SUBDIVISION PLAT OF THE MADISON PARK, PHASE I

BEING 22.125 ACRES TRACT OUT OF LOT 5, BLOCK I, A. J. McCOLL TRACT, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEROF 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

> / Samoer 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 10 DAY of October



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES. May 27, 3009

APPROVAL BY THE CITY OF EDINBURG PLANNING COMMISSION: , 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 _ 200 6



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

LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862

RENE BARRERA

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 GO REG. PROFESSIONAL LAND SURVEYOR #5571 RT. I, BOX 171-G

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE and DAY OF

🚧 MPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLAC UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

PRESIDENT

EDCOUCH, TEXAS 78538

PRINCIPAL CONTACTS:

J.Q.S. INVESTMENTS, LP RENE BARRERA, P.E. ENGINEER:

SURVEYOR: JOSE MARIO GONZALEZ, RPLS

3907 SOUTH SUGAR ROAD 0125 N. 10TH ST., STE."A"

ADDRESS

EDINBURG, TX. 78539 956-384-9290 McALLEN, TX. 78504 956-38-1116 EDINBURG, TX. 78539 956-380-5152 302 W. UNIVERSTIY, STE. C

CITY & ZIP

FAX

PHONE

956-384-9294 956-318-1118 956-380-5156

27.77 180.45 С3 42.05 | 180.45 37.99 50.00 PRATER, WILLIAM KEITH & FLORENCE L. 39.36 50.00 DOC. # 699438, H.C.O.R. С6 39.18 50.00 C7 39.77 50.00 С8 42.25 230.45 S 81°18'00" E 846.09 C9 57.26 230.45 CIO 17.37 17.37 79.08 DE VRIES CI2 57.12 340.45 0 15 7 0 16 1 0 1905 SF 8 10 1|8 13 14 C13 27.09 340.45 SUBDIVISION 7.687 SF 일 7,150 SF 일 7,150 SF 1 일 7,150 SF 7,150 SF 3 85.02 340.45 $\tilde{\epsilon}$ VOL. 28, PG.35-A C15 31.49 50.00 37 53 -65-00 9,590 SF 40.85 50.00 H.C.M.R. M 400,81,00 M ROCHESTER AVE. 43.49 (50' R.O.W.) 42.25 50.00 CIB S 81°19'07" N BP ID OO" C19 43.82 50.00 40.89 50.00 02 ----10' U.E. 128.89 42.07 50.00 C21 20 50.00 39.15 7.810 SF 17.33 128.89 C24 9.62 50.00 3480 72 70.40 50.00 12,550 SF ດ 7,204 SF ດ 7,205 SF ດ 7,733 SF 36.27 42° ___10' U.E. [] C27 36.27 50.00 ₹7.46 | 60.00 | 60.00 | - 83.13 ⁰22 C28 30.69 50.00 일 7,150 SF 🎾 7,150 SF 🙎 8,138 SF ' 3.5034 SF CZO S'UE O 7,733 SF 30.69 50.00 41.00 50.00 C30 -65:00- | + 65:00- | -60:00-∕ 128.89 CASCADE AVE. NOT 18'00" W 41.14 50.00 23 10'U.E. 245.92'T L 95,00— C32 70.43 50.00 70 7.733 SF √(50' R.O.W.) 7,**52,1**3[^) 7,158 SF 7.587 SF N 81°18'00" 24 42 69 Z,733 SF OF AIN 591 LEGEND 62 7.201 SF 128.89 O - SET 1/2 INCH IRON ROD 53°42'00"--W 25\ 0 **\40** FD. 1/2 INCH IRON ROD 7.733 SF 7.800 SF 7.200 SF \triangle – FD. CPS √26 7,733 SF 10.00 7.710 SE 100.007,299 SF IACIES ON 200 128.89 T = -128.50 - - + 27 R.O.W. 90 7.733 SF 59 28 91 7,733 SF 7.800 SF 7.710 SF 110.00 128.89 58 29 00 47 3 5 92 7,733 SF 7,710 SF 1066 SF 110.00 7.78.46 34F —Exist. 😘 a.o.w 128.89 ~¹⊣05.00 122.18 √30 \mathcal{O} 35 TURTLE LAKE AVE. 48 7,733 SF 7,710 SF ~(50' R.O.W.) 7.574/SF) SCALE: 1"=100' 128.89 A1.70 - 60.00 + 60.00 - 41.70 3 31 BASIS OF BEARING THE NORTH LINE OF LOT 8 7.733 SF 7,710 SF BLOCK 2, A.J McCOLL SUBDIVISION 53 **52** 9.83419F) F VOL. 21, PG. 596 H.C.D.R. 7,40 SF 0 7,140 SF 0 7,342 SF 0 7,342 SF 50` 32 S'UE 9,144 SF A.753 SF 7.619 SF 103.47 T64.00 + 60.00 + 60.00 + 64.00 + 103.50 - X ADDNL. 30' R.O.W (BY THIS PLAT)

> FLOOD ZONE X DEFINITION: ARAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN I FOOT OR WITH DRAINAGE AREAS LESS THAN I

SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. I. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP

- COMMUNITY PANEL NO. 480338 0030 E, REVISED JUNE 06, 2000.

2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT AND CENTER OF EACH LOT

MINIMUM SETBACKS ARE AS FOLLOWS: FRONT - 20 FEET; 15 FEET CUL-DE-SACS OR EASEMENT, WHICHEVER IS

GENERAL PLAT NOTES:

GREATER SIDE (INTERIOR) - 6 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE (CORNER) - 10 FEET OR EASEMENT, WHICHEVER IS GREATER

GARAGE (SIDE CORNER & CUL-DE-SAC) - 18.0 FEET REAR - 15% OF LOT DEPTH OR EASEMENT WHICHEVER IS GREATER (REAR SETBACK SHALL NOT EXCEED 40 FEET (CUL-DE-SAC LOTS SHALL HAVE A

REAR SETBACK OF 15.0 FEET OR EASEMENT WIDTH) THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEMS.

5. A TOTAL OF 57, 632 CF (1.32 AC-FT) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. (620 CF PER LOT)

6. ALL LOT CORNER SHALL BE MARKED WITH A HALF (1/2) INCH IRON ROD UNLESS OTHERWISE NOTED.

7. BENCHMARK: ELEV: II2.26 TOP OF DRAIN MANHOLE LOCATED ON THE EAST R.O.W. OF JACKSON ROAD AND APPROXIMATELY 680 FEET SOUTH OF WISCONSIN ROAD. (DATUM: NGVD 1929)

> 8. 50% PARKLAND DEDICATION FEE DUE AT BUILDING PERMIT STAGE ON ALL RESIDENTIAL LOTS. (125. PER LOT)

ONLY I SINGLE FAMILY DWELLING SHALL BE PERMITTED PER LOT AND NO PERMANENT STRUCTURE SHALL BE ALLOWED OVER ANY EASEMENTS.

10. A 4' FOOT SIDEWALK SHALL BE REQUIRED ALONG THE FRONTAGE OF ALL LOTS AT BUILDING PERMIT STAGE (AT 4.0 FT BEHIND BACK OF CURB)

II. A 5' SIDEWALK SHALL BE REQUIRED ALONG WISCONSIN ROAD AND JACKSON ROAD BY DEVELOPER DURING CONSTRUCTION OF SUBDIVISION, INCLUDING HANDICAP RAMPS IN ACCORDANCE WITH A.D.A. STANDARDS.

12. NO LOT SHALL HAVE DIRECT ACCESS ONTO JACKSON ROAD OR WISCONSIN

(NOTES CONT'D)

WISCONSIN ISOS D

13. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS. TRAFFIC CONTROL DEVICES, SIDEWALKS, LANDSCAPING AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

P.O.B.

LOT 5, BLK

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

MAINTENANCE OF ALL IMPROVEMENTS ARE RESPONSIBILITY OF THE

HOMEOWNER'S ASSOCIATION OR INDIVIDUAL LOT OWNERS.

NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.

17. MADISON PARK PHASE I WAS APPROVED WITH AN INNOVATIVE RESIDENTIAL DEVELOPMENT (IRD) WITH THE SETBACKS REFLECTED ON NOTE #3

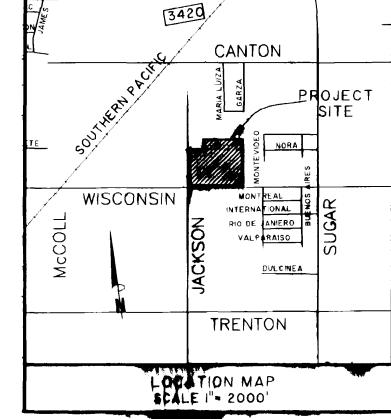
FILED FOR RECORD INC. HIDALGO COUNTY BY ARTURO GUAJARDO, JR. COUNTY CLERK

CURVE TABLE

CURVE | LENGTH | RADIUS

74.06 | 124.39

LENGTH BEARING LINE 35.95 S 36°18' E N 53°42' E 21.21 S 36°18' E L4 21.21 N 53°42' E 20.85 N 51° 48'26"E L6 21.72 N 55°01'53"E 35.36 L7] S 36°18' E



MADISON PARK PHASE I SUBDIVITION IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF JACKSON ROAD AND WISCONSIN ROAD. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF EDINBURG, TEXAS.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.

DATE PREPARED: MAY 10, 2005 DATE SURVEYED: MAY 2, 2005

METES AND BOUNDS DESCRIPTION

THIS TRACT OF LAND;

OF THIS TRACT OF LAND:

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

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF LOT 5, BLOCK I, THENCE NORTH 81º18'00" WEST, WITH THE SOUTH LINE OF SAID LOT I, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 81º18'00" WEST, CONTINUING WITH THE SOUTH LOT LINE OF SAID LOT I, 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 81º18'00" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT I, A DISTANCE OF 245.92 FEET TO A HALF INCH IRON ROD SET FOR AN INNER CORNER OF

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

THENCE NORTH 81º18'00" 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 I. 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 81º19'07"EAST (MAP S 81º18'00" 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 RAOD (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 PRATTER 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 81º18'00" EAST, A DISTNACE 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-0F-WAY LINE OF SAID WISCONSIN ROAD, AT 1021.72 FEET IN ALL TO THE POINT OF BEGINNNING, 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

HIDALGO COUNTY DRAINAGE DISTRICT NO. | CERTIFICATION HIDALGO COUNTY DRAINAGE DISTRICT NO. I 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. I

