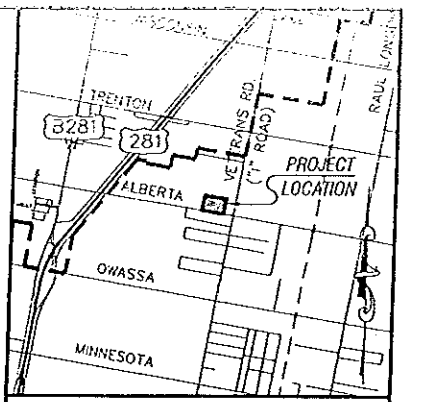


- GENERAL SUBDIVISION PLAT NOTES**
- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NUMBER: 483334 6425 G EFFECTIVE DATE: NOVEMBER 16, 1982. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR MORE, THE CONTIGUOUS DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 - SETBACKS:**
FRONT: 40.00 FEET
REAR: 30.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISH FLOOR ELEVATION** SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--> B.M. NO. 1 - ELEV. 100.01 N.G.V.D. 29 DESCRIPTIONS: 2'X2' CONCRETE SLAB WITH A 1/2" SET AT THE SOUTHEAST CORNER OF LOT 1, MAYRIN SUBDIVISION.
--> B.M. NO. 2 - ELEV. 100.44 N.G.V.D. 29 DESCRIPTIONS: 1/2" IRON ROAD SET AT THE NORTHEAST CORNER OF LOT 1 OF MAYRIN SUBDIVISION.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 34,744 CUBIC-FOOT (0.689 ACRE-FEET) OF STORM WATER RUNOFF.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
 - 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 SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DESIGNATED 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.
 - A 5.0' SIDEWALK IS REQUIRED ALONG ALBERTA ROAD AT THE BUILDING PERMIT STAGE.
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, 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, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.
 - ONCE ANNEXED OR INCORPORATED TO THE CITY OF EDINBURG CITY LIMITS, SAID PROPERTY SHALL BE SUBJECT TO CITY OF EDINBURG'S REQUIREMENTS AND SPECIFICATIONS, SUCH REQUIREMENTS MAY INCLUDE, BUT NOT LIMITED TO THE UNIFIED DEVELOPMENT CODE, SETBACK BUFFER-YARDS, FLOOR AREA RATIO, LANDSCAPING SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION, BUILDING PERMIT REQUIREMENTS OR ANY OTHER REQUIREMENTS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT THE BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
 - ALL COMMON ACCESS, DETENTION AREAS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNER.
 - Omit -
 - LOTS 3 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 3 THROUGH 4 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE SURROUNDING ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE EXISTING SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER (S).
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DESIGN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLANNED WHICH IS THE BASIS FOR THESE CALCULATIONS OF THIS SUBDIVISION.



LOCATION MAP
SCALE: 1" = 3000'

PREPARED BY: SDI ENGINEERING, L.L.C.
1703 W. OWASSA RD.
EDINBURG, TEXAS 78540

DATE PREPARED: DECEMBER 27, 2011
DATE SURVEYED: JANUARY 2, 2012

MAYRIN SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF ALBERTA ROAD APPROXIMATELY 350 FEET WEST FROM VICTIMANS ROAD (I ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, THE POPULATION IS 77,100. MAYRIN SUBDIVISION IS ADJACENT TO THE CITY LIMITS OF THE CITY OF EDINBURG AND IS LOCATED WITHIN THE TWO-MILE EXTRAJURISDICTIONAL JURISDICTION (EJ2) UNDER LOCAL GOVERNMENT CODE 213.004.

MINOR SUBDIVISION PLAT OF MAYRIN SUBDIVISION BEING A 7.750 ACRE TRACT OF LAND OUT OF LOTS 33 & 34 THE M.L. WOODS CO. TRACT No. 4 SUBDIVISION HIDALGO COUNTY, TEXAS VOLUME 0, PAGES 4 & 5 H.C.M.R.

METES AND BOUNDS DESCRIPTION

A 7.750 (337,500.00 SQ. FT.) ACRE TRACT OF LAND OUT OF LOT 33 & 34, THE M.L. WOODS CO. TRACT No. 4 SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 0 PAGES 4-5 MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 7.75 (337,500.00 SQ. FT.) ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 60-0 NAIL SET FOR THE SOUTHWEST CORNER OF LOT 34, THE M.L. WOODS CO. TRACT No. 4 SUBDIVISION, THENCE S81°35'00" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 514.2 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 87°25'00" EAST, PARALLEL TO THE EAST LOT LINE OF SAID LOT 34, A DISTANCE OF 20.00 FEET TO A POINT FOR THE EXISTING AND APPARENT NORTH BOUNDARY OF ALBERTA ROAD, AND CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 220.00 FEET TO AN 8" IRON ROD 24" IN LENGTH FOUND FOR AN EXTERNAL CORNER OF TRACT HEREIN DESCRIBED;

THENCE SOUTH 81°35'00" EAST, PARALLEL TO THE SOUTH LOT LINE OF SAID LOT 34, A DISTANCE OF 13.88 FEET TO AN 8" IRON ROD FOUND FOR AN INTERNAL CORNER OF TRACT HEREIN DESCRIBED;

