



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-08-2013

PROPOSED RBA (PEACH ST.) McALLEN SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT. DEVELOPER: JUAN MARTINEZ.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Monte Cristo Rd (FM 1925) approximately 400 feet east of Hoehn Rd.

The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
SUBDIVISION LIES WITHIN THE: ETJ of McALLEN and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-11-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" (Un-Shaded) AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swale.

DISTANCE TO A DRAIN DITCH: Approximately 2.5 mile south of the subdivision development.

ROAD R.O.W. DEDICATION: 35 feet on Monte Cristo Rd (FM 1925)

H.C.R.O.W. APPROVED DATE: 10-10-2012 : By, Jesse Ozuna R.O.W. AGENT

OSSF TO BE INSTALLED AT DEVELOPMENT PERMIT STAGE.
SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____
 SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 12" LOCATION: Monte Cristo Rd (FM 1925).

H.C.O.E.C. APPROVED DATE: 11-20-2012 : By, Martin Ramirez

CONSTRUCTION GENERAL PERMIT NOT REQUIRED

Total project size is less than 1 acres, less than 1 acre of soil disturbance will take place during construction. No further submittals will be required. This approval will also cover the final subdivision approval. Since no Construction General Permit (C.G.P.) coverage is required.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON:

October 30, 2012

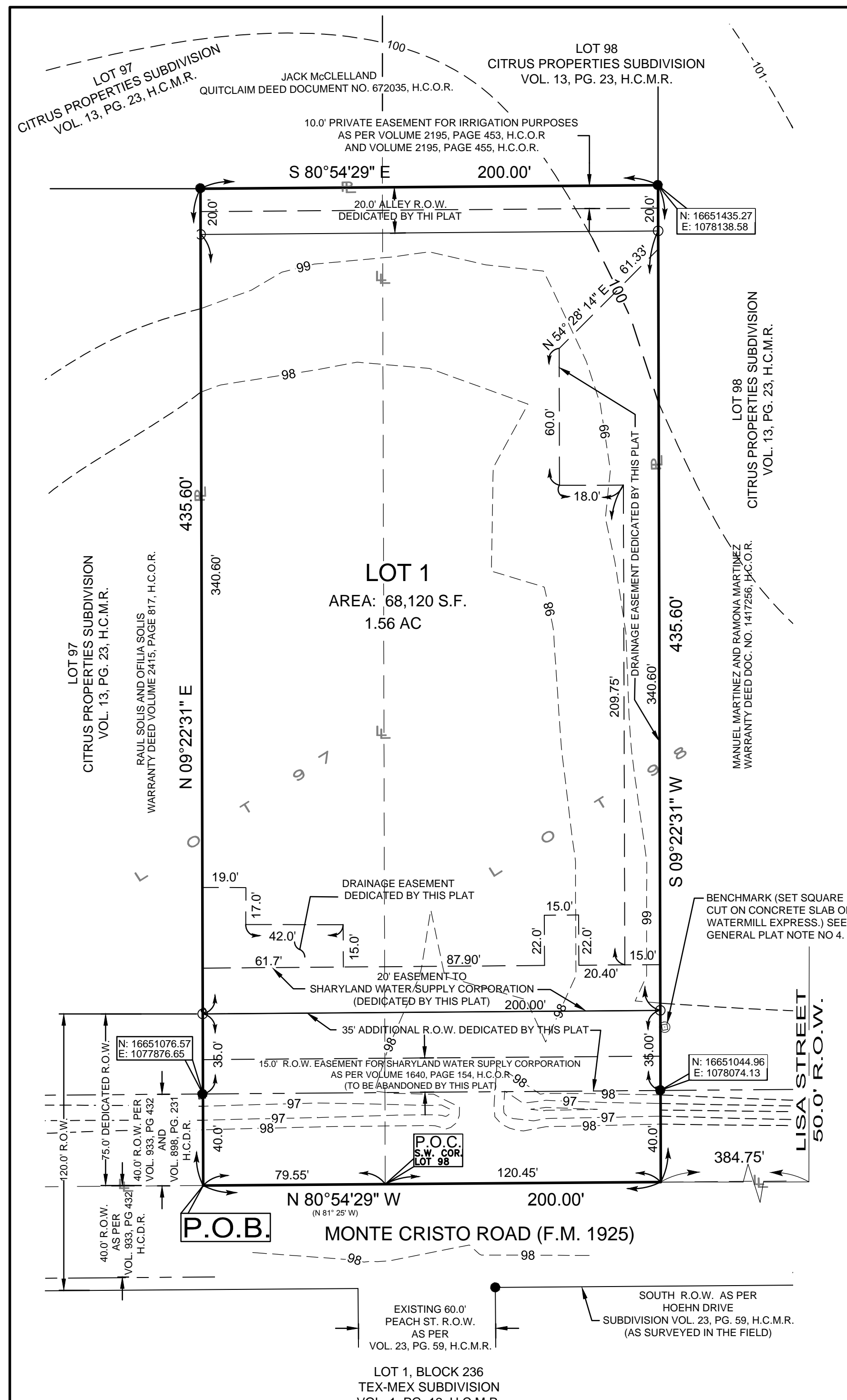
STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of McALLEN.

