



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-29-2019

PROPOSED LEXINGTON COMMERCIAL PLAZA SUBDIVISION, PRECINCT No. 4.

ENGINEER: SDI ENGINEERING DEVELOPER: YOLANDA PINEDA CABRERA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    6  COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION:    SOUTHEAST INTERSECTION OF ALAMO ROAD (FM 907) AND IOWA ROAD.

SUBDIVISION LIES WITHIN THE:     ETJ OF EDINBURG AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 11-2-2018 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN:    DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION BASED ON THE APPROVED ENGINEER SITE PLAN AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION:    10.00 FEET ONTO ALAMO ROAD (FM 907) AND 20.00 FEET ONTO IOWA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE:    5-11-2018 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:    4-26-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:     OSSF

WATER SERVICE PROVIDER:    NAWSC LINE SIZE: 8" LOCATION: ALAMO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE:    4-26-2018 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

THE APPLICANT HAS SUBMITTED THE REQUIRED SMALL CONSTRUCTION SITE NOTICE AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

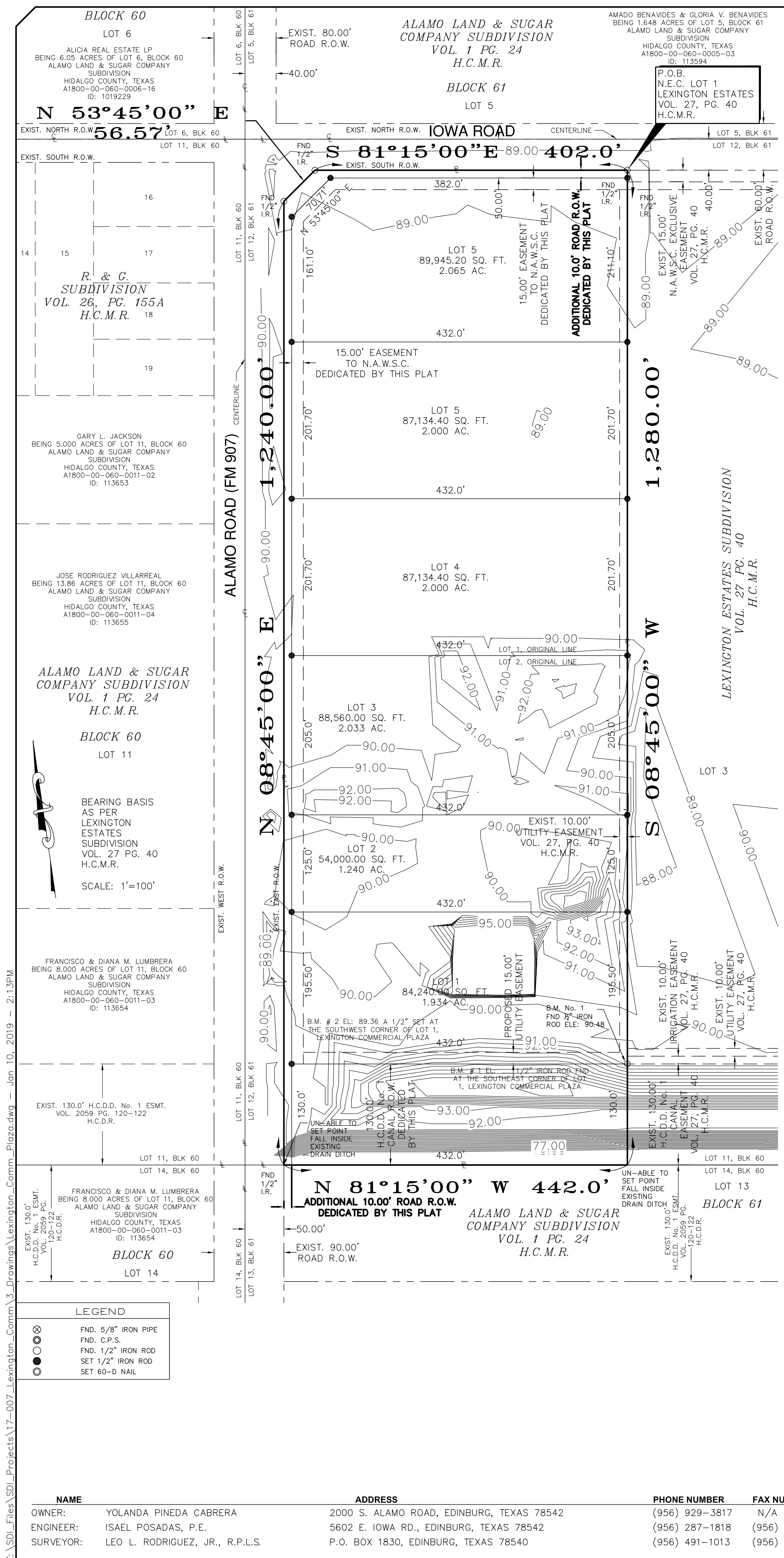
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_\_\_\_

