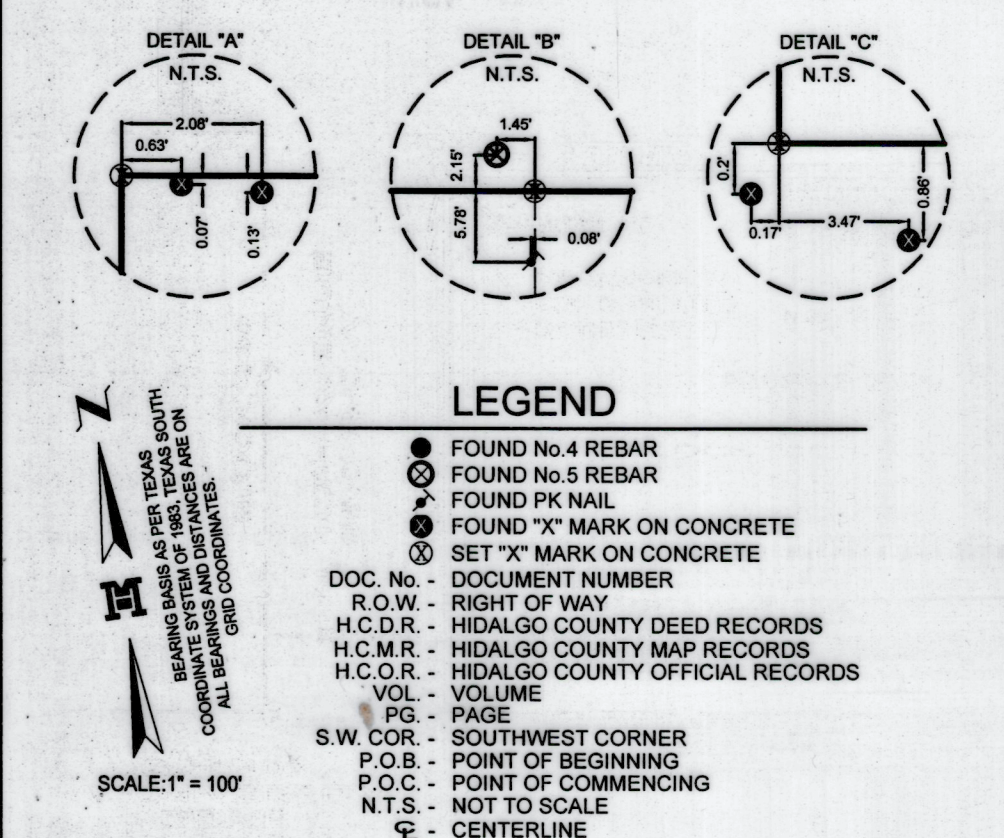