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & 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.E. COR.—NORTHEAST 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 'X' (UNSHADED), IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBERS: 480334 0325 D, MAP REVISED JUNE 6, 2000 AND REVISED TO REFLECT LOMR MAY 17, 2001.
- SETBACKS: FRONT: 75 FEET OR EASEMENT, WHICHEVER IS GREATER; REAR: 15 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 15 FEET OR EASEMENT, WHICHEVER IS GREATER.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR ASPHALT MEASURED AT THE CENTER OF THE LOT, OR 18" 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.
- 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. 99.00 N= 10651071.9250 E= 1078138.5800 NAD 83 TEXAS SOUTH 4205.
- DRAINAGE: 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 DETAIN A TOTAL OF 13,807 CUBIC FEET (0.31 ACRE-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.C. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.
 - OSSF SYSTEM IS BEING SHALL BE DESIGNED FOR DISPOSAL OF COMMERCIAL SEWAGE.
 - THE LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,790 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAS 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 DRAIN FIELD SYSTEM.
 - APPROVED 'OSSF' PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING THE LOT.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- JUAN MARTINEZ, OWNER(S) & SUBDIVIDER(S) OF RBA McALLEN (PEACH ST.) SUBDIVISION, RETAIN AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.
- 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL AND COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL AND COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO 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.
- TRUCK DRIVEWAY ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY ENTRANCE ONTO MONTE CRISTO RD. (F.M. 1925). TRUCK ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. THIS PERMIT WILL BE ISSUED BY THE CITY OF McALLEN. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND McALLEN HAVE AGREED FOR THE CITY OF McALLEN TO ISSUE ALL ENTRANCE PERMITS WITHIN THEIR CITY LIMITS AND EXTRA TERRITORIAL JURISDICTION (E.T.).
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION. WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
- THE LOT IN RBA McALLEN (PEACH ST.) SUBDIVISION IS HEREBY GRANTED A 'DRAINAGE SWALE EASEMENT' WITH RESPECT TO SURFACE WATER RUN-OFF FROM LOT 1 IN RBA McALLEN (PEACH ST.) SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE 'DRAINAGE SWALE' AREAS. OWNERS OF RBA McALLEN (PEACH ST.) SUBDIVISION AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. 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 DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOT COMPRISING RBA McALLEN (PEACH ST.) SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING LOT 1 OF RBA McALLEN (PEACH ST.) SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY AND THE LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN RBA McALLEN (PEACH ST.) SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAVE 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.
- 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.
- STORMWATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN WHAT THE PLAT ENGINEER CONSIDERED FOR HIS/HERS CALCULATIONS AT THE TIME OF THIS SUBDIVISION.
- A 4' SIDEWALK IS REQUIRED ALONG MONTE CRISTO ROAD. THE COST FOR SUCH HAS BEEN ESCROWED WITH THE CITY OF McALLEN.
- A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN JUAN MARTINEZ AND THE CITY OF McALLEN EXECUTED ON 09/16/12 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT NO. 235495 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 40'

LOT 1 AREA: 68,120 S.F. 1.56 AC

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: _____ DATE

CITY SECRETARY _____ DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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 THE ____ 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: _____ DATE

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR _____ DATE

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

ATTEST: 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: 06-29-2012
ENGINEERING JOB NO. 12080.00

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.

