

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR W/ PLASTIC CAP STAMPED WELDED & HUNT

H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
N.C. COR. - NORTHWEST CORNER
S.W. COR. - SOUTHWEST CORNER
() - CITRUS PROPERTIES PLAT CALL
SQ.FT. - SQUARE FEET
R.O.W. - RIGHT OF WAY
--- EXISTING CONTOUR

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE 'C' (ASHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBERS: 48234 0225 D, MAP REVISED JUNE 8, 2000 AND REVISED TO REFLECT LOCAL MAY 17, 2001.
- SETBACKS: FROM: 75 FEET OR EASEMENT, WHOEVER IS GREATER; REAR: 15 FEET OR EASEMENT, WHOEVER IS GREATER; SIDE: 15 FEET OR EASEMENT, WHOEVER IS GREATER.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB OR ASPHALT MEASURED AT THE CENTER OF THE LOT, OR 1' ABOVE NATURAL GROUND, WHOEVER 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. SET SQUARE CUT ON CONCRETE SLAB OF WATERMILL EXPRESS AT THE FOLLOWING COORDINATES AND ELEVATION: ELEV. 89.00 N=16551071.8250 E= 107808.3200 NAD 83 TEXAS SOUTH ZONE.
- SEWERAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HIDALGO COUNTY REQUIREMENTS AND THE CITY OF McALLEN DRAINAGE REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 13,843 CUBIC FEET (0.31 ACRES) FEET OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS. THIS WILL BE ACCOMPLISHED AS INDICATED ON THE DRAINAGE REPORT, PAGE 2 OF 2 OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.D. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.

INDEX TO SHEET OF RBA McALLEN (PEACH ST.) SUBDIVISION:

SHEET 1: HEADINGS, INDEX LOCATION MAP AND ETI, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS) PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION CERTIFICATION, ATTESTATION, ENGINEERING & SURVEY CERTIFICATION, CITY APPROVAL CERTIFICATION, COUNTY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, SANTA CRUZ IRRIGATION DISTRICT NO. 15 APPROVAL, H.C.D. NO. 1 APPROVAL, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.

SHEET 2: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE, CONSTRUCTION DETAILS, REVISION NOTES.

SHEET 3: EXISTING SURVEY DATA WITH TOPOGRAPHY.

COUNTY OF HIDALGO DRAINAGE DISTRICT #1

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 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: _____

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JUAN MARTINEZ	60 E. OPAL AVE.	GLENDALE HEIGHTS, TX 60139	(630) 774-6387	(630) 510-7607
ENGINEER: KELLEY A. HELLER-VELA	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SANTA CRUZ IRRIGATION NO. 15 CERTIFICATE OF PLAT APPROVAL

THIS PLAT WAS APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS _____ DAY OF _____, 2012.

- NO BUILDINGS ARE ALLOWED ON TOP OF AN IRRIGATION LINE.
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF CANAL.
- ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT.
- IF SUBDIVISION IS NOT EXCLUDED FROM THIS DISTRICT AND REGULATION TO REAL ESTATE LOTS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. MONTYRE, 227 N. F.W. 3167
EDINBURG, TX 78541 80 GRACE OY, D. 7852
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8251
ESTABLISHED 1947 www.meldenandhunt.com

STATE OF ILLINOIS
COUNTY OF DU PAGE

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

I, JUAN MARTINEZ, AS OWNER OF THE 2.000-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBA McALLEN (PEACH ST.) SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JUAN MARTINEZ _____ DATE _____
60 E. OPAL AVE.
GLENDALE HEIGHTS, TX 60139

STATE OF ILLINOIS
COUNTY OF DU PAGE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN MARTINEZ, AND PROVED TO ME THROUGH HIS ILLINOIS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN THE STATE OF ILLINOIS
MY COMMISSION EXPIRES: _____

CITY OF McALLEN CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN TEXAS, 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 McALLEN _____ DATE _____

ATTESTED BY: _____

CITY SECRETARY _____ DATE _____

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

DATED THIS _____ DAY OF _____, 2012.

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA McALLEN (PEACH ST.) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____, 20____.

