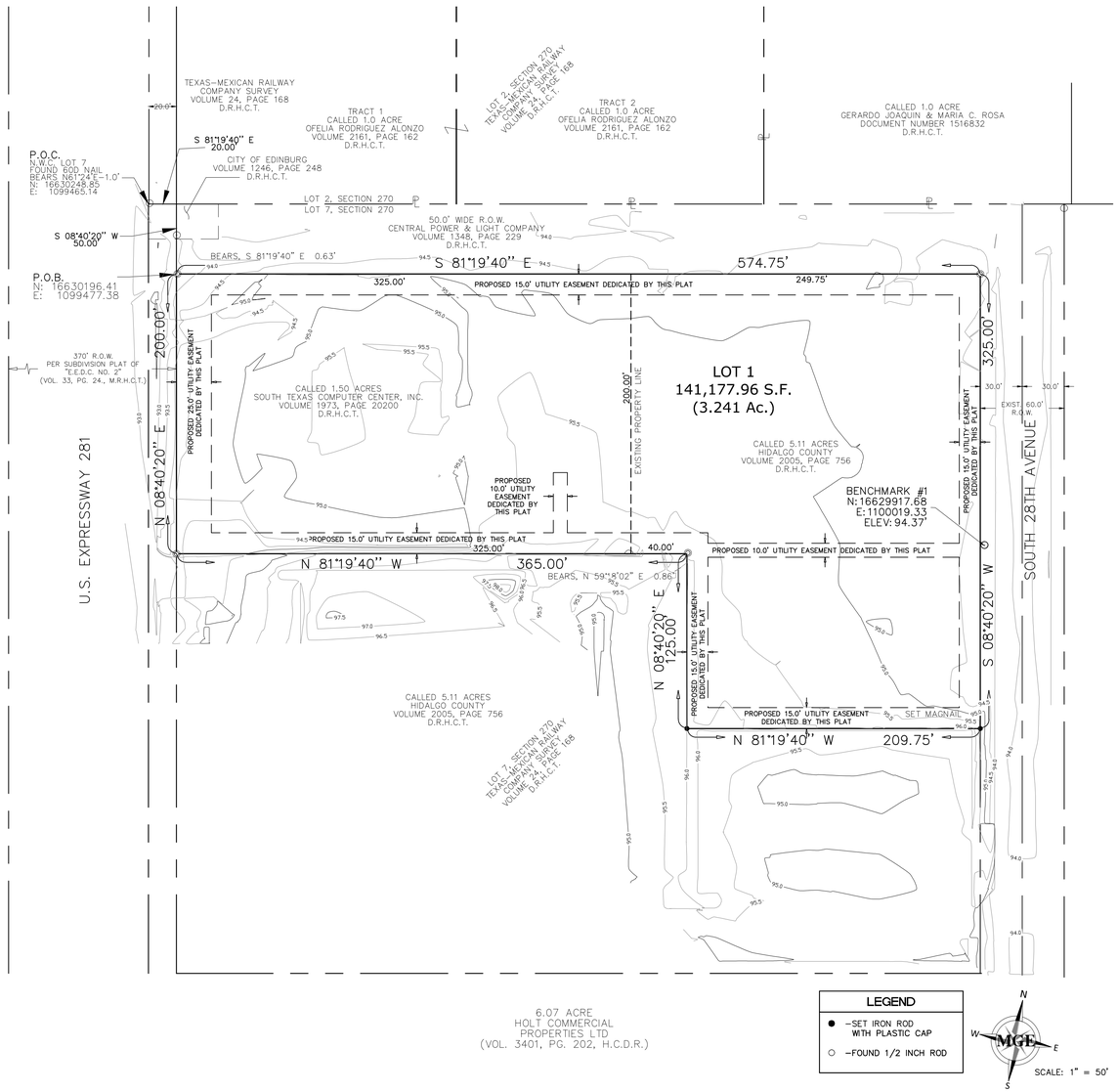


GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB OR HIGHEST NATURAL GROUND ELEVATION, WHICHEVER IS HIGHER.
2. THE PROPERTY IS LOCATED IN FLOOD ZONE 'X', WHICH IS DESCRIBED AS "AREAS OF MINIMAL FOOD HAZARD FROM THE PRINCIPAL SOURCE OF FLOOD IN THE AREA AND DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN." F.I.R.M. COMMUNITY PANEL NO. 480338 0035 E, DATED JUNE 6, 2000 WITH L.O.M.R. DATED MAY 14, 2001.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH EDINBURG UDC INCLUDING PROVISIONS FOR BUFFER YARDS AND LANDSCAPING REQUIREMENTS, AND EASEMENTS, WHICHEVER IS GREATEST.
4. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD83.
5. CURRENT ZONING FOR THIS TRACT IS 'I' – INDUSTRIAL.
6. THIS SUBDIVISION IS PROPERLY SERVED BY CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEM.
7. THERE SHALL BE .442 ACRE FEET OF ON–SITE DETENTION REQUIRED FOR THIS SUBDIVISION. DRAINAGE ANALYSIS TO BE DONE PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. BENCHMARK: LOCATED NEAR THE WEST RIGHT OF WAY OF S. 28TH AVE, APPROXIMATELY 195 FT. SOUTH OF THE NORTHEAST SUBJECT PROPERTY CORNER. BENCHMARK COORDINATE INFO: N: 16629917.68 E: 1100019.33 ELEV: 94.37' NAVD : 1983
9. ADDITIONAL FIRE HYDRANTS AND PROPERLY SIZED WATER LINES MAY BE REQUIRED IF SITE PLAN CHANGES OR BUILDING SIZE REQUIRES IT, OR AS PER FIRE CODE. ADDITIONAL FIRE HYDRANTS SHALL BE PROPOSED AT THE PERMIT STAGE.
10. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, AND IRRIGATION EASEMENTS, LOT LINES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS/UTILITY/DETENTION EASEMENTS.
14. A 5' SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF I 69–C AND WEST SIDE OF 28TH AVE. MUST BE INSTALLED AT TIME OF CONSTRUCTION AS PER CITY OF EDINBURG STANDARDS.

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 PCT. 4 JUSTICE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHO'S 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.

RICHARD F. CORTEZ, HIDALGO COUNTY JUDGE
COUNTY OF HIDALGO, TEXAS
2818 SOUTH BUSINESS HWY. 281
EDINBURG, TEXAS 78539

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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, 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 IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON

THIS, THE_____ DAY OF_____, 20 _____,

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

_____ ATTEST _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE 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 VERIFY 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
LICENSED PROFESSIONAL ENGINEER

NO. 90956 STATE OF TEXAS

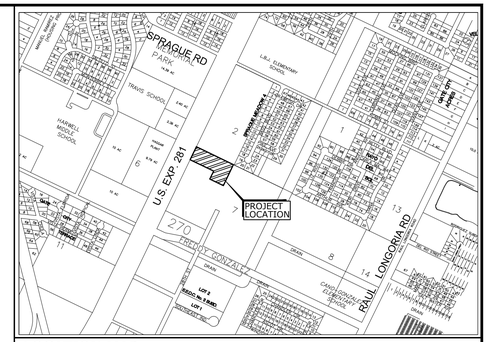
STATE OF TEXAS
COUNTY OF HIDALGO

I, JUAN E. GALVAN, 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, 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 _____ DAY OF _____ 20 _____

_____
REGISTERED PROFESSIONAL SURVEYOR

NO. 4011 STATE OF TEXAS



LOCATION MAP

SCALE: 1"=1,000'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
400 NOLANA SUITE H2
MCALLEN, TEXAS 78504

DATE PREPARED: APRIL 22, 2020
DATE SURVEYED: OCTOBER 25, 2019
PROJECT NO. 18-123

MINOR PLAT OF

HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION

BEING 3.241 ACRES ALL OF A CALLED 1.50 ACRE TRACT CONVEYED TO SOUTH TEXAS COMPUTER CENTER, INC. RECORDED IN VOLUME 1973, PAGE 20200 DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF A CALLED 5.11 ACRE TRACT CONVEYED TO HIDALGO COUNTY RECORDED IN VOLUME 2005, PAGE 756, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF LOT 7, SECTION 270, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 33, PAGE 157, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS,

PLAT SHEET 1 OF 1

DESCRIPTION
METES AND BOUNDS

BEING 3.241 ACRES ALL OF A CALLED 1.50 ACRE TRACT CONVEYED TO SOUTH TEXAS COMPUTER CENTER, INC. RECORDED IN VOLUME 1973, PAGE 20200 DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF A CALLED 5.11 ACRE TRACT CONVEYED TO HIDALGO COUNTY RECORDED IN VOLUME 2005, PAGE 756, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF LOT 7, SECTION 270, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 33, PAGE 157, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 3.241 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, SECTION 270, FROM WHICH A FOUND 60D NAIL BEARS NORTH 61°24' EAST, 1.0 FEET;

THENCE SOUTH 81° 19' 40" EAST, 20.00 FEET WITH ALONG THE NORTH LINE OF SAID LOT 7, SECTION 270 TO THE EAST LINE OF U.S. HIGHWAY 281;

THENCE SOUTH 08° 40' 20" WEST, 50.00 FEET DEPARTING THE NORTH LINE OF SAID LOT 7, SECTION 270, ALONG THE EAST LINE OF SAID U.S. HIGHWAY 281 AND WEST LINE OF A 50 FOOT RIGHT OF WAY EASEMENT CONVEYED TO CENTRAL POWER & LIGHT COMPANY RECORDED IN VOLUME 1348, PAGE 229, DEED RECORDS OF HIDALGO COUNTY, TEXAS TO THE COMMON CORNER OF SAID 1.50 ACRES FROM WHICH A FOUND 1/2–INCH IRON ROD BENT, BEARS SOUTH 81°20' EAST 0.6 FEET FOR THE POINT OF BEGINNING OF THIS TRACT;

THENCE SOUTH 81° 19' 40" EAST, AT 325.00 FEET PAST THE COMMON CORNER OF SAID 1.50 ACRE TRACT AND SAID 5.11 ACRE TRACT CONTINUING A TOTAL DISTANCE OF 574.25 FEET TO A FOUND 1/2–INCH IRON ROD WITH MELDEN AND HUNT CAP, SAID POINT BEING IN THE WEST LINE OF SOUTH 28TH AVENUE;

THENCE SOUTH 08° 40' 20" WEST, 325.00 FEET ALONG THE COMMON LINE OF SAID 5.11 ACRE TRACT AND SAID SOUTH 38TH AVENUE TO A SET MAG NAIL;

THENCE NORTH 81° 19' 40" WEST, 209.75 FEET OVER AND ACROSS SAID 5.11 ACRE TRACT TO A SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR";

THENCE NORTH 08° 40' 20" EAST, 125.00 FEET OVER AND ACROSS SAID 5.11 ACRE TRACT TO A POINT FROM WHICH A FOUND 1/2–INCH IRON ROD WITH CAP STAMPED "RPLS 4856" BEARS NORTH 59°18' EAST 0.9 FEET;

THENCE NORTH 81° 19' 40" WEST, AT 40.00 FEET PAST THE COMMON LINE OF SAID 5.11 ACRE TRACT AND 1.50 ACRE TRACT CONTINUING A TOTAL DISTANCE OF 365.00 FEET TO A FOUND 1/2–INCH IRON ROD WITH CAP STAMPED "RPLS 4856" IN THE EAST LINE OF U.S. HIGHWAY 281;

THENCE NORTH 08° 40' 20" EAST 200.00 FEET ALONG THE EAST LINE OF SAID U.S. HIGHWAY 281 AND WEST LINE OF SAID 1.50 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 3.241 ACRE TRACT OF LAND.

BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE, NORTH AMERICAN DATUM 1983 (2011).

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

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

BY: _____ DEPUTY

MINOR PLAT OF HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION

BEING 3.241 ACRES ALL OF A CALLED 1.50 ACRE TRACT CONVEYED TO SOUTH TEXAS COMPUTER CENTER, INC. RECORDED IN VOLUME 1973, PAGE 20200 DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF A CALLED 5.11 ACRE TRACT CONVEYED TO HIDALGO COUNTY RECORDED IN VOLUME 2005, PAGE 756, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF LOT 7, SECTION 270, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 33, PAGE 157, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING
400 W. Nolana, Ste. H2 McAllen, Texas 78504
Bus. 956.687.9421 Fax 956.687.3211
www.mgarciaengineering.com
Firm Reg. No. F-9828

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER: RICHARD F. CORTEZ	100 E. CANO	EDINBURG, TEXAS 78539		
ENGINEER: MARIANO GARCIA, P.E.	400 NOLANA SUITE H2	MCALLEN, TEXAS 78504	(956) 687–9421	(956) 687–3211
SURVEYOR: JUAN E. GALVAN, R.P.L.S.	900 S. STEWART, SUITE 13	MISSION, TEXAS 78572	(956) 424–3335	(956) 424–3132