THENCE NORTH 87°25'00" EAST, PARALLEL TO THE EAST LOT LINE OF SAID LOT 34, A DISTANCE OF 270.00 FEET TO AN 8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF TRACT HEREIN DESCRIBED;

THENCE SOUTH 81°35'00" EAST, PARALLEL TO THE NORTH LOT LINE OF SAID LOT 34, A DISTANCE OF 142.45 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 34 AND THE NORTHEAST CORNER OF SAID LOT 33 AND CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 682.45 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF PROP. LOT 1, MAYRIN SUBDIVISION WITH BENCH MARK # 2 B.M. 100.39 FOR THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°25'00" WEST, PARALLEL TO THE WEST LOT LINE OF SAID LOT 33, A DISTANCE OF 450.00 FEET TO A METAL DISK SET AT THE SOUTHEAST CORNER OF PROP. LOT 1, MAYRIN SUBDIVISION WITH BENCH MARK # 1 B.M. 100.01 FOR THE FUTURE NORTH RIGHT-OF-WAY LINE OF ALBERTA ROAD, AND CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 490.00 FEET TO A POINT AT THE SOUTH LOT LINE OF SAID LOT 33, FOR THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE NORTH 81°35'00" WEST, WITH AND ALONG THE SOUTH LOT LINE OF SAID LOT 33, A DISTANCE OF 552.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 34, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 682.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.750 (337,500.00 SQ. FT.) ACRES OF LAND MORE OR LESS.

INDEX TO SHEET FOR MAYRIN SUBDIVISION

NO	SHEET	REVISION	DATE	APPROVED
1				
2				

STATE OF TEXAS COUNTY OF HIDALGO

I, LEO L. RODRIGUEZ, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

LEO L. RODRIGUEZ, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448
FRM NO. 101702-00

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAYRIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 2012.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, ISABEL POSADAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ISABEL POSADAS, P.E. LICENSED PROFESSIONAL ENGINEER NO. 64435

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 5.232.028(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAYRIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2012.

HIDALGO COUNTY JUDGE DATE

ATTEST

HIDALGO COUNTY CLERK DATE

NAME ADDRESS PHONE NUMBER FAX NUMBER
OWNER: MARTIN VILLANUEVA, PRESIDENT, MAYRIN BANQUET HALL, L.L.C. 5804 N. 23RD ST. MCALLEN, TX 78504 (956) 686-7836 (956) 686-7264
ENGINEER: ISABEL POSADAS, P.E. 1703 W. OWASSA RD., EDINBURG, TX 78540 (956) 783-7834 (956) 287-3697
SURVEYOR: LEO L. RODRIGUEZ, JR., R.P.L.S. P.O. BOX 1830, EDINBURG, TEXAS 78540 (956) 491-1013 (956) 381-2775

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY IRRIGATION DISTRICT # 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 THIS THE _____ DAY OF _____ 2012.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY DISTRICT NO. 2 RIGHT OF WAY EASEMENTS.

RIGHT OF WAY EASEMENT:

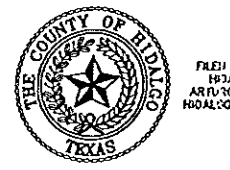
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor") whether one or more persons are named, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by NORTH ALAMO WATER SUPPLY CORPORATION, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line or the pipeline, Grantee further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line so as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: This easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____, 2012.

MARTIN VILLANUEVA, PRESIDENT
MAYRIN BANQUET HALL, LLC
5804 N. 23RD ST.
MCALLEN, TX 78504

ON: _____ AM/PM
INSTRUMENT NUMBER _____ PAGE _____
RECORDED IN VOL. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



SDI ENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER

1703 W. OWASSA RD., EDINBURG, TEXAS 78540
(956) 783-7834 FAX (956) 287-3697
(956) 491-1013 (956) 381-2775

STATE OF TEXAS COUNTY OF HIDALGO
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MAYRIN SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.
 MARTIN VILLANUEVA, PRESIDENT DATE
 MAYRIN BANQUET HALL, LLC
 5804 N. 23RD ST.
 MCALLEN, TX 78504
 STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2012.
 NOTARY PUBLIC MY COMMISSION EXPIRES ON _____
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 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(6). 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.
 DISTRICT MANAGER DATE
 STATE OF TEXAS COUNTY OF HIDALGO
 I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS MAYRIN SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2012.
 PLANNING & ZONING COMMISSION CHAIRPERSON DATE
 NAME ADDRESS
 OWNER: MARTIN VILLANUEVA, PRESIDENT, MAYRIN BANQUET HALL, L.L.C. 5804 N. 23RD ST. MCALLEN, TX 78504
 ENGINEER: ISABEL POSADAS, P.E. 1703 W. OWASSA RD., EDINBURG, TX 78540
 SURVEYOR: LEO L. RODRIGUEZ, JR., R.P.L.S. P.O. BOX 1830, EDINBURG, TEXAS 78540