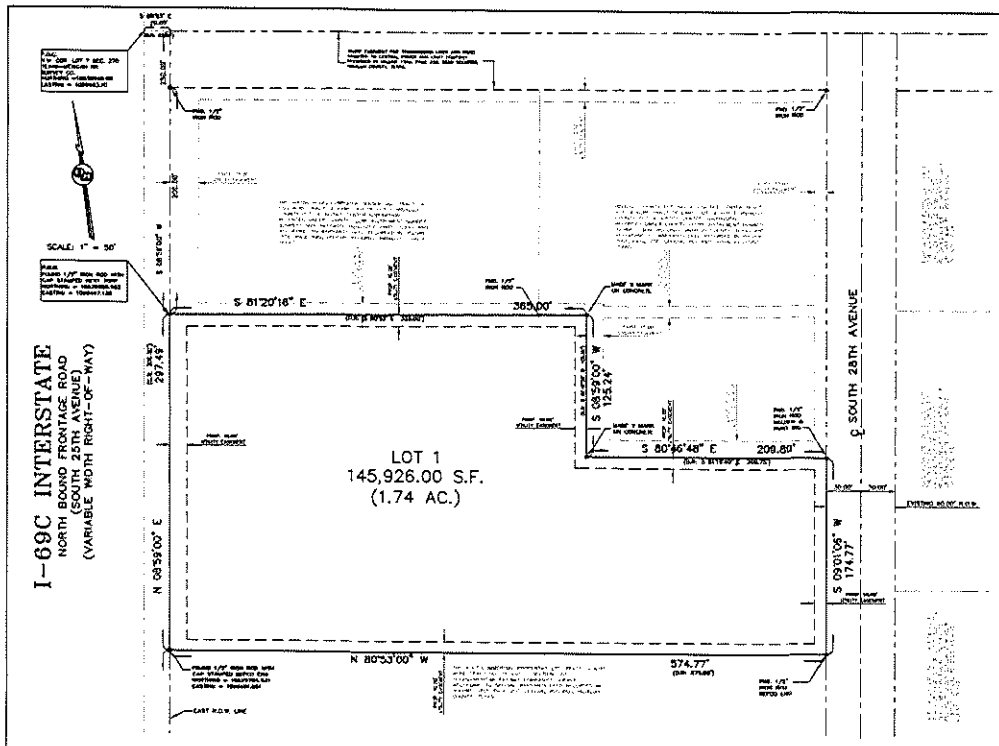


MINOR PLAT:

HIDALGO COUNTY HEALTH AND HUMAN SERVICES SUBDIVISION

A 3.35 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2005, PAGE 756, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES AND BOUNDS

A 3.35 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2005, PAGE 756, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED NEXT TOPP FOUND ON THE EAST RIGHT OF WAY LINE OF SOUTH INTERSTATE 69 CORRIDOR (SOUTH 25TH AVENUE) FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 3253873, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT; SAID ROD BEARS S 80°53'00" E, 20.00 FEET AND S 09°59'00" W, 230.00 FEET FROM THE NORTHWEST CORNER OF LOT 7;

THENCE, S 81°20'16" E (DEED RECORD: S 80°53'00" E), ALONG THE SOUTH LINE OF THE HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, A DISTANCE OF 363.00 FEET TO AN "X" MARK MADE ON CONCRETE FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 09°59'00" W (DEED RECORD: S 09°40'00" W), ALONG THE SOUTH LINE OF THE HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, A DISTANCE OF 125.24 FEET (DEED RECORD: 125.00 FEET) TO AN "X" MARK MADE ON CONCRETE FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 80°46'48" E (DEED RECORD: S 81°16'40" E), ALONG THE SOUTH LINE OF THE HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION, A DISTANCE OF 209.80 FEET (DEED RECORD: 209.75 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE WEST RIGHT OF WAY LINE OF SOUTH 25TH AVENUE FOR THE SOUTHEAST CORNER OF THE HIDALGO COUNTY PCT. 4 JUSTICE CENTER SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 09°01'06" W, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 25TH AVENUE, A DISTANCE OF 174.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED BEFCO ENG FOUND FOR THE NORTHEAST CORNER OF THE HOLT COMMERCIAL PROPERTIES, LTD. TRACT (A 8.07 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 3401, PAGE 702, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80°53'00" W, ALONG THE NORTH LINE OF THE HOLT COMMERCIAL PROPERTIES, LTD. TRACT, A DISTANCE OF 574.77 FEET (DEED RECORD: 575.00) TO A 1/2" IRON ROD WITH CAP STAMPED BEFCO ENG FOUND ON THE EAST RIGHT OF WAY LINE OF SOUTH INTERSTATE 69 CORRIDOR (SOUTH 25TH AVENUE) FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 09°59'00" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH INTERSTATE 69 CORRIDOR, A DISTANCE OF 297.49 FEET (DEED RECORD: 300.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.35 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EAST FREDDY GONZALEZ PRODUCTION CENTER UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 70, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA A 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 14TH DAY OF OCTOBER 2025.

