

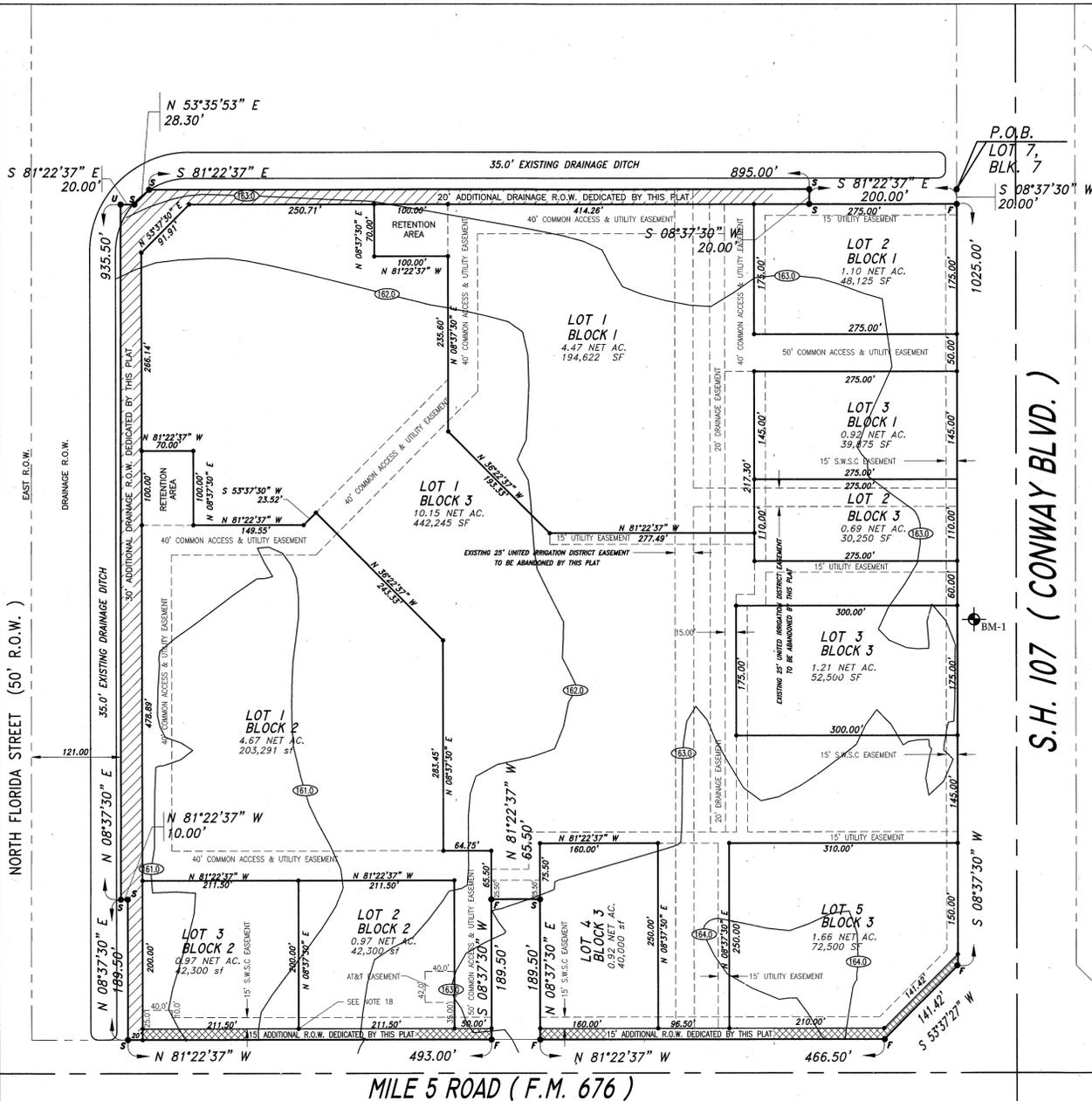
| REVISION NOTES | | | |
|----------------|-------|----------|------|
| No. | Sheet | REVISION | Date |
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SECOND AMENDED SUBDIVISION PLAT OF JUNIOR'S ALTON SUBDIVISION

A 29.25 acre tract of land being all of Blocks 3, 8 and 9 and portions of Blocks 1, 2, 4 and 7, Alton Northwest Amended Subdivision as recorded in Volume 25, Page 71, Map Records, Hidalgo County, Texas, also being portions of Oxford Street, Rossow Street, 2nd Avenue, 4th Avenue, 6th Avenue and alley Rights-of-Way (all not opened) of said Alton Northwest Amended Subdivision.