1) NO BUILDINGS ARE ALLOWED ON TOP OF AN IRRIGATION LINE.
2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT.
4) IF SUBDIVISION IS NOT EXCLUDED FROM THIS DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS 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 _____

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 HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 06-27-2012
T-934, PAGES 59, AND T-832, PAGE 59
SURVEY JOB NO. 12080.08

STATE OF ILLINOIS
COUNTY OF DuPAGE:

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 SUBDUDE 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, IL 60139

STATE OF ILLINOIS
COUNTY OF DuPAGE:

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: _____

CONTRACTUAL AGREEMENT NOTE

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

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: _____ DATE

CITY SECRETARY _____ DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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 THE ____ 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: _____ DATE

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR _____ DATE

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

ATTEST: 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: 06-29-2012
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3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT.
4) IF SUBDIVISION IS NOT EXCLUDED FROM THIS DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS 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 _____

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 HEREON DESCRIBED.

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MAYOR, CITY OF McALLEN DATE

ATTESTED BY: _____ DATE

CITY SECRETARY _____ DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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DATED THIS THE ____ DAY OF _____, 2012.

CHAIRMAN, PLANNING COMMISSION _____ DATE



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

RBA McALLEN (PEACH ST.) SUBDIVISION IS LOCATED IN THE MID-CENTRAL AREA OF HIDALGO COUNTY, APPROXIMATELY 4.3 MILES WEST OF US HWY 281, ON THE NORTH SIDE OF MONTE CRISTO RD. THE NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY McALLEN (POPULATION 129,877 - 2010 CENSUS). RBA McALLEN (PEACH ST.) SUBDIVISION LIES APPROXIMATELY 0.5 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 5-MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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 (34,651,556 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 [34,651,556 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 SOUTHEAST 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;

1. THENCE, N 09°22'31" E AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND [NORTHING: 16651076.5673, 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 HEREBY DEDICATED RIGHT-OF-WAY LINE FOR MONTE CRISTO ROAD - F.M. 1925 ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 415.60 FEET PASS A NO. 4 REBAR SET, CONTINUING A TOTAL DISTANCE OF 435.60 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

2. 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: 1078138.5806] FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 09°22'31" W AT A DISTANCE OF 20.0 FEET PASS A NO. 4 REBAR SET, AT A DISTANCE OF 360.60 FEET PASS THE HEREBY 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: 16651044.9635, 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 SOUTHEAST CORNER OF THIS TRACT;

4. 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 (FM 1925), AT A DISTANCE OF 120.45 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 98 AND THE SOUTHEAST 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 0.184 OF ONE ACRE [8,000,000 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 0.161 OF ONE ACRE [7,000,000 SQUARE FEET] LIES WITHIN THE HEREBY DEDICATED ADDITIONAL ROAD RIGHT-OF-WAY AND 0.09 OF ONE ACRE [4,000 S.F.] LIES WITHIN THE 20.0 FT ALLEY RIGHT-OF-WAY DEDICATED BY THIS PLAT, LEAVING A NET OF 1.56 ACRES [68,120 SQUARE FEET] OF LAND, MORE OR LESS.

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

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

SHEET 1:
HEADING; INDEX; LOCATION MAP AND ET.; PRINCIPAL CONTACTS; MAP-LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION, ATTESTATION; ENGINEERING & SURVEYOR'S CERTIFICATION; CITY APPROVAL CERTIFICATION; COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT NO. 15 APPROVAL, H.C.D.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

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
JUAN MARTINEZ	60 E. OPAL AVE.	GLENDALE HEIGHTS, IL 60139	(630) 774-8387	(630) 510-7607	
ENGINEER:	KELLEY A. HELLER-VELA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	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.

1) NO BUILDINGS ARE ALLOWED ON TOP OF AN IRRIGATION LINE.
2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT.
4) IF SUBDIVISION IS NOT EXCLUDED FROM THIS DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS 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 _____

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 HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 06-27-2012
T-934, PAGES 59, AND T-832, PAGE 59
SURVEY JOB NO. 12080.08

CONSULTANTS ENGINEERS - SURVEYORS
MELDEN & HUNT INC.
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 80 GRANDE CTY, TX 78852
PH: (956) 381-0981 PH: (956) 487-6256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: CLEMENTE MFNA DATE: 10-08-12
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____