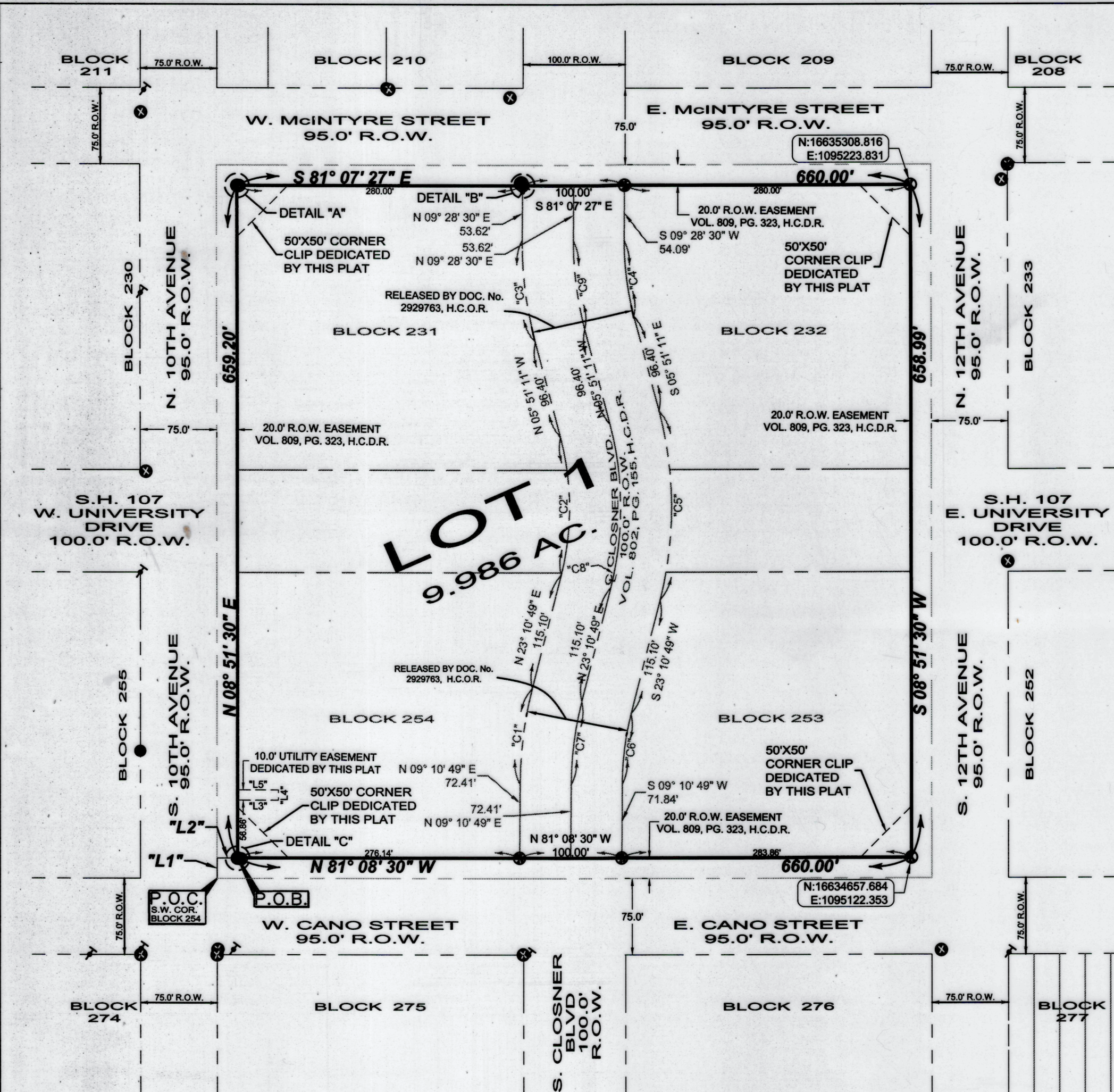