DATE: DECEMBER 1, 2011
 SCALE IN FEET: 0 100' 200' 300'
 SCALE: 1" = 100'

PREPARED BY: R.E. GARCIA & ASSOCIATES
 116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280
 ENGINEER: (F-5001) R.E. Garcia Associates



S.H. 107 (CONWAY BLVD.)



SCALE: 1" = 100'
 BEARINGS BASED ON RECORD BEARINGS OF ALTON NORTHWEST SUBDIVISION

LEGEND
 F - FOUND ONE HALF INCH IRON ROD
 S - SET ONE HALF INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204
 U - UNABLE TO SET POINT

METES AND BOUNDS DESCRIPTION FOR A 29.25 ACRE TRACT

A 29.25 acre tract of land being all of Blocks 3, 8 and 9 and portions of Blocks 1, 2, 4 and 7, Alton Northwest Amended Subdivision as recorded in Volume 25, Page 71, Map Records, Hidalgo County, Texas, also being portions of Oxford Street, Rossow Street, 2nd Avenue, 4th Avenue, 6th Avenue and alley Rights-of-Way (all not opened) of said Alton Northwest Amended Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a found one-half inch iron rod on the west Right-of-Way line of State Highway 107 (Conway Blvd.), also being the east line of said Block 7 for the northeast corner of herein described tract. Said point bears S 08° 37' 30" W 20.00 feet from the northeast corner of Lot 7, of said Block 7.

THENCE S 08° 37' 30" W 1,025.00 feet along said west Right-of-Way line of State Highway 107 (Conway Blvd.), also being the east line of said Block 7 for the northeast corner of herein described tract.

THENCE S 53° 37' 27" W 141.42 feet along a line to a found one-half inch iron rod on the north Right-of-Way line of FM 676 (Mile 5 Road), also being the south line of said Block 7, for the most southerly southeast corner of herein described tract.

THENCE N 81° 22' 37" W 466.50 feet along said north Right-of-Way line of FM 676 (Mile 5 Road), also being the south lines of said Block 7 and Block 2, to a found one-half inch iron rod being the southeast corner of Lot 4, of said Block 2, for an interior corner of herein described tract.

THENCE N 08° 37' 30" E 189.50 feet along the east line of said Lot 4, Block 2, to a set one-half inch iron rod being the northeast corner of said Lot 4, Block 2, for an interior corner of herein described tract.

THENCE N 81° 22' 37" W 65.50 feet along the north line of said Lot 4, Block 2, to a found one-half inch iron rod being the northwest corner of said Lot 4, Block 2, for an interior corner of herein described tract.

THENCE S 08° 37' 30" W 189.50 feet along the west line of said Lot 4, Block 2, to a found one-half inch iron rod on said north Right-of-Way line of FM 676 (Mile 5 Road), being the southwest corner of said Lot 4, Block 2, for the southwest corner of herein described tract.

THENCE N 08° 37' 30" E 189.50 feet along the west line of said Lot 2, Block 4, to a point on the south line of an east-west 20.00 foot wide alley (not opened) being the northwest corner of said Lot 4, Block 2, for an interior corner of herein described tract.

THENCE N 81° 22' 37" W 10.00 feet along said south line of an east-west 20.00 foot wide alley (not opened) being parallel to the south line of said Block 4, to a point for an exterior corner of herein described tract.

THENCE N 08° 37' 30" E parallel to the east line of said Block 4, pass to 20.00 feet a point being the southeast corner of Lot 5, of said Block 4, and continuing along the west line of a north-south 20.00 foot wide alley (not opened) for a total distance of 635.50 feet to a point for the most southerly northwest corner of herein described tract.

THENCE S 81° 22' 37" E 20.00 feet parallel to the north line of said Block 10, to a set one-half inch iron rod on the east line of said north-south 20.00 foot wide alley (not opened) for an exterior corner of herein described tract.

THENCE N 53° 35' 53" E 28.30 feet along a line to a set one-half inch iron rod on the south Right-of-Way line of Oxford Street (not opened) also being the north line of said Block 10, for the most northerly northwest corner of herein described tract.

