

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PLAT OF MONTE CRISTO RESIDENCE SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

RICARDO L. SALINAS
400 W NOLANA SUITE H2
MCALLEN, TEXAS 78504

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIGUEL CHANIN, KNOW 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

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

I, _____ ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS SUBDIVISION PLAT KNOWN AS MONTE CRISTO RESIDENCE 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 _____, 2018, WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

FRANK G. HERRERA
DOC. # 1940614
OCT 27, 2008.
22.0 AC

ADMINISTRATOR / DIRECTOR
PLANNING AND ZONING DEPARTMENT

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

VICTOR H. TREVINO, P.E. NO. 128195
SOUTH TEXAS INFRASTRUCTURE GROUP, LLC
TEXAS REGISTRATION F-15000

DATE

DE LA GARZA JESSE
DOC. # 13289
SEP 30, 1967
32.56 AC

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

KURT SCHUMACHER, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6333
FIRM #10193886
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572

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 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.

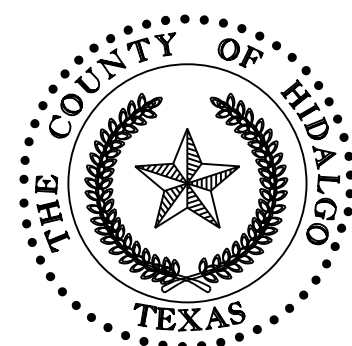
DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2018. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

ATTIEST: _____
PRESIDENT

SECRETARY



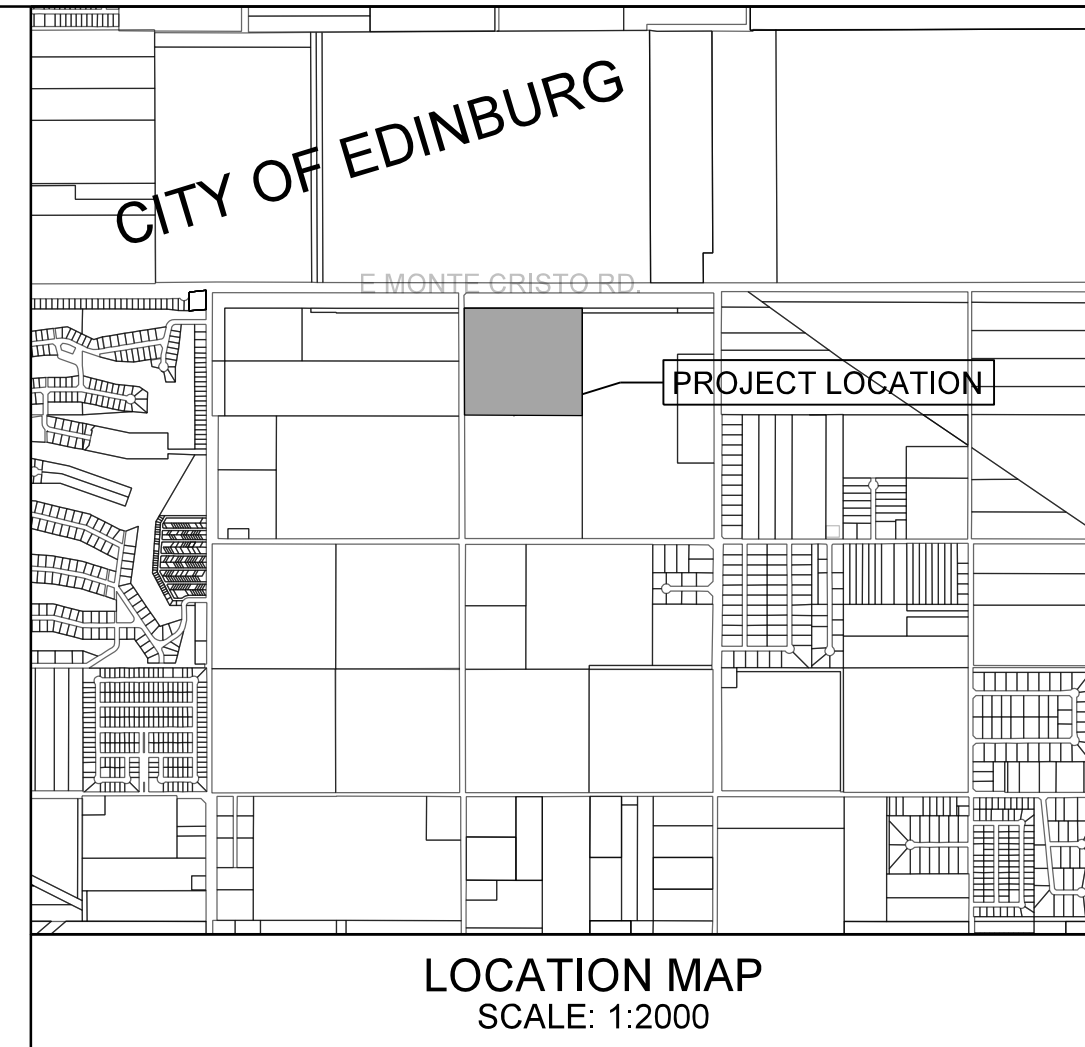
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

