORTH 08°10'00" EAST, ALONG THE WEST LINE OF TRACT 1, AND CONTINUING WITH THE WEST LINE OF TRACT 2, AND PARALLEL TO THE WEST LOT LINE OF SAID LOT 48-2, AT 1288.00 FEET PASS A 1/2" INCH IRON ROD FOUND, ON THE NORTH RIGHT OF WAY LINE OF F.M. 681, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A P/K NAIL SET ON THE NORTH LOT LINE OF SAID LOT 48-2, ALSO BEING THE CENTER LINE OF F.M. 681, FOR THE NORTHWEST CORNER OF SAID TRACT 1, AND OF THIS TRACT OF LAND;
THENCE SOUTH 81°50'00" EAST, ALONG THE NORTH LOT LINE OF SAID LOT 48-2, AND OF TRACT 2, A DISTANCE OF 165.00 FEET TO A P/K NAIL SET, BEING THE NORTHEAST CORNER OF SAID LOT 48-2, AND OF TRACT 2, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08°10'00" WEST, ALONG THE WEST LOT LINE OF SAID LOT 48-2, AND OF TRACT 2, AND TRACT 1, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE 232.028 (b) SEE EXHIBIT "A" UNDER SEPARATE DOCUMENT ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.

INDEX OF SHEETS LOS EBANOS PROFESSIONAL PLAZA SUBDIVISION

- LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DEDICATIONS (METES AND BOUNDS); SURVEYORS' AND ENGINEERS' CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.I. OF A MUNICIPALITY AND DESCRIBE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; H.C.D. CERTIFICATION; HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATIONS; REVISION NOTES.
- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS SUBDIVISION; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERS' CERTIFICATION; REVISION NOTES.

DATE OF PREPARATION: JUNE 2011
SAMES SAM Engineering & Surveying, Inc.
200 S. CAGE BLVD. PHARR, TEXAS 78577
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