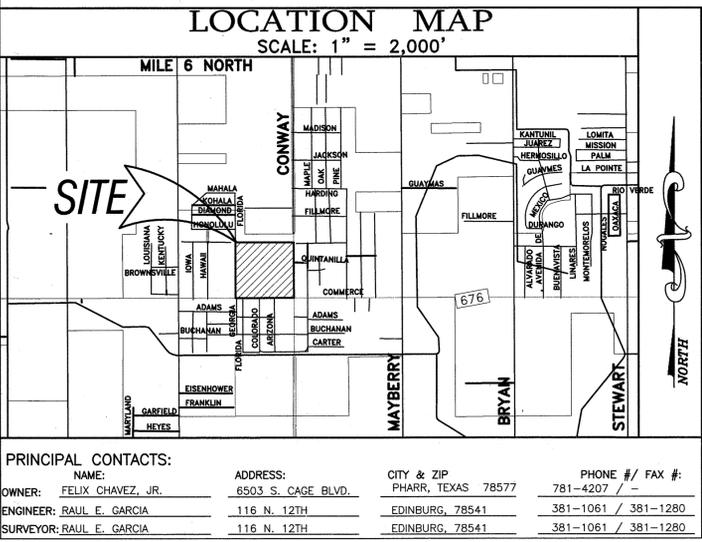
THENCE S 81° 22' 37" E 895.00 feet along said south Right-of-Way line of Oxford Street (not opened) also being the north line of said Blocks 10, 9, 8 and 7, to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE S 08° 37' 30" W 20.00 feet parallel to the east line of said Block 7 to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE S 81° 22' 37" E 200.00 feet parallel to the north line of said Block 7 to the point of beginning and containing 29.25 acres of land, more or less.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING
 COMMUNITY-PANEL NO. 481571 0005 A
 EFFECTIVE DATE: JUNE 8, 1982
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION
- SETBACKS ARE AS FOLLOWS:
 FRONT AS PER CITY ORDINANCE
 SIDE AS PER CITY ORDINANCE
 REAR AS PER CITY ORDINANCE
- BENCHMARK:
 BM-1: TOP OF EXISTING SANITARY SEWER MANHOLE LOCATED 578' SOUTH AND 22.8' EAST OF THE POINT OF BEGINNING
 ELEV.: 161.44 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND MODEL SUBDIVISION RULES POLICIES AND REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 110,221 C.F. (2,530 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED THROUGH A GRADING PLAN.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE & 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.
- A PROPERLY ENGINEERED DETENTION PLAN SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT. THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE (IE. FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- PROPERTY OWNERS WILL NEED TO HAVE A CONTRACT WITH A SOLID WASTE COMPANY.
- ALL LOTS SHALL BE FOR COMMERCIAL USE.
- AN OPAQUE BARRIER SHALL BE CONSTRUCTED BETWEEN MULTIFAMILY AND COMMERCIAL ZONES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET R.O.W. AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- LOTS 2 & 3, BLOCK 2 SHALL HAVE A SHARED COMMON ACCESS DRIVEWAY UNTO MILE 5 NORTH ROAD.



FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 ON: 4-15-13 AT 8:25 A.M. P.M.
 INSTRUMENT NUMBER 2401709
 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS
 BY: [Signature] DEPUTY CLERK
 [Signature] Smael Hidalgo

STATE OF TEXAS (X)
 COUNTY OF HIDALGO (X)
 FELIX CHAVEZ, JR., known to me to be the person whose name is subscribed hereto, hereby dedicates to the use of the PUBLIC FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND THE PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared FELIX CHAVEZ, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes, and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of April, 2013.

[Signature] FELIX CHAVEZ, JR.
 6503 S. CAGE BLVD.
 PHARR, TEXAS 78577

[Signature] Notary Public

CITY OF ALTON
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §212.009(c) & §212.0115(b)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JUNIOR'S ALTON SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF ALTON ON

[Signature] Mayor, City of Alton
 [Signature] Secretary, City of Alton

DATE: 04/09/13
 DATE: 04/09/13

ATTEST:
 APPROVAL BY THE PLANNING COMMISSION OF ALTON
 THIS PLAT OF JUNIOR'S ALTON SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALTON AND IS HEREBY APPROVED BY SUCH.

[Signature] Chairman, Planning Commission
 [Signature] Secretary

THE STATE OF TEXAS
 COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

[Signature] RAUL E. GARCIA
 REGISTERED PROFESSIONAL ENGINEER #64790
 REGISTERED PROFESSIONAL LAND SURVEYOR #4204

APPROVAL BY IRRIGATION DISTRICT:
 THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THIS 11th DAY OF April, 2013

[Signature] President
 [Signature] Secretary

APPROVAL 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 §48.211(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 SOLE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: [Signature]

PRINCIPAL CONTACTS:
 NAME: FELIX CHAVEZ, JR. ADDRESS: 6503 S. CAGE BLVD. CITY & ZIP: PHARR, TEXAS 78577 PHONE #/ FAX #: 781-4207 / -
 OWNER: FELIX CHAVEZ, JR. ADDRESS: 116 N. 12TH EDINBURG, 78541 CITY & ZIP: EDINBURG, 78541 PHONE #/ FAX #: 381-1061 / 381-1280
 ENGINEER: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, 78541 CITY & ZIP: EDINBURG, 78541 PHONE #/ FAX #: 381-1061 / 381-1280
 SURVEYOR: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, 78541 CITY & ZIP: EDINBURG, 78541 PHONE #/ FAX #: 381-1061 / 381-1280