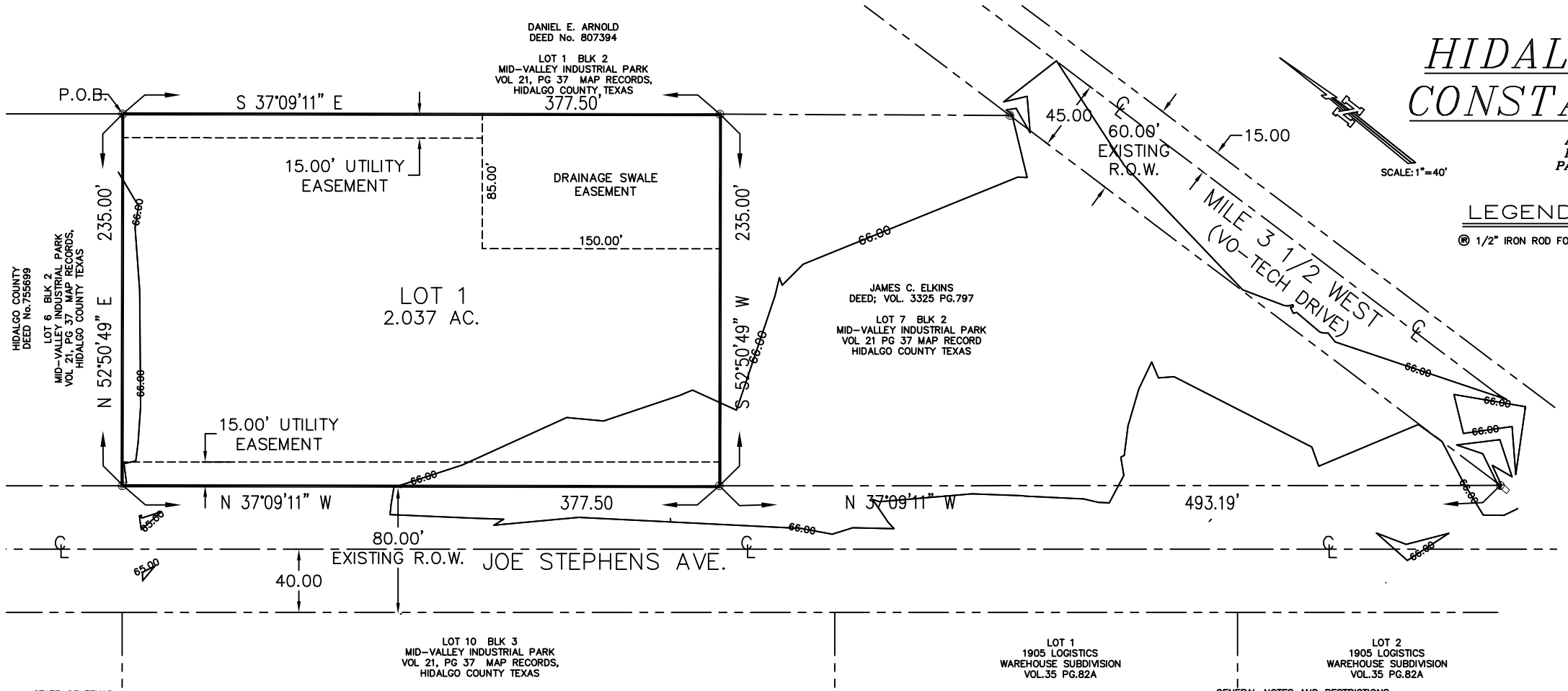
FINAL PLAT OF
HIDALGO COUNTY PRECINCT No.1
CONSTABLE OFFICE SUBDIVISION

A 2.037 ACRE TRACT OF LAND OUT OF LOT 7 BLK 2 MID-VALLEY INDUSTRIAL PARK, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 21 PAGE 37, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2177 PAGE 95, DEED RECORDS, HIDALGO COUNTY TEXAS.



SCALE: 1"=40'

LEGEND

® 1/2" IRON ROD FOUND

METES AND BOUNDS

A 2.037 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 2 MID-VALLEY INDUSTRIAL PARK, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2177, PAGE 95, DEED RECORDS, HIDALGO COUNTY, TEXAS, PREFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF LOT 1 BLOCK 2, FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, THE NORTHEAST CORNER OF LOT 7, BLOCK 2, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 37°09'11" E, ALONG THE EAST LINE OF LOT 7, BLOCK 2, A DISTANCE OF 377.50 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 52°50'49" W, A DISTANCE OF 235.00 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF LOT 7, BLOCK 2, AND THE EAST RIGHT OF WAY LINE OF JOE STEPHENS AVENUE, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 37°09'11" W, ALONG THE WEST LINE OF LOT 7, BLOCK 2, AND THE EAST RIGHT OF WAY LINE OF JOE STEPHENS AVENUE, A DISTANCE OF 377.50 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, THE NORTHWEST CORNER OF LOT 7, BLOCK 2, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 52°50'49" E, ALONG THE NORTH LINE OF LOT 7, BLOCK 2, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.037 ACRES OF LAND MORE OR LESS.