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR _____ DATE _____

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA McALLEN (PEACH ST.) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KELLEY A. HELLER-VELA, P.E. #97421
DATE PREPARED: 05-23-2012
ENGINEERING JOB NO. 12690 00

STATE OF TEXAS
COUNTY OF HIDALGO

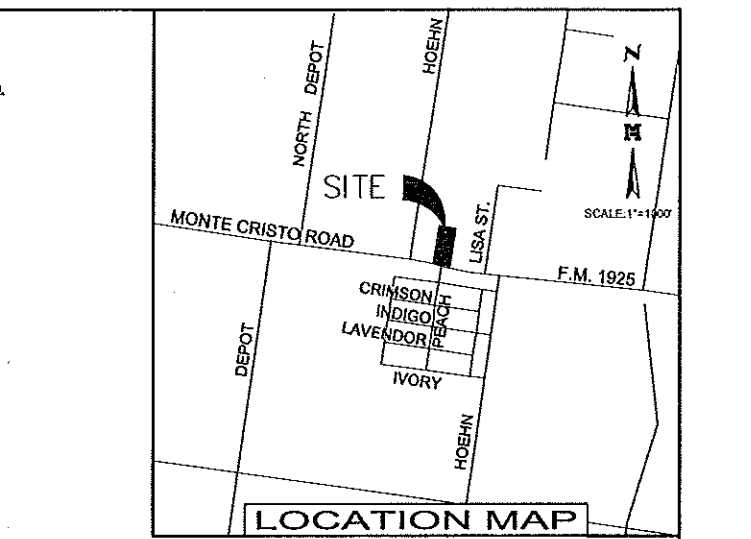
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBA McALLEN (PEACH ST.) SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 27, 2012 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 05-27-2012
T-624, PAGES 59, AND T-622, PAGE 59
SURVEY JOB NO. 12690 00

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBA McALLEN (PEACH ST.) SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 27, 2012 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 05-27-2012
T-624, PAGES 59, AND T-622, PAGE 59
SURVEY JOB NO. 12690 00



SUBDIVISION MAP OF RBA McALLEN (PEACH ST.) SUBDIVISION

BEING A RESUBDIVISION OF 2,000 ACRES (87,118,934 S.F.) CONSISTING OF 0.796 OF ONE ACRE (34,651,656 SQ. FT.) OUT OF LOT 97, AND 1.204 ACRES (52,467,378 SQ. FT.) OUT OF LOT 98, CITRUS PROPERTIES SUBDIVISION AS RECORDED IN VOLUME 13, PAGE 23 H.C.M.R. HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2,000 ACRES (87,118,934 SQUARE FEET) SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF 0.796 OF ONE ACRE (34,651,656 SQUARE FEET) BEING A PART OR PORTION OF LOT 97, CITRUS PROPERTIES SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 13, PAGE 23, HIDALGO COUNTY MAP RECORDS AND 1.204 ACRES (52,467,378 SQUARE FEET) BEING A PART OR PORTION OF LOT 98 OF SAID CITRUS PROPERTIES SUBDIVISION; SAID 2,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 97 AND THE SOUTHWEST CORNER OF SAID LOT 98, AND WITHIN THE RIGHT-OF-WAY OF MONTE CRISTO ROAD - F.M. 1925;

THENCE, N 80°54'29" W ALONG THE SOUTH LINE OF SAID LOT 97 AND WITHIN THE R.O.W. OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 79.55 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS TRACT;

- THENCE, N 09°22'31" E AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 16651076.6573, EASTING: 1077876.6501) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD - F.M. 1925 AS RECORDED IN VOLUME 898, PAGE 231, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 75.00 FEET PASS THE DEDICATED RIGHT-OF-WAY LINE FOR MONTE CRISTO ROAD - F.M. 1925 ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, CONTINUING A TOTAL DISTANCE OF 435.60 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 80°54'29" E AT A DISTANCE OF 79.55 FEET PASS THE EAST LINE OF SAID LOT 97 AND THE WEST LINE OF SAID LOT 98, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16651435.2788, EASTING: 1078138.5506) FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09°22'31" W AT A DISTANCE OF 360.60 FEET PASS THE DEDICATED RIGHT-OF-WAY LINE FOR MONTE CRISTO ROAD - F.M. 1925 ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 395.60 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 16651044.9613, EASTING: 1078074.1373) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD - F.M. 1925, CONTINUING A TOTAL DISTANCE OF 435.60 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 98, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 80°54'29" W (N 81° W PLAT CALL) ALONG THE SOUTH LINES OF SAID LOTS 98 AND LOT 97 AND WITHIN THE R.O.W. OF MONTE CRISTO ROAD (F.M. 1925), AT A DISTANCE OF 120.45 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 98 AND THE SOUTHWEST CORNER OF SAID LOT 97, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,000 ACRES (87,118,934 SQUARE FEET), OF WHICH 0.154 OF ONE ACRE (6,000,000 SQUARE FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MONTE CRISTO ROAD - F.M. 1925, LEAVING AN EXISTING NET OF 1,816 ACRES (79,118,934 SQUARE FEET) OF WHICH 0.151 OF ONE ACRE (7,000,000 SQUARE FEET) LIES WITHIN THE HEREBY DEDICATED ADDITIONAL ROAD RIGHT-OF-WAY, LEAVING A NET OF 1,655 ACRES (72,118,934 SQUARE FEET) OF LAND, MORE OR LESS.

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

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY