

SUBDIVISION PLAT OF THE
MADISON PARK, PHASE I

BEING 22.125 ACRES TRACT OUT OF LOT 5, BLOCK 1, A. J. McCOLL
TRACT, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

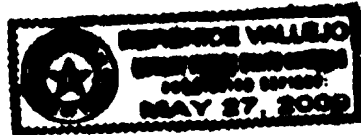
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS
MADISON PARK SUBDIVISION, PHASE I, DO HEREBY DEDICATE TO THE CITY OF EDINBURG, AND THOSE
WHO MAY NOW OR HEREAFTER HOLD FRANCHISED UNDER SAID CITY, THE EASEMENTS SHOWN AND THE
USE OF PRIVATE STREETS AND EASEMENTS SHOWN. THE STREETS AND EASEMENTS ARE
RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES
OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

By: James Saxe SAMEER SAXENA, MANAGING MEMBER
OWNER: J.Q.S. INVESTMENTS, LP
BY: JQS MANAGEMENT LLC, GENERAL PARTNER
3907 SOUTH SUGAR ROAD
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY
OF October, 2006



Rene Barrera
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: May 27, 2009

APPROVAL BY THE CITY OF EDINBURG PLANNING COMMISSION:

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF
THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

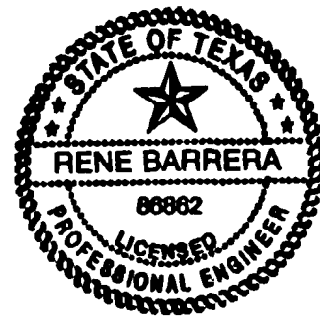
DATED THIS 12 DAY OF DECEMBER, 2006

[Signature]
CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE
STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN
PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE
OF THE AREAS BEING PLATTED HEREIN AS "MADISON PARK, PHASE I" SUBDIVISION, AS DESCRIBED
BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT
LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.

Rene Barrera, P.E. 10-16-06
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862



STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ 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 AND THAT THERE ARE NO VISIBLE
EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED
AS INDICATED.

Jose Mario Gonzalez 11-6-06
JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5571
RT. 1, BOX 171-G
EDCOUCH, TEXAS 78538



HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 2nd DAY OF
November, 2006

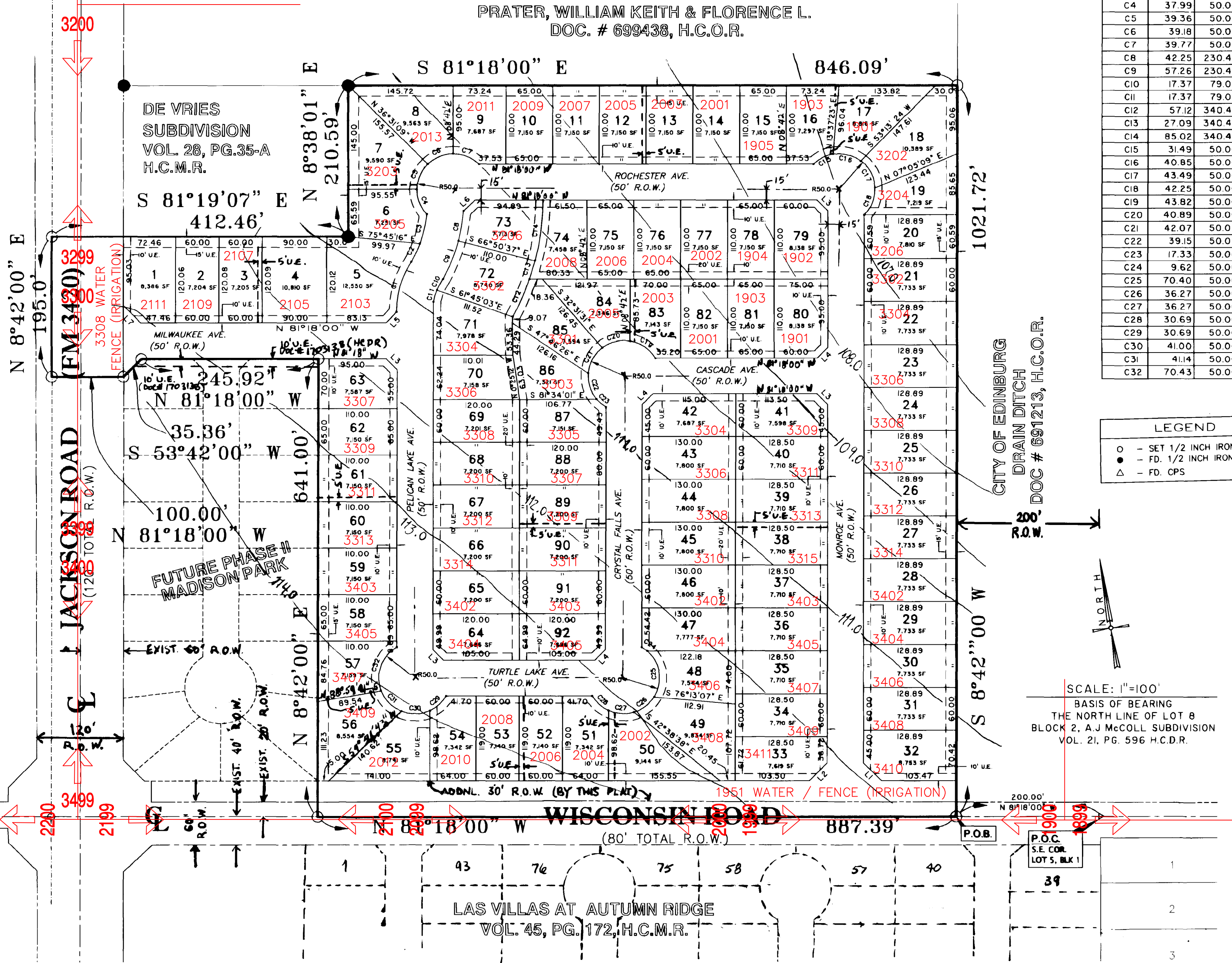
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED
UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAYS OR EASEMENTS.

[Signature] ATTEST: [Signature]
PRESIDENT SECRETARY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	J.Q.S. INVESTMENTS, LP	3907 SOUTH SUGAR ROAD	EDINBURG, TX. 78539	956-384-9290
ENGINEER:	RENE BARRERA, P.E.	1025 N. 10TH ST., STE. "A"	MCALLEN, TX. 78504	956-318-1116
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	302 W. UNIVERSITY, STE. C	EDINBURG, TX. 78539	956-380-5152

PRATER, WILLIAM KEITH & FLORENCE L.
DOC. # 699438, H.C.O.R.



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	74.06	124.39
C2	27.77	180.45
C3	42.05	180.45
C4	37.99	50.00
C5	39.36	50.00
C6	39.18	50.00
C7	39.77	50.00
C8	42.25	230.45
C9	57.26	230.45
C10	17.37	79.08
C11	17.37	79.08
C12	57.12	340.45
C13	27.09	340.45
C14	85.02	340.45
C15	31.49	50.00
C16	40.85	50.00
C17	43.49	50.00
C18	42.25	50.00
C19	43.82	50.00
C20	40.89	50.00
C21	42.07	50.00
C22	39.15	50.00
C23	17.33	50.00
C24	9.62	50.00
C25	70.40	50.00
C26	36.27	50.00
C27	36.27	50.00
C28	30.69	50.00
C29	30.69	50.00
C30	41.00	50.00
C31	41.4	50.00
C32	70.43	50.00

