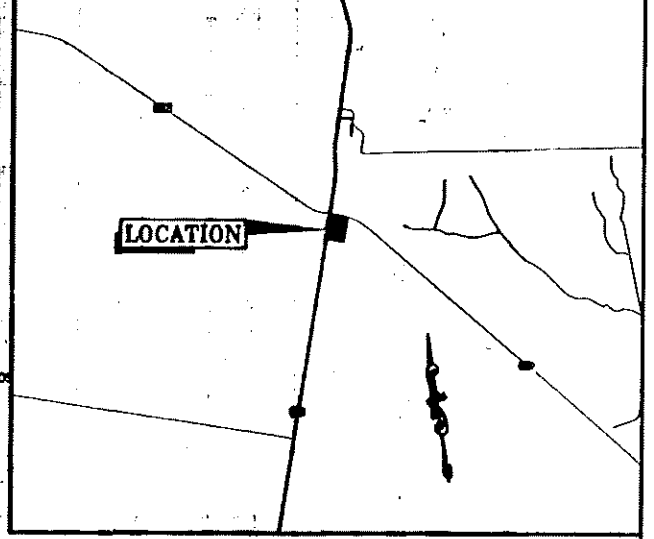


- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT:**  
 FLOOD ZONE DESIGNATION: ZONE "C"  
 AREAS OF UNUSUAL FLOOD  
 COMMUNITY-PANEL NO. 480334 0125 B  
 EFFECTIVE DATE: JANUARY 2, 1981  
 THE AREAS WITHIN WITH IN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET FRONT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.  
 COMMUNITY-PANEL NO. 480334 0125 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
  - MINIMUM FINISH FLOOR NOTE:**  
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" 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:**  
 B.M. NO. 1 - ELEV. 78.00 N.G.V.D. 29 DESCRIPTION: TOP OF IRON ROD FOUND AT 84.48' EAST OF THE NORTHWEST CORNER OF LOT 141 LOS VENADOS SUBDIVISION.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**  
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION HAS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.  
 5. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.  
 6. LUIS FLORES IS THE OWNER & SUBDIVIDER OF CSM #1, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 1 OF 1 OF THIS PLAT.  
 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SPRINGS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MEASURE HIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.  
 8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.  
 9. AN OFF-STREET PARKING LOT SITEPLAN SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.  
 10. DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 49,944 CUBIC FEET (1.15 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DESCRIBE HOW AND WHERE THE AFOREMENTIONED WILL BE ADDRESSED).  
 11. DRAINAGE SWALE EASEMENTS NOTE:  
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.  
 12. PROPOSED SUBDIVISION IS COMMERCIAL ONLY.



**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, LUIS FLORES, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED CSM #1 SUBDIVISION, TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOW OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE COUNTY OF HIDALGO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED OTHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITY OF THE COUNTY OF HIDALGO.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS FLORES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10-06, 2004

**NOTARY PUBLIC**  
 Irma Rodriguez

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: LUIS FLORES M	RT. 5, BOX EX-9	EDINBURG, TEXAS 78541	(956) 363-8751	(956) 363-0334
ENGINEER: RAFAEL D. MALDONADO PE	P.O. BOX 3293	EDINBURG, TEXAS 78540	(956) 363-2984	(956) 363-3736

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

BY: 10/25/04

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE 232.028(a)**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CSM #1 SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 11-4-04

**HIDALGO COUNTY JUDGE**  
11-4-04

**ATTEST:**  
11-5-2004

**COUNTY CLERK'S RECORDING CERTIFICATE**

COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT 10:00 O'CLOCK ON 10-06-04 AND WAS RECORDED IN BOOK 232 SHEET(S) 028 ON THE PLAT RECORDS OF HIDALGO COUNTY AT 10:00 O'CLOCK ON 10-06-04

**APPROVED:**  
10/25/04

PROPOSED SUBDIVISION IS COMMERCIAL ONLY  
 DATE OF PREPARATION: OCTOBER 6, 2004

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

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

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, LEO L. RODRIGUEZ, JR., IN P.L.S. NO. 2448

**DRAINAGE REPORT**  
 CSM #1 Subdivision  
 HIDALGO COUNTY, TEXAS

CSM #1 Subdivision is a 2-lot subdivision consisting of a 25.00 acre tract being all of Lot 1, Zamora Estates Subdivision, Hidalgo County, Texas as per map recorded in Volume 28, Page 31 Map records of Hidalgo County, Texas. According to FEMA Flood Insurance Rate Map, Community Panel # 480334 0125 B the area is in Zond "C".

