

CIMA SUBDIVISION

A 0.73 OF AN ACRE TRACT OF 1.4ND OUT OF LOT 49-12, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CIMA SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH ARE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Gary Maloney
BY: GARY MALONEY
ADDRESS: 120 S. DUNLAP
MISSION, TEXAS 78572
DATE: 12/20/11

Yolanda Maloney
BY: YOLANDA MALONEY
ADDRESS: 120 S. DUNLAP
MISSION, TEXAS 78572
DATE: 12/20/11

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY MALONEY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 20th DAY OF DECEMBER, 2011.

Maria S. Garcia
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YOLANDA MALONEY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 20th DAY OF DECEMBER, 2011.

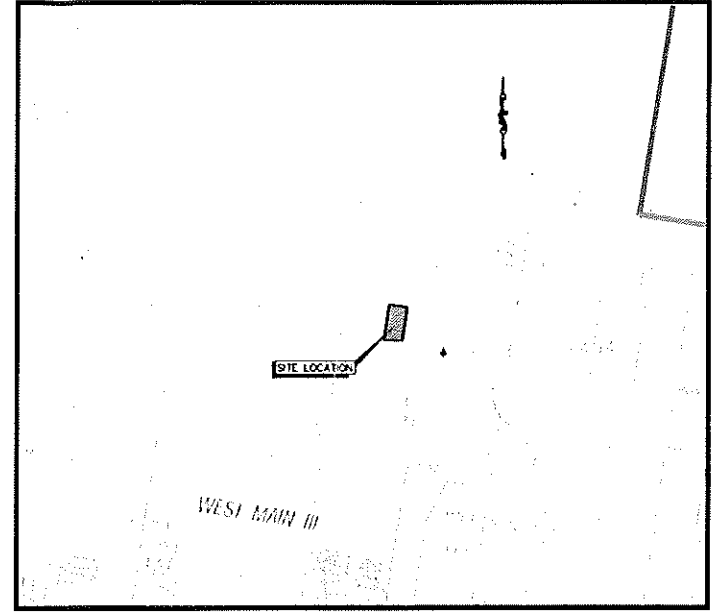
Maria S. Garcia
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN GARY MALONEY AND THE CITY OF McALLEN EXECUTED ON _____ AND RECORDED IN THE FOLLOWING INSTRUMENT _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER _____ DATE _____

GENERAL NOTES:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 49334-0295 D EFFECTIVE DATE: JUNE 6, 2000
- SETBACKS:**
FRONT: 95 FEET OR GREATER FOR EASEMENT
SIDE: 20 FEET OR GREATER FOR EASEMENT
REAR: 20 FEET OR GREATER FOR EASEMENT
GARAGE/CAR PORT: 18' FROM PROPERTY LINE EXCEPT WHERE GREATER SETBACK IS REQUIRED
- 4-FOOT SIDEWALK REQUIRED ALONG SH 107**
- 6-FT BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8-FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.**
- MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE THE EXISTING 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 WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED:**
B.M. NO. 1 ELEV. 102.30 N.G.V.D. RM 0-295 DESCRIPTION: IRON ROD SET APPROXIMATELY 15.7 FEET NORTH OF CONCRETE RP-RAP WEST OF STEWARD ROAD AND WEST MAIN DRAIN
B.M. NO. 2 ELEV. 157.75 N.G.V.D. RM 5-295 DESCRIPTION: IRON ROD SET APPROXIMATELY 17.5 FEET NORTH OF CONCRETE RP-RAP APPROXIMATELY 52 FEET WEST OF BRYAN ROAD AND WEST MAIN DRAIN
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAIN DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,662.8 CUBIC FEET (0.13 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER 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.**
- CITY OF McALLEN BENCHMARK IDENTIFIED: BM-116 ELEVATION 155.49 NAVD 88 DESCRIPTION: 3-1/4" BRASS MONUMENT CAP STAMPED MC35-1 LOCATED AT THE NORTHWEST INTERSECTION OF HWY. 107 AND BRYAN ROAD (SEE SHEET TWO OF THREE FOR CONTINUATION OF GENERAL PLAT NOTES)**