LEGEND:

FOUND 1/2" IRON ROD
UNLESS OTHERWISE NOTED
SET # 5/8" IRON ROD
WITH PLASTIC CAP STAMPED
"ROWS PROP. COR"
UNLESS OTHERWISE NOTED



MONTE CRISTO RESIDENCE SUBDIVISION

BEING A 37.39 ACRE TRACT OF LAND, OUT OF A PART OR PORTION OF LOT 7 AND LOT 2, SECTION 247, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 29, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

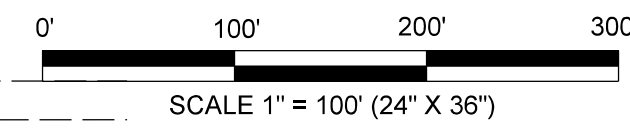
MONTE CRISTO RD.
(FM 1925) (120' ROW)

F.W. 1925 A.P.A. MONTE CRISTO ROAD (20' R.O.W. PER VOL. 2, PG. 29, M.R.H.C.)

200' CANAL FEE STRIP
RAY YEARY & WIFE, BESSIE YEARY
TO HIDALGO COUNTY IRRIGATION
DISTRICT NO. ONE
DOC. # 1370138
AUG. 24, 2004
O.R.H.C.

ELECTRIC TRANSMISSION TEXAS, LLC
150' WIDE R.O.W. EASEMENT
DOC. # 2619005
APRIL 9, 2015
O.R.H.C.

10.00' UTILITY EASEMENT



LOT	SQUARE FT.	ACRES
1--8	6729	0.15
9--10	6619	0.15
11--14	6729	0.15
15	6582	0.15
16	7710	0.18
17	8267	0.19
18	7003	0.16
19	6599	0.15
20--28	6645	0.15
29	6673	0.15
30	6612	0.15
31	6640	0.15
32	7418	0.17
33	8924	0.20
34	7783	0.18
35	6625	0.15
36--50	6726	0.15
51	7558	0.17
52	7138	0.16
53	7208	0.17
54--62	6757	0.16
63	6645	0.15
64	6645	0.15
65--	6757	0.16
74	7124	0.16
75	7221	0.17
76--77	7558	0.17
78	7278	0.17
79	7067	0.16
80--88	6757	0.16
89	6645	0.15
90	6645	0.15
91--99	6757	0.16
100	6984	0.16
101	7361	0.17
102	7558	0.17
103	7558	0.17
104	7419	0.17
105	6926	0.16
06--11	6757	0.16
115	6645	0.15
116	6645	0.15
17--12	6757	0.16
126	6843	0.16
127	7501	0.17
128	7558	0.17
129	7558	0.17
130	7559	0.17
131	6786	0.16
32--14	6757	0.16
141	6645	0.15

- GENERAL NOTES:
- SIDEWALKS: A 4 FT SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT ON INTERNAL STREETS.
 - EASEMENTS: EASEMENTS SHALL HAVE NO STRUCTURE OVER ANY EASEMENTS TO INCLUDE FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTING EXCEPT LOW LESS THAN 18-IN NATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF EASEMENT.
 - BUILDING SETBACKS: AS PER CITY OF EDINBURG ORDINANCE
 - DRAINAGE DETENTION: IN ACCORDANCE TO THE CURRENT CITY'S STANDARDS REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 90,874 CUBIC FEET, 2,086 ACRE FEET OF STORM WATER RUNOFF BASED ON AN DRAINAGE REPORT APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT #1.
 - BENCHMARK: BM-1 IS LOCATED ON
N= _____
E= _____
ELEV.= _____
 - FEMA FLOOD ZONE DESIGNATION: THE PROPERTY IS LOCATED IN ZONE "X" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 780334 0325 D REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 - UTILITY PROVIDERS: THE DEVELOPMENT IS BEING SERVED BY CITY OF EDINBURG WATER SANITARY SEWER COLLECTION SYSTEM AND NORTH ALAMO WATER SUPPLY
 - FINISH FLOOR ELEVATION: THE FINISH FLOOR ELEVATION SHALL BE 18-INCHES ABOVE THE TOP OF CURB, MEASURED AT THE CENTER OF LOT, WHERE NO CURB IS AVAILABLE IT SHALL BE MEASURED AT CENTER OF RURAL PAVEMENT SECTION.
 - STORM-WATER POLLUTION PREVENTION: ALL CONSTRUCTION SHALL COMPLY WITH THE TCEQ - STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
 - 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.

METES AND BOUNDS

BEING A 37.39 ACRE TRACT OF LAND, OUT OF A PART OR PORTION OF LOT 7 AND LOT 2, SECTION 247, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 29, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING OUT OF A CALLED 70.00 ACRE TRACT OF LAND, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 11, 2017 TO MEDUSA INVESTMENTS LLC, AS DESCRIBED IN DOCUMENT NO. 2846085, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 37.39 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, SECTION 247, WITHIN THE RIGHT OF WAY OF ROGERS ROAD (40' R.O.W.) AS RECORDED IN VOLUME 2, PAGE 29, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS AND WITHIN THE RIGHT OF WAY OF CESAR CHAVEZ ROAD (40' R.O.W.) AS RECORDED IN VOLUME 2, PAGE 29, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS;

TENCE, WITH THE WEST LINE OF SAID LOT 7, SECTION 247, AND WITHIN THE RIGHT OF WAY OF SAID CESAR CHAVEZ ROAD, NORTH 08°53'06" EAST A DISTANCE OF 1129.72 FEET TO A COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER, AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE, CONTINUING WITH THE WEST LINE OF SAID LOT 7, SECTION 247 AND WITHIN THE RIGHT OF WAY OF SAID CESAR CHAVEZ ROAD, NORTH 08°53'06" EAST AT A DISTANCE OF 190.34 FEET PASS A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 7, SECTION 247 AND THE SOUTHWEST CORNER OF SAID LOT 2, SECTION 247, CONTINUING WITH THE WEST LINE OF SAID LOT 2, SECTION 247 AND WITHIN THE RIGHT OF WAY OF SAID CESAR CHAVEZ ROAD A TOTAL DISTANCE 1312.48 FEET TO A COTTON PICKER SPINDLE FOUND ON THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 PROPERTY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO.1, SOUTH 81°06'54" EAST AT A DISTANCE OF 20.00 FEET PASS THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD AND CONTINUING A TOTAL DISTANCE OF 1248.55 FEET TO A 1/2" IRON ROD WITH AN ALUMINUM DISK FOUND ON THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED, DATED MAY 21, 2008, TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS DESCRIBED IN DOCUMENT NO. 1894974, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE, WITH THE EAST LINE OF SAID 70.00 ACRE TRACT OF LAND AND THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, SOUTH 08°53'06" WEST AT A DISTANCE OF 50.00 FEET PASS THE SOUTHWEST CORNER OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AND THE WEST LINE OF A TRACT OF LAND CONVEYED BY A FORECLOSURE SALE DEED, DATED AUGUST 3, 2010, TO YEARY FARM AND CATTLE CO, A TEXAS CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2126365, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 1122.22 FEET PASS THE SOUTH LOT LINE OF SAID LOT 2, AND CONTINUING A TOTAL DISTANCE OF 4.00 FEET AND PASSING AT 1312.48 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWS PROP COR" SET, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE ACROSS AND THROUGH SAID 70.00 ACRE TRACT OF LAND, NORTH 81°06'54" WEST A DISTANCE OF 164.00 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWS PROP COR" SET, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE CONTINUING ACROSS AND THROUGH SAID 70.00 ACRE TRACT OF LAND, NORTH 08°53'06" EAST A DISTANCE OF 11.52 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWS PROP COR" SET, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE CONTINUING ACROSS AND THROUGH SAID 70.00 ACRE TRACT OF LAND, NORTH 81°06'54" WEST A DISTANCE OF 870.49 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWS PROP COR" SET, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE CONTINUING ACROSS AND THROUGH SAID 70.00 ACRE TRACT OF LAND, SOUTH 08°53'06" WEST A DISTANCE OF 11.52 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWS PROP COR" SET, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

TENCE CONTINUING ACROSS AND THROUGH SAID 70.00 ACRE TRACT OF LAND, NORTH 81°06'54" WEST A DISTANCE OF 214.06 FEET TO THE POINT OF BEGINNING AND BEING A 37.39 ACRE TRACT OF LAND.

BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NAD2011).

A PLAT SURVEY OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