According to the Soil Survey Report prepared for Hidalgo County by U.S.D.A. Soil Conservation Services, the site consists of Racombes sandy clay loam, with 0 to 1 percent slopes. According to the Soil Survey Report these soils are moderately well drained, surface runoff is slow, permeability is moderate with a high water capacity. See attached tables for engineering index properties and physical and chemical properties of the soils.

Existing runoff flows overland mostly in a northwesterly direction into an existing low spots which hold and retain water. This area has no outfall. The existing runoff from a 10-year storm for this property is 14.99 cfs, and the anticipated runoff after development, assuming that approximately 5.0 acres will be put under impervious cover, is calculated to be 25.48 cfs.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that 49,944.00 CF, approx. 1.15 ac-ft, of storm runoff will be retained within the subdivision, approximately 1/2 per lot. Any overflow will then follow the natural overland drainage pattern of the area, which is North.

**METES AND BOUNDS**

A 25.0 acre tract of land, being all of Lot 1, ZAMORA ESTATES SUBDIVISION, Hidalgo County, Texas, as recorded in Volume 28, Page 31-32, map records of Hidalgo County, Texas, and 25.0 acre tract being more particularly described by metes and bounds as follows:

Commencing at a half (1/2) inch iron rod found at the Southwest corner of Lot One (1) for the Southwest corner of this tract of land and the Point of Beginning;

THENCE North 07°23'00" West 1184.96 feet with the South line of Lot One (1) to a half (1/2) inch iron rod found at the East right-of-way line of US Highway 281 for the Southwest corner of this tract of land;

THENCE in the Northernly direction 320.42 feet with said East right-of-way line of US Highway 281, being a curve to the left having a central angle of 3°17'13", a radius of 8796.85 feet and a tangent of 168.36 feet to a half (1/2) inch iron rod found at an interior corner of this tract of land;

THENCE North 09°31'00" East 910.70 feet with said East right-of-way line of US Highway 281 to a half (1/2) inch iron rod found at an interior corner of this tract of land;

THENCE North 09°30'00" East 137.70 feet with said East right-of-way line of US Highway 281 to a half (1/2) inch iron rod found at an interior corner of this tract of land;

THENCE North 09°30'00" East 70.70 feet with said East right-of-way line of US Highway 281 to a half (1/2) inch iron rod found at the South right-of-way line of State Highway 186 for the Northwest corner of this tract of land;

THENCE South 01°25'00" East 80.80 feet with said South right-of-way line of State Highway 186 to a half (1/2) inch iron rod found at the Point of Curvature of a curve to the right for an interior corner of this tract of land;

THENCE in an Easterly direction 1638.42 feet with said South right-of-way line of State Highway 186, being a curve to the right having a central angle of 22°01'00", a radius of 5980.10 feet and a tangent of 863.87 feet to a half (1/2) inch iron rod found at an interior corner of this tract of land;

THENCE South 09°24'00" East 149.80 feet with said South right-of-way line of State Highway 186 to a half (1/2) inch iron rod found at the Northwest corner of Lot One (1), for the Northwest corner of this tract of land;

THENCE South 09°37'00" West 871.54 feet with the East line of Lot One (1), to the Point of Beginning, containing 25.0 acres of land, more or less.

**AMENDED PLAT OF**  
**CSM #1 SUBDIVISION**

A 25.0 acre tract of land, being all of Lot 1, ZAMORA ESTATES SUBDIVISION, Hidalgo County, Texas, as recorded in Volume 28, Page 31-32, map records of Hidalgo County, Texas.

NO.	SHEET	REVISION	DATE	APPROVED
1	1			

**INDEX TO SHEET OF CSM #1**

INCLUDING INDEX LOCATION MAP AND PLAT PERSONAL COPIES  
 PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION;  
 CERTIFICATE OF PLAT APPROVAL; RECORDING CERTIFICATE THROUGH COUNTY CLERK'S OFFICE; COUNTY CLERK'S RECORDING CERTIFICATE THROUGH COUNTY CLERK'S OFFICE; CITY OF A MUNICIPALITY AND DESIGNATE THE PROPERTY THE PROJECT IS SITUATED;  
 RECORD CERTIFICATE; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL;  
 REVISION NOTES.

**J.E. SAENZ & ASSOCIATES, INC.**  
 P.O. BOX 3293  
 EDINBURG, TEXAS 78540  
 TEL. (956) 363-2984  
 FAX (956) 363-3736