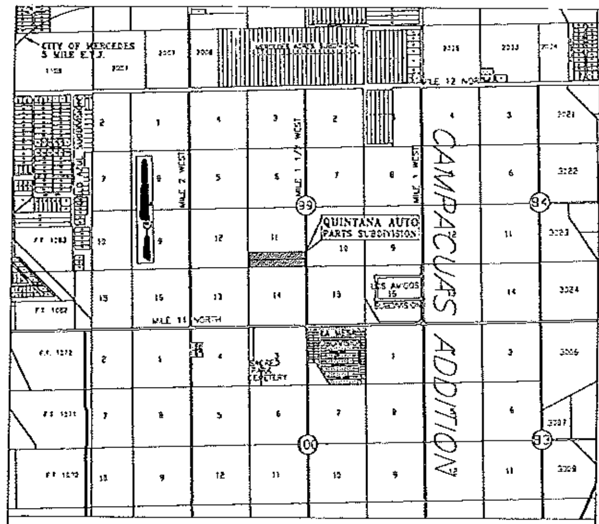
QUINTANA AUTO PARTS SUBDIVISION

BEING 10 ACRES OF LAND, MORE OR LESS, AND BEING A PART OR PORTION OF LOT 11, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS.



VICINITY MAP SCALE: 1" = 2000'

QUINTANA AUTO PARTS SUBDIVISION IS LOCATED WITHIN THE 5 MILE ETJ OF MERCEDES CITY LIMITS HIDALGO COUNTY. AT THE INTERSECTION OF MILE 11 NORTH AND MILE 1 1/2 WEST ROAD, TRAVELING NORTH ON MILE 1 1/2 WEST ROAD AND LEAVING MILE 11 NORTH, APPROXIMATE 1320 FEET TO THE S.E. CORNER OF SAID SUBDIVISION LOCATED ON THE WEST R.O.W. OF MILE 1 1/2 WEST ROAD. BEING 10 ACRES OUT OF LOT 11, BLOCK 99 CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS.

OWNERS ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

I RUBEN PEREZ, KNOWN AS OWNER OF THE 10.0 ACRE TRACT ENCOMPASSED WITHIN THE PROPOSED QUINTANA AUTO PARTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.023 AND THAT
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION 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 CONNECTION, 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

RUBEN PEREZ DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUBEN PEREZ 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 FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ________, 2011.

NOTARY PUBLIC __________ COUNTY, TEXAS

SIGNATURE

MY COMMISSION EXPIRES: ____________

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF QUINTANA AUTO PARTS 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 QUINTANA AUTO PARTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ________, ________

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

ENGINEER'S CERTIFICATE:

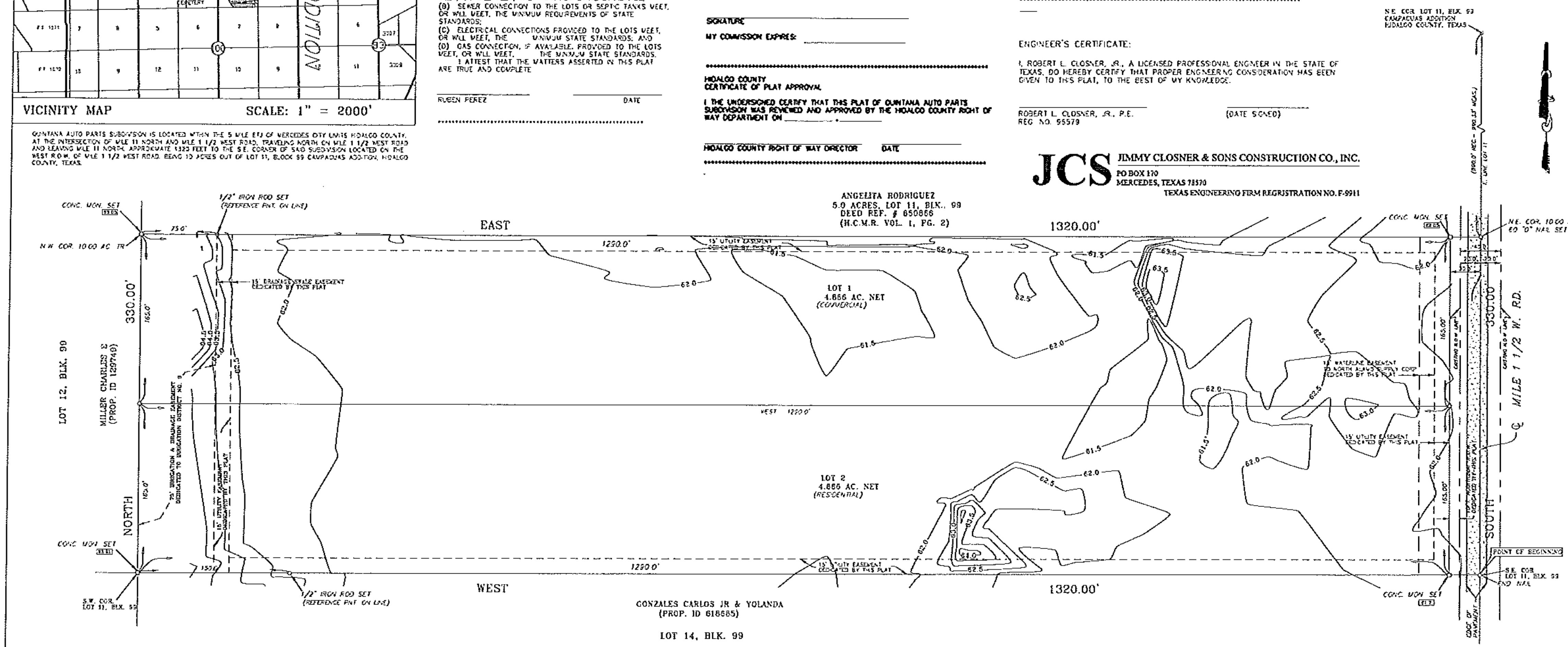
I, ROBERT L. CLOSNER, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

ROBERT L. CLOSNER, JR., P.E. (DATE SIGNED)
REG. NO. 95579

JCS JIMMY CLOSNER & SONS CONSTRUCTION CO., INC.
PO BOX 170
MERCEDES, TEXAS 78570
TEXAS ENGINEERING FIRM REGRISTRATION NO. F-9911

LEGEND

Symbol	Description
□	CONCRETE MONUMENT WITH YELLOW PLASTIC CAP STAMPED "JNH 4203 RPLS" SET, UNLESS OTHERWISE NOTED
[63.05]	CONCRETE MONUMENT ELEVATION
●	1/2" IRON ROD FND
○	1/2"Ø IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JNH 4203 RPLS" SET
⊙	FND. NAIL



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X"

ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: TO REFLECT LOMR DATED MAY 30, 2002.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127)

2. SETBACKS
FRONT: 25.00 FEET
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 2.

5. GENERAL NOTE FOR COMMERCIAL LOTS:
LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1

IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS

APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

6. MINIMUM FINISHED 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY FFE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION

7. BENCHMARK DISK FID No. A30515, LOCATED ON TOP OF A CONCRETE CULVERT HEADWALL ON THE NORTH R.O.W. 0.2 MILES EAST OF CAMERON-HIDALGO COUNTY LINE.
EL= 70.43

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 78,828 CUBIC-FEET (1.81 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)

9. 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. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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 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.

12. ALL PUBLIC UTILITIES 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, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

13. 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 SCHOOLS, 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.

14. 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 SEWERAGE 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 ANALYSIS 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 OCCUPYING A LOT.

15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

16. 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

17. RUBEN PEREZ, THE OWNER & SUBDIVIDER OF QUINTANA AUTO PARTS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO 2 OF THIS PLAT

18. ALL LOTS IN QUINTANA AUTO PARTS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN QUINTANA AUTO PARTS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF QUINTANA AUTO PARTS SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE. 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 ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALE DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING (QUINTANA AUTO PARTS SUBDIVISION) BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN (QUINTANA AUTO PARTS 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 (QUINTANA AUTO PARTS SUBDIVISION) ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAD 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.

19. DRIVEWAY CULVERTS WILL BE REQUIRED FOR DRIVEWAYS

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 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

BY: DATE:

HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
DATED THIS_____ DAY OF________________ 2012

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. NO. 9 RIGHT OF WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. NO.9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

GENERAL MANAGER DATE

PLANNING AND ZONING

THE STATE OF TEXAS
CITY OF MERCEDES

I, UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDES, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING

CITY OF MERCEDES
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE QUINTANA AUTO PARTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF MERCEDES ON __________ __________
DATE

MAYOR OF THE CITY OF MERCEDES DATE

ATTEST: ____________
SECRETARY OF THE CITY OF MERCEDES DATE

COUNTY CLERK CERTIFICATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, ______________, COUNTY CLERK OF THE HIDALGO COUNTY COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE____DAY OF__________, 2012, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ________, 2012, AT ____O'CLOCK____, AND DULY RECORDED IN BOOK ______, SHEET (S)________ PLAT RECORDS OF HIDALGO COUNTY AT___O'CLOCK ON THE ____ DAY OF____________, 2012 ____________

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICE IN EDINBURG, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN

COUNTY CLERK OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE QUINTANA AUTO PARTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON
DATE: ____________

HIDALGO COUNTY JUDGE DATE:

ATTEST ____________
HIDALGO COUNTY CLERK DATE:

SURVEYORS CERTIFICATE

I, JUAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED. AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HEREON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

JUAN GARCIA JR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR # 4203

METES & BOUNDS

METES AND BOUNDS DESCRIPTION OF 10.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 2, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS AND SAID 10.00 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A NAIL FOUND ON THE CENTERLINE OF MILE 1½ W. ROAD SAID NAIL BEING THE SOUTHEAST CORNER OF LOT 11, AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, LEAVING THE CENTERLINE OF MILE 1½ W. ROAD AND THE SOUTHEAST CORNER OF LOT 11, DUE WEST, AT 30.00 FEET A CONCRETE MONUMENT SET ON THE WEST RIGHT-OF-WAY LINE OF MILE 1½ W. ROAD AND AT A TOTAL DISTANCE OF 1320.00 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWEST CORNER OF SAID LOT 11, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 11, DUE NORTH, A DISTANCE OF 330.00 FEET TO A CONCRETE MONUMENT SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 11, DUE EAST, AT 1290.00 FEET A CONCRETE MONUMENT SET ON THE WEST RIGHT-OF-WAY LINE OF MILE 1½ W. ROAD AND AT A TOTAL DISTANCE OF 1320.00 FEET TO A 60 "D" NAIL SET ON THE CENTERLINE OF MILE 1½ W. ROAD AND THE EAST BOUNDARY LINE OF SAID LOT 11, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF MILE 1½ W. ROAD AND THE EAST BOUNDARY LINE OF LOT 11, DUE SOUTH, A DISTANCE OF 330.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.00 ACRES OF LAND MORE OR LESS, INCLUSIVE ANY AND ALL EASEMENTS, RESTRICTIONS, EXCEPTIONS OR DEDICATIONS THAT MAY BE OF RECORD

INDEX TO SHEET QUINTANA AUTO PARTS SUBSIVISION

1	LOCATION MAP AND ETJ. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATION, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, 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 ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION, H.C.H.D. CERTIFICATION. REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT
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 ROADWAY SECTION, CURB AND GUTTER SECTION VALLEY GUTTER SECTION

NO	SHEET	REVISION	DATE	APPROVE
	1	AS PER PLANNING DEPT. COUNTY OF HIDALGO	... 2012	

NAME		ADDRESS	PHONE NUMBER / FAX NUMBER
OWNERS	RUBEN PEREZ	13257 MILE 1/2 W. MERCEDES, TX 78570 HIDALGO COUNTY	956-756-6781
ENGINEER	ROBERT L. CLOSNER JR	P.O. BOX 170 MERCEDES, TX 78570	956-565-2628 / 956-565-0317
SURVEYOR	JUAN GARCIA JR	1221 E. TYLER AVE HARLINGEN, TX 78550	956-423-1702 / 956-423-1466

QUINTANA AUTO PARTS SUBDIVISION

BEING 10 ACRES OF LAND, MORE OR LESS, AND BEING A PART OR PORTION OF LOT 11, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

SCALE 1" = 60'
AUG. 2011

J N H
SURVEYING CO., LLC
(956) 423-1702
REGISTRATION # 10111 00
JOB NO. JN4057