LEGEND		
○	SET 1/2 INCH IRON ROD	
●	FD. 1/2 INCH IRON ROD	
△	FD. CPS	

METES AND BOUNDS DESCRIPTION

A 22.125 ACRE TRACT OUT OF LOT 5, BLOCK 1, A. J. McCOLL TRACT, HIDALGO
COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME
21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 22.125 ACRE TRACT
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF
LOT 5, BLOCK 1, THENCE NORTH 8°18'00" WEST, WITH THE SOUTH LINE OF SAID LOT
1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF
LAND AND THE POINT OF BEGINNING;

THENCE NORTH 8°18'00" WEST, CONTINUING WITH THE SOUTH LOT LINE OF SAID LOT
1, A DISTANCE OF 887.39 FEET TO A HALF INCH IRON ROD SET FOR THE SOUTHWEST
CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°42'00" EAST, AT 20.00 FEET PASS THE NORTH RIGHT-OF-WAY
LINE OF WISCONSIN ROAD, AT 641.00 FEET IN ALL TO A HALF INCH IRON ROD SET FOR
AN INNER CORNER OF THIS TRACT OF LAND;

THENCE NORTH 8°18'00" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A
DISTANCE OF 245.92 FEET TO A HALF INCH IRON ROD SET FOR AN INNER CORNER OF
THIS TRACT OF LAND;

THENCE SOUTH 53°42'00" WEST, A DISTANCE OF 35.36 FEET TO A HALF INCH IRON
ROD SET ON THE EAST RIGHT-OF-WAY LINE JACKSON ROAD FOR AN OUTER CORNER
OF THIS TRACT OF LAND;

THENCE NORTH 8°18'00" WEST, A DISTANCE OF 100.00 FEET TO A HALF INCH IRON
ROD SET FOR THE NORTHERN MOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°42'00" EAST, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF
195.00 FEET TO THE SOUTHWEST CORNER OF THE DE VRIES SUBDIVISION, RECORDED
IN VOLUME 28, PAGE 35-A MAP RECORDS, FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 8°19'07" EAST (MAP S 8°18'00" E), WITH THE SOUTH LINE OF SAID
DE VRIES SUBDIVISION, AT 100.00 FEET PASS A HALF INCH IRON ROD SET AT THE EAST
RIGHT-OF-WAY LINE OF SAID JACKSON ROAD (FM 2061), AT 412.46 FEET (MAP 412.90")
IN ALL TO A HALF INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DE
VRIES SUBDIVISION, FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°38'01" EAST (MAP N 08°42'00" E), WITH THE EAST LINE OF SAID
DE VRIES SUBDIVISION, A DISTANCE OF 210.59 (MAP 210.50") FEET TO A HALF INCH
IRON ROD FOUND AT THE SOUTH LINE OF THE PRATER TRACT RECORDED IN
DOCUMENT NO. 699438 OFFICIAL RECORDS FOR THE NORTHEAST CORNER OF SAID DE
VRIES SUBDIVISION AND A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 8°18'00" EAST, A DISTANCE OF 846.09 FEET TO A HALF INCH IRON
ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°42'00" WEST, AT 1001.72 FEET PASS THE NORTH RIGHT-OF-WAY
LINE OF SAID WISCONSIN ROAD, AT 1021.72 FEET IN ALL TO THE POINT OF BEGINNING,
CONTAINING 22.125 ACRES OF LAND MORE OR LESS, OF WHICH 0.855 ACRE LIES IN
EXISTING ROAD RIGHT-OF-WAY LEAVING A NET AREA OF 21.27 ACRES OF LAND MORE
OR LESS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
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 49.21(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 OF
THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

DATE: 11/27/06

Recorded in Volume 52, Page 16
of the map records of Hidalgo
County, Texas
Arturo Guajardo, Jr.
County Clerk

FILED FOR RECORD IN
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON 11/27/06 AT 3:49 AM
AS A RECORDING NUMBER 1006944
[Signature] DEPUTY



1025 N. 10TH Street, Ste. "A"
McAllen, Texas 78504
956-318-1116
956-318-1118 (FAX)