SUBDIVISION PLAT OF HIDALGO COUNTY COURTHOUSE

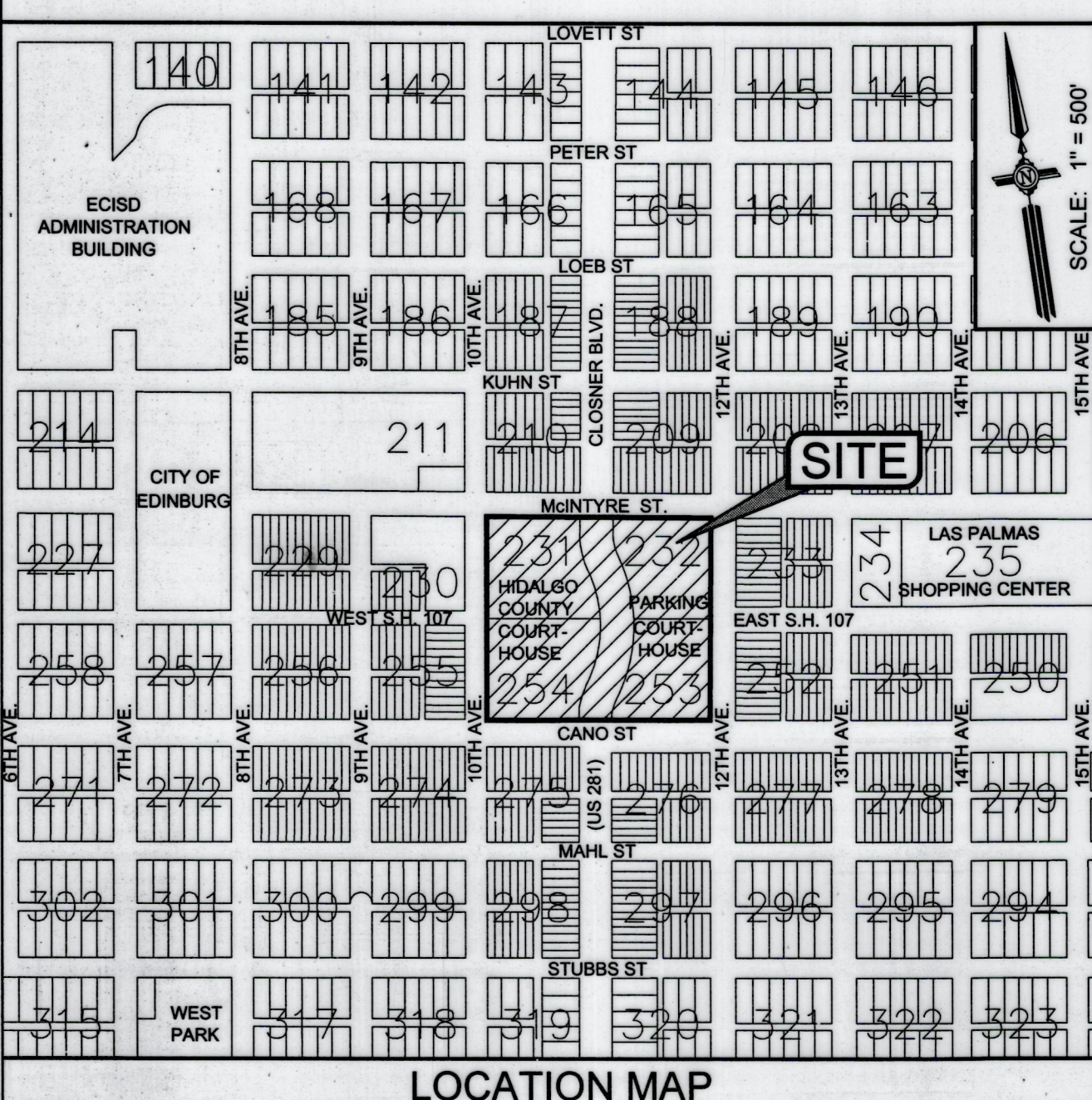
BEING A RESUBDIVISION OF 9.986 ACRES OUT OF
BLOCKS 231, 232, 253, 254 AND CLOSNOR BOULEVARD,
EDINBURG ORIGINAL TOWNSITE
VOLUME 1, PAGE 23, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS



Curve Table						Line Table			
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction	Line #	Direction	Length
"C1"	014° 02' 00"	387.01	94.57	47.52	94.33	N 10° 10' 50" E	"L1"	N 08° 51' 30" E	20.00
"C2"	029° 02' 00"	288.32	135.98	69.48	134.53	N 08° 38' 48" E	"L2"	S 81° 07' 27" E	20.00
"C3"	014° 58' 57"	387.03	101.32	50.95	101.03	S 01° 38' 48" W	"L3"	S 81° 08' 30" E	40.00
"C4"	015° 02' 04"	388.32	106.68	53.79	104.89	S 01° 38' 48" W	"L4"	N 08° 51' 30" E	10.00
"C5"	029° 02' 04"	288.32	135.98	69.48	134.53	S 08° 38' 48" W	"L5"	N 81° 08' 30" W	40.00
"C6"	014° 02' 02"	387.01	70.12	35.24	69.99	S 10° 10' 50" W			
"C7"	014° 02' 02"	387.01	82.39	41.39	82.14	N 10° 10' 50" W			
"C8"	014° 58' 57"	387.03	88.22	44.37	87.98	N 01° 38' 48" E			

LEGEND

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND PK NAIL
- FOUND "X" MARK ON CONCRETE
- SET "X" MARK ON CONCRETE
- DOC. NO. - DOCUMENT NUMBER
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- VOL. - VOLUME
- PG. - PAGE
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.T.S. - NOT TO SCALE
- ☒ - CENTERLINE



METES AND BOUNDS DESCRIPTION:

BEING A RESUBDIVISION OF 9.986 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF BLOCKS 231, 232, 253, 254 AND CLOSNOR BOULEVARD, EDINBURG ORIGINAL TOWNSITE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, HIDALGO COUNTY MAP RECORDS, WHICH SAID BLOCKS 231, 232, 253 AND 254 WERE CONVEYED TO S.P. SILVER, AS COUNTY JUDGE, AND TO HIS SUCCESSORS BY VIRTUE OF A WARRANTY DEED RECORDED IN OFFICIAL RECORDS, SAID 9.986 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 254;
- THENCE, N 08° 51' 30" E ALONG THE WEST LINE OF SAID BLOCK 254, A DISTANCE OF 20.00 FEET;
- THENCE, S 81° 08' 30" E A DISTANCE OF 20.00 FEET TO AN "X" MARK ON CONCRETE SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 08° 51' 30" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF 10TH AVENUE, A DISTANCE OF 659.20 FEET TO AN "X" MARK ON CONCRETE SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 81° 07' 27" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MCINTYRE STREET, A DISTANCE OF 660.00 FEET TO AN "X" MARK ON CONCRETE SET [NORTHING: 16635308.816, EASTING: 1095223.831] FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 51' 30" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 12TH AVENUE, A DISTANCE OF 658.99 FEET TO AN "X" MARK ON CONCRETE SET [NORTHING: 16634657.684, EASTING: 1095122.353] FOR THE SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 81° 08' 30" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANO STREET, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.986 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) DEFINED AS AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480338 0015 E. MAP REVISED, JUNE 6, 2000 REVISED TO REFLECT LOMR, MAY 14, 2001.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- THE CURRENT ZONING IS DOWNTOWN DISTRICT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF EDINBURG ZONING CODE:
FRONT - NONE
REAR - NONE
INTERIOR SIDES - NONE.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- 4" MINIMUM SIDEWALKS ARE REQUIRED ALONG W. MCINTYRE STREET, E. MCINTYRE STREET, W. CANO STREET, E. CANO STREET, S. 10TH AVENUE, N. 10TH AVENUE, S. 12TH AVENUE, AND N. 12TH AVENUE.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 30,376 C.F. (0.697 AC-FT) OF STORMWATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- LANDSCAPING IN ACCORDANCE WITH CITY OF EDINBURG ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATION SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

STATE OF TEXAS
COUNTY OF HIDALGO

ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING
DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS _____ CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 6th DAY OF June, 2019.

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE SHALL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCD#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCD#1.

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY IRRIGATION 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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HIDALGO COUNTY COURTHOUSE ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RICHARD F. CORTEZ, COUNTY JUDGE DATE _____
100 E. CANO, SECOND FLOOR
EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, 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.

DATED THIS THE 4th DAY OF June, 2019.

ROBERTO N. TAMEZ, R.P.S., # 6238
DATE SURVEYED: 04-11-18
SURVEYING JOB NO. 18053.08

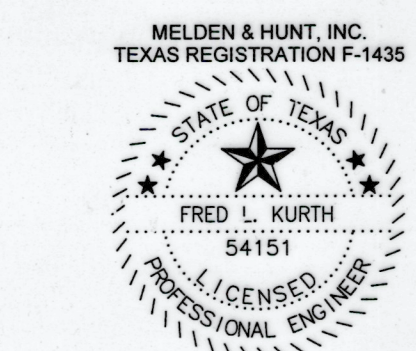


THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 4th DAY OF June, 2019.

FRED L. KURTH, REGISTERED PROFESSIONAL ENGINEER No. 54151
STATE OF TEXAS
DATE PREPARED: 05-22-19
ENGINEERING JOB NO. 18053.08



Vice PRESIDENT

SECRETARY

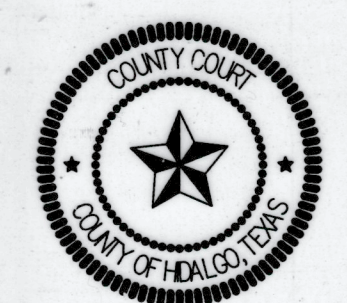
TBPE FIRM # F-1435

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

227 N. F.M. 3167 RIO GRANDE CITY, TX 78852
PH: (956) 487-8256
FAX: (956) 488-8591
www.meldenandhunt.com

DRAWN BY: S.A. DATE 05-22-19
SURVEYED, CHECKED DATE
FINAL CHECK DATE



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

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