LOCATION MAP SCALE: 1"=600' METES AND BOUNDS

A 0.73 OF AN ACRE TRACT OF OUT OF LOT 49-12, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 49-12, EAST 131.58 FEET ALONG THE SOUTH LINE OF SAID LOT 49-12, TO A POINT ON S.H. 107, THENCE NORTH 78.85 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY OF S.H. 107, SAID POINT BEING THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING;
- THENCE NORTH, 251.09 FEET ALONG A LINE TO A (1) INCH DIAMETER IRON ROD SET FOR THE NORTH WEST CORNER HEREOF;
- THENCE, EAST, 131.58 FEET ALONG A LINE OF SAID TRACT TO A (1/2) INCH DIAMETER IRON ROD FOUND FOR A CORNER HEREOF;
- THENCE, SOUTH, 233.72 FEET ALONG A LINE OF SAID TRACT TO A (1/2) DIA. IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;
- THENCE, WITH THE NORTH RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 5,643.58 FEET, AND AN ARC LENGTH OF 132.80 FEET AND A CHORD BEARING OF SOUTH 89 DEGREES, 05 MINUTES, 37 SECONDS WEST, 132.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.73 OF AN ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.023(a)

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

ATTEST: _____
HIDALGO COUNTY JUDGE DATE _____
HIDALGO COUNTY CLERK DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

_____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDED OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____

| SHEET | DESCRIPTION |
|---------|---|
| SHEET 1 | HEADING, INDEX, LOCATION MAP AND ETL. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDS, CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETL OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.O.D. CERTIFICATE; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; HIDALGO COUNTY HEALTH DISTRICT AND HIDALGO COUNTY RIGHT OF WAY CERTIFICATION. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER (DSS) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSS SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT. |
| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL DRAINAGE SWALE CROSS SECTION DETAIL. |

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF CIMA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

CHAIRMAN

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

CIMA SUBDIVISION IS LOCATED IN SOUTHEASTERN HIDALGO COUNTY ON THE NORTH SIDE OF STATE HIGHWAY 107 APPROXIMATELY 1056 FEET WEST FROM THE INTERSECTION OF STATE HIGHWAY 107 AND STEWARD ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 106,414) CIMA SUBDIVISION LIES APPROXIMATELY TWO MILES FROM CITY LIMITS AND IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE _____

CITY CLERK DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, SAMUEL D. MALDONADO, 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.

Samuel D. Maldonado
SAMUEL D. MALDONADO, R.P.S. NO. E027

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT 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 SUCH NECESSARY FACILITIES

Samuel D. Maldonado
UNITED IRRIGATION DISTRICT PRESIDENT
DATE: 1-26-12

Samuel D. Maldonado
SECRETARY
DATE: 1-26-12

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 § 49.201(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
BY: _____ DATE _____
DIRECTOR

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, SAUL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Saul D. Maldonado
SAUL D. MALDONADO, P.E. NO. 100320

PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---------------------------------------|---------------|-----------------------|----------------|----------------|
| OWNER: GARY MALONEY | 120 S. DUNLAP | MISSION, TEXAS 78572 | (956) 929-0121 | |
| ENGINEER: SAUL D. MALDONADO, P.E. | P.O. BOX 3253 | EDINBURG, TEXAS 78542 | (956) 451-5926 | (956) 702-8883 |
| SURVEYOR: SAMUEL D. MALDONADO, R.P.S. | P.O. BOX 3253 | EDINBURG, TEXAS 78542 | (956) 207-7133 | (956) 702-8883 |

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE _____

SAMES SAM Engineering & Surveying, Inc.
200 S. CAGE BLVD. PHARR, TEXAS 78577
TEL: (956) 702-8880
FAX: (956) 702-8883