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

**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.*



STATE OF TEXAS  
COUNTY OF HIDALGO

I, LEO L. RODRIGUEZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 5, 2018 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE 10 DAY OF JANUARY, 2019.

REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 2448

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE 10 DAY OF JANUARY, 2019.

ISABEL POSADAS, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 89435

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LEXINGTON COMMERCIAL PLAZA WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2019.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST  
HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY 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(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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_ 2019.

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

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PRESIDENT - H.C.I.D. NO. 2 \_\_\_\_\_ DATE \_\_\_\_\_

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 Grantor's adjacent lands of 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 as installed, Grantor 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 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: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 18 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 \_\_\_\_\_ 2018.

YOLANDA PINEDA CABRERA \_\_\_\_\_ DATE \_\_\_\_\_  
2000 S. ALAMO ROAD  
EDINBURG, TEXAS 78542

**GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NUMBER: 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. AREAS BETWEEN LIMITS OF THE FLOOD ZONE DESIGNATION AND 500-YEAR FLOOD OR CEILING AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD.
- SETBACKS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- LOTS 1 THRU 6, SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATION 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. 90.48, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 1, LEXINGTON COMMERCIAL PLAZA SUBDIVISION, N.A.V.D. 88 DATUM.  
---> B.M. NO. 2 - ELEV. 88.54, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, LEXINGTON ESTATES SUBDIVISION, N.A.V.D. 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 114,053.60 CUBIC-FEET 2.618 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
- 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 MATURED HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH 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 OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL 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.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW 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 PLAT ENGINEER CONSIDERED FOR THIS CALCULATIONS OF THIS SUBDIVISION.
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT (S) 1 & 2. PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 681. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- SEPTIC TANKS WILL BE INSTALLED AT THIS PROPERTY AT THE TIME OF BUILDING PERMIT STAGE.
- WATER METERS WILL BE INSTALLED AT THIS PROPERTY AT THE TIME OF BUILDING PERMIT STAGE.
- PLUMBING, MECHANICAL AND UTILITY CONNECTION PERMIT ARE REQUIRED AT THE BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, YOLANDA PINEDA CABRERA, AS OWNER OF A 12.970 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LEXINGTON COMMERCIAL PLAZA HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, 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.

YOLANDA PINEDA CABRERA \_\_\_\_\_ DATE \_\_\_\_\_  
2000 S. ALAMO ROAD  
EDINBURG, TEXAS 78542

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 \_\_\_\_\_ 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MAYOR, CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF MOLINA APARTMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D.

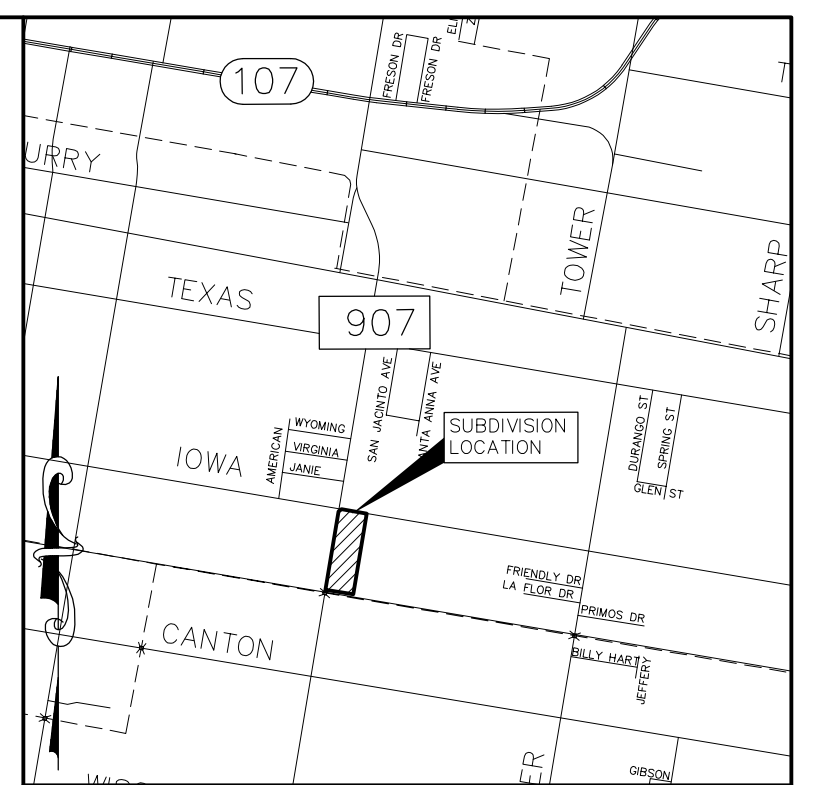
CHAIRPERSON, PLANNING & ZONING COMMISSION \_\_\_\_\_



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

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

BY: \_\_\_\_\_ DEPUTY



LOCATION MAP  
SCALE: 1" = 3000'

PREPARED BY:  
SDI ENGINEERING, LLC  
5602 E. IOWA ROAD  
EDINBURG, TEXAS 78542

DATE PREPARED: MARCH 5, 2018  
DATE SURVEYED: FEBRUARY 12, 2018

LEXINGTON COMMERCIAL PLAZA IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE SOUTHWEST INTERSECTION OF ALAMO ROAD (FM 907) AND IOWA 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. LEXINGTON COMMERCIAL PLAZA IS LOCATED WITHIN THE CITY OF EDINBURG'S TWO MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

**LEXINGTON COMMERCIAL PLAZA SUBDIVISION**  
BEING A 12.970 ACRE TRACT OF LAND COMPRISING OUT OF ALL OF LOTS 1 & 2, LEXINGTON ESTATES VOL. 27, PG. 40 H.C.M.R.

METES AND BOUNDS DESCRIPTION

BEING A 12.970 ACRE (564,960.00 SQ. FT.) TRACT OF LAND OUT OF LOTS 1 & 2, LEXINGTON ESTATES SUBDIVISION, AS PER MAP RECORDED IN VOLUME 27, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 12.970 ACRE (564,960.00 SQ. FT.) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, LEXINGTON ESTATES SUBDIVISION, AS RECORDED IN VOL. 27, PG. 40, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°45'00" WEST, ALONG THE EAST LOT LINE OF SAID LOT 1, A DISTANCE OF 624.50 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,280.00 FEET TO A POINT UNABLE TO SET FALLS INSIDE EXISTING DRAIN DITCH, FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°15'00" WEST, ALONG THE SOUTH LOT LINE OF SAID LOT 2, A DISTANCE OF 442.00 FEET TO A POINT UNABLE TO SET FALLS INSIDE EXISTING DRAIN DITCH, FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°45'00" EAST, ALONG THE WEST LOT LINE OF SAID LOT 2, A DISTANCE OF 655.50 FEET TO AN 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,240.00 FEET TO AN 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 53°45'00" EAST, ALONG THE WEST LOT LINE OF SAID LOT 1, A DISTANCE OF 56.57 FEET TO AN 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°15'00" EAST, ALONG THE NORTH LOT LINE OF SAID LOT 1, A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.970 ACRE (564,960.00 SQ. FT.) TRACT OF LAND MORE OR LESS.

**INDEX TO SHEET FOR LEXINGTON COMMERCIAL PLAZA**

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; 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. No. 1 CERTIFICATION; H.C.I.D. No. 2 CERTIFICATION, RIGHT OF WAY CERTIFICATION; REVISION NOTES.			
2	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.			
NO.	SHEET	REVISION	DATE	APPROVED

**SDI ENGINEERING, LLC**  
CIVIL • TRANSPORTATION • PLANNING • STORMWATER

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