BEARING IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH MID-VALLEY INDUSTRIAL PARK RECORDED IN VOLUME 21, PAGE 37, MAP RECORDS, HIDALGO COUNTY, TEXAS

LOT 10 BLK 3
MID-VALLEY INDUSTRIAL PARK
VOL 21, PG 37 MAP RECORDS,
HIDALGO COUNTY TEXAS

LOT 1
1905 LOGISTICS
WAREHOUSE SUBDIVISION
VOL.35 PG.82A

LOT 2
1905 LOGISTICS
WAREHOUSE SUBDIVISION
VOL.35 PG.82A

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDALGO COUNTY PRECINCT No.1 CONSTABLE OFFICE SUBDIVISION TO THE CITY OF WESLACO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

_____
COUNTY OF HIDALGO
RAMON GARCIA, HIDALGO COUNTY JUDGE
PO BOX 1356
EDINBURG, TEXAS 78540-1356

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED_____ 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 THE_____DAY OF_____20____.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

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

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

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

_____ _____ _____
MAYOR, CITY OF WESLACO DATE

ATTEST: _____
SECRETARY, CITY OF WESLACO

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RAUL E. SESIN, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION ON THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ _____
RAUL E. SESIN – P.E. No.86374 DATE

STATE OF TEXAS
RAUL E. SESIN.
86374
REGISTERED
PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF RAUL E. SESIN P.E. 86374 ON 09-24-2012

IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON _____ UNDER MY DIRECTION AND SUPERVISION.

_____ _____
ALFONSO QUINTANILLA DATE
R.P.L.S. No.4856

STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA JR.
4856
PROFESSIONAL LAND SURVEYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.9 ON THIS THE _____ DAY OF _____ 2012

_____ ATTEST:_____
PRESIDENT SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No.9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND OR EASEMENTS.

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

BY:_____

GENERAL NOTES AND RESTRICTIONS:

1. MINIMUM BUILDING SETBACK LINES AS SHOWN BELOW, OR AS IT MAY BE REQUIRED BY ZONING ORDINANCE FOR PROPOSED USE AT THE TIME OF BUILDING PERMIT APPLICATIONS.
STEPHENS AVE. 20.00
SIDE. 0.00 FEET OR GREATER FOR EASEMENT WIDTH
REAR. 0.00 FEET OR GREATER FOR EASEMENT WIDTH

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTER LINE OF THE STREET MEASURED FROM THE FRONT CENTER OF LOT, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

3. BENCH MARK: SQUARE CUT ON CENTER OF INLET, AT SOUTH BACK OF CURB OF EAST BOUND LANE OF STEPHENS AVE. ELEVATION= 68.55

4. THE RUNOFF STORAGE REQUIREMENT FOR THIS SUBDIVISION IS 4,570.00 C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 68'x68'x1' FOOT DEEP AND A VOLUME OF APPROXIMATELY 0.10 ACRE FEET WILL BE REQUIRE FOR THIS USE. THE DRAINAGE FOR THIS DEVELOPMENT WILL CONSIST OF A RETENTION SWALE OF 137.00 FEET WIDE AND 73.00 FEET LONG AND APPROXIMATELY 3.50 FEET DEEP WITHIN A 85 FOOT BY 150 FOOT DRAINAGE EASEMENTS LOCATED AT THE EAST SIDE OF THE LOT. SAID DETENTION AREA SHALL BE CONSTRUCTED DURING THE CONSTRUCTION OF THE CONSTABLE'S FACILITY AND WILL PROVIDE APPROXIMATELY 31,407.25 CUBIC FEET OF DRAINAGE DETENTION FOR THE DEVELOPMENT.

5. THIS SUBDIVISION IS LOCATED IN ZONE "X" SHADED ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450 C, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 30, 2002 ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

6. A FIVE FOOT WIDE SIDEWALK ALONG JOE STEPHEN AVE. MUST BE INSTALLED AT THE TIME OF DEVELOPMENT OF LOT.

7. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE CITY OF WESLACO ENGINEERING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL AND/OR INDUSTRIAL 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, AND DRAINAGE PLAN PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

8. LOT1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. NO MORE THAN ONE COMMERCIAL STRUCTURE SHALL BE PERMITTED ON LOT.

9. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

10. ONE STREET LIGHT SHALL BE REQUIRED IN ACCORDANCE WITH CITY OF WESLACO CITY ORDINANCE.

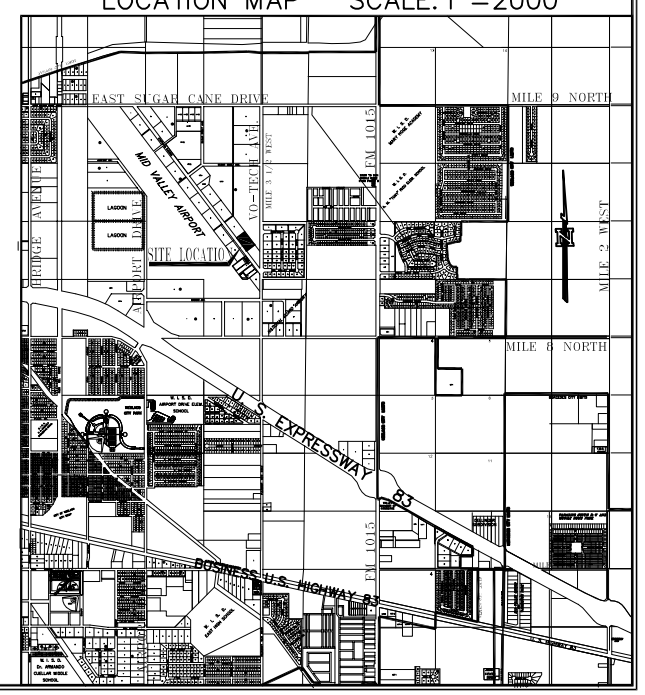
HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 ★ FAX: (956) 318-2844
www.co.hidalgo.tx.us
RAUL E. SESIN, P.E., C.F.M.
PLANNING ADMINISTRATOR

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

LOCATION MAP SCALE: 1"=2000'