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5208 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HIDALGO COUNTY HEALTH AND HUMAN SERVICES SUBDIVISION AN ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ DATE

COUNTY OF HIDALGO TX
HIDALGO COUNTY JUDGE RICHARD F. CORTEZ
HIDALGO COUNTY COURTHOUSE
100 N. CLOSNER BLVD.
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HIDALGO COUNTY JUDGE RICHARD F. CORTEZ 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__

CLARISSA QUINTANILLA
Notary ID 131691629
My Commission Expires
November 9, 2026

CLARISSA QUINTANILLA— NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR

APPROVED BY DRAINAGE DISTRICT:

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 THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE PLANS 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

_____ DATE
RAIN, SISIN, P.E., C.F.M.
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 2025. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT. ATTEST: SECRETARY PRESIDENT

_____ ATTEST _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

EULALIO RAMIREZ
P.E. No. 77082

10-28-25
DATE

FILED 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

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X" (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 0020 E MAP REVISED: MAY 14, 2001. (LOMR)

2.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION 16" ABOVE TOP OF CURB OF THE STREET.

3.- LEGEND ⊸ DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4838 UNLESS OTHERWISE NOTED

4.- MINIMUM BUILDING SETBACK LINES:
FRONT (I-69 FRONTAGE ROAD) _____ 25.00 FEET
REAR _____ 15.00 FEET
SIDE _____ 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

5.- DRAINAGE DETENTION IS: _____ C.F. _____ AC.

6.- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.

7.- BENCH MARK- (E.L.EV. 94.25) LOCATED ON A 1/2 IRON ROD FOUND WITH CAP STAMPED NCXT TOPP AVR THE NORTHWEST CORNER OF SAID TRACT; NORTHING 16629996.582 EASTING 1099447.136 N.A.V.D. 88 DATUM.

8.- ALL WATER AND SANITARY FEES SHALL BE PAID BY DEVELOPER.

9.- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH BOUND FRONTAGE I-69 DURING SUBDIVISION PROCESS.

10.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 89.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT AND POST CONSTRUCTION.

11.- SITE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF EDINBURG PRIOR TO ISSUANCE OF BUILDING PERMITS.

12.- TXDOT PERMIT REQUIRED FOR ACCESS ALONG TXDOT RIGHT-OF-WAYS. ANY ACCESS POINTS TO STATE HIGHWAY MUST COMPLY WITH THE LATEST VERSION OF TXDOT ACCESS MANAGEMENT MANUAL AND CITY OF EDINBURG UNIFIED DEVELOPMENT CODE.

13.- SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO SETBACKS, BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPE, SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.

14.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15.- PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADWAY, FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

16.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

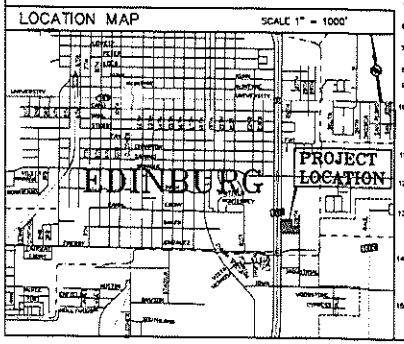
17.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

18.- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

19.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

LOCATION MAP SCALE 1" = 1000'



ABBREVIATIONS:
M.R. = MAP RECORD
R.O.W. = RIGHT OF WAY
OH = OVERHEAD POWER LINE
D.R. = DEED RECORD
PNL = PANEL
M.B.S.L. = MINIMUM BUILDING SETBACK LINE
UG = UNDERGROUND LINE
R.C.P. = REINFORCED CONCRETE PIPE
P.V.C. = POLY VINYL CHLORIDE
N = NORTH
S = SOUTH
W = WEST
E = EAST
COR. = CORNER
M.V.E.C. = MAGIC VALLEY ELECTRIC COOPERATIVE
S.E.T. = SAFETY END TREATMENT
A.E.P. = AMERICAN ELECTRIC POWER
P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK
R.P.L.S.= REGISTERED PROFESSIONAL LAND SURVEYOR
U.S.E.B.= UNDERGROUND ELECTRICAL BOX

LEGEND
⊸ = GUY WIRE
ϕ = POWER POLE
ϕ = SIGNAL POLE
⊡ = TEL PED
⊙ = DATUM LL/STANDPIPE
⊙ = GAS MARKER
⊠ = DOWN FRUMP
⊿ = IRRIGATION VALVE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1813
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0539
ALFONSOQROHA-ENG.COM

DATE OF PREPERATION: OCTOBER 17, 2025

FILENAME: F:\DATA\SAMPLES\EDINBURG\HC HEALTH AND HUMAN SERVICES SUBD\ PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OCTOBER 17, 2025	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY