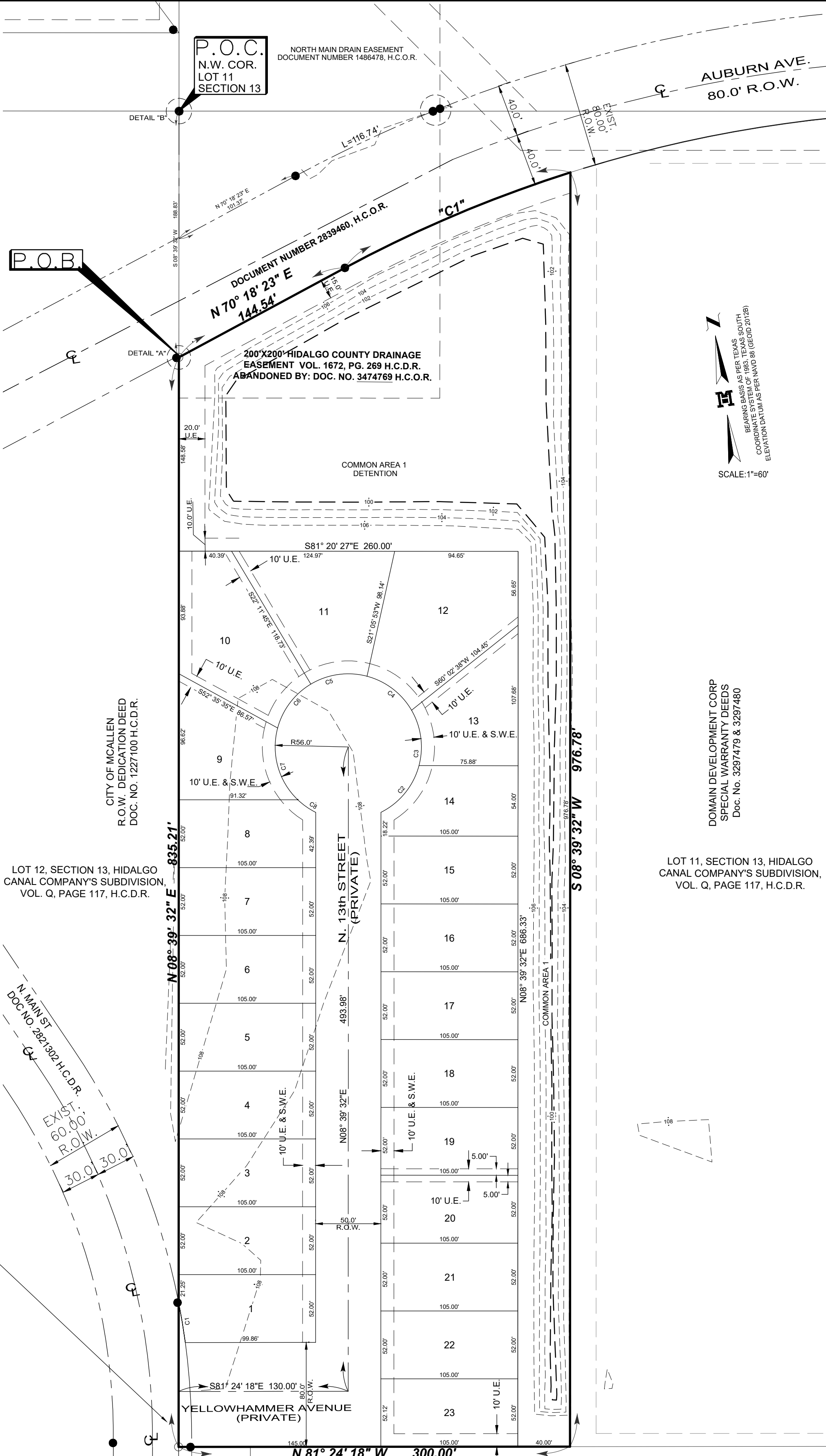
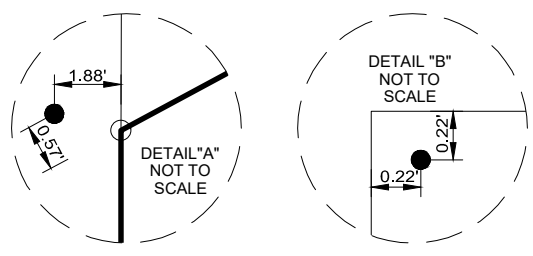


Lot Area Table		
Lot #	SQ. FT.	Area
1	5361.95	0.124
2	5459.97	0.125
3	5459.96	0.125
4	5459.95	0.125
5	5459.94	0.125
6	5459.93	0.125
7	5459.92	0.125
8	5387.19	0.124
9	5874.74	0.135
10	8499.14	0.195
11	8234.71	0.189
12	9866.18	0.226
13	5883.11	0.135
14	4994.88	0.115
15	5460.25	0.125
16	5460.25	0.125
17	5460.25	0.125
18	5460.25	0.125
19	5460.25	0.125
20	5460.25	0.125
21	5460.25	0.125
22	5460.25	0.125
23	5466.30	0.125
C.A.1	95135.08	2.184

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1*	187.97	1,002.00	010° 44' 55"	N75° 40' 51"E	187.70	94.26
C1	31.29	530.00	003° 22' 57"	N0° 48' 17"W	31.29	15.65
C2	47.55	56.00	048° 39' 02"	N47° 48' 40"E	46.13	23.61
C3	44.00	56.00	045° 01' 21"	N0° 58' 29"E	42.88	23.21
C4	44.07	56.00	045° 05' 18"	N44° 04' 51"W	42.94	23.25
C5	44.53	56.00	045° 33' 54"	N89° 24' 27"W	43.37	23.52
C6	43.16	56.00	044° 09' 47"	S45° 43' 43"W	42.10	22.72
C7	59.93	56.00	061° 18' 44"	S7° 00' 33"E	57.11	33.49
C8	16.78	56.00	017° 10' 08"	S46° 14' 59"E	16.72	8.15



DOMAIN DEVELOPMENT CORP
SPECIAL WARRANTY DEEDS
Doc. No. 3297479 & 3297480

LOT 11, SECTION 13, HIDALGO
CANAL COMPANY'S SUBDIVISION,
VOL. Q, PAGE 117, H.C.D.R.

LOT 12, SECTION 13, HIDALGO
CANAL COMPANY'S SUBDIVISION,
VOL. Q, PAGE 117, H.C.D.R.

LOT 13, SECTION 13, HIDALGO
CANAL COMPANY'S SUBDIVISION,
VOL. Q, PAGE 117, H.C.D.R.

LOT 1, BLOCK 1
VALENCIA MARKET PLACE
INSTRUMENT NUMBER 2244915, H.C.M.R.

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.W. COR. - NORTHWEST CORNER
 - C - CENTER LINE
 - C.A. - COMMON AREA
 - U.E. - UTILITY EASEMENT
 - U.E. & S.W.E. - UTILITY EASEMENT & SIDEWALK EASEMENT

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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TBPLS No. 10096900

DRAWN BY: R. DE JESUS DATE: 4-26-2024
REVISED BY: L.H. /A.A. DATE: 06-26-2025
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

SUBDIVISION MAP OF EMRY PLACE SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF 6.281 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.281 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 6.281 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORP, A TEXAS CORPORATION, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 3297479 AND DOCUMENT NUMBER 3297480, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.281 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, SECTION 13;

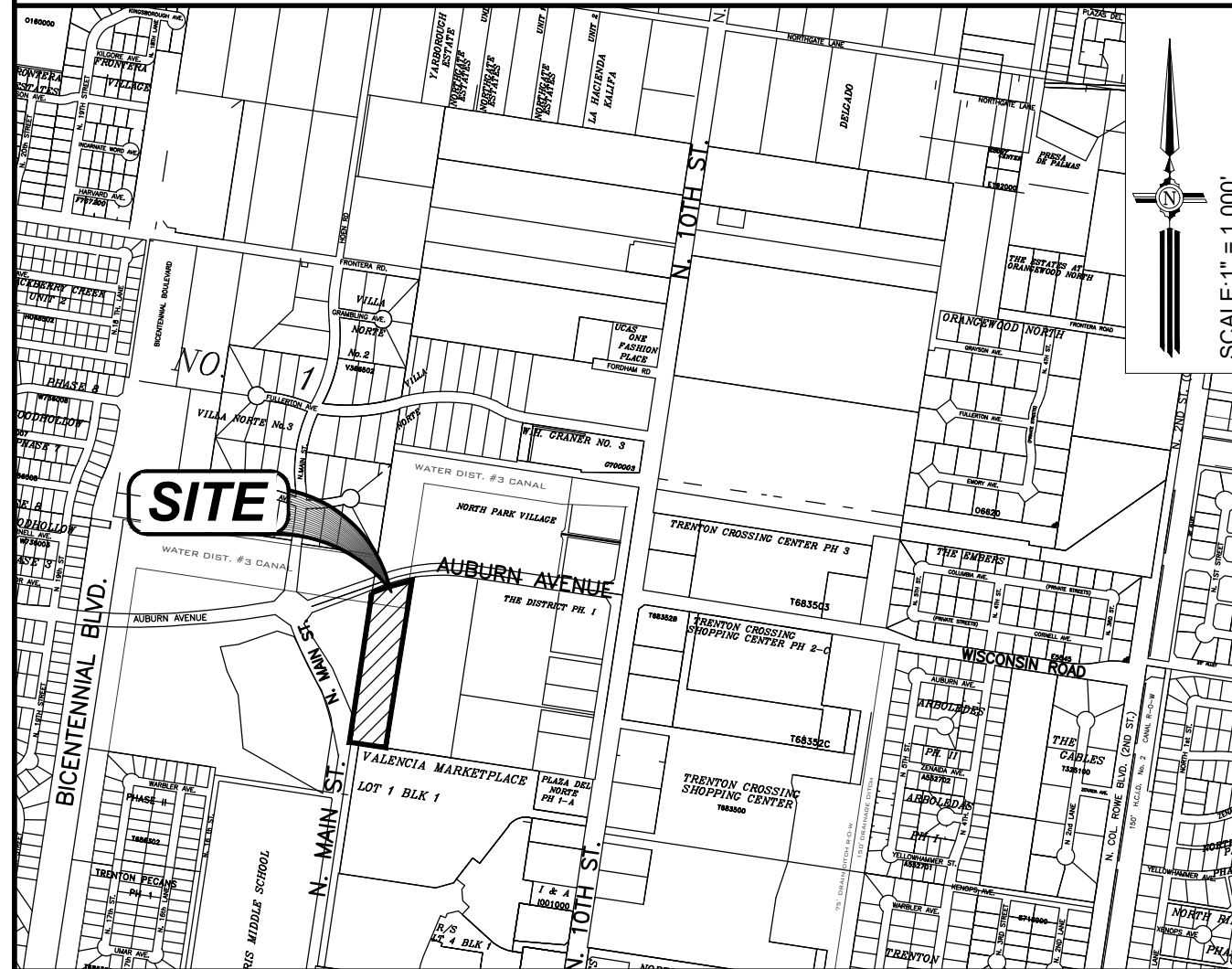
THENCE, S 08° 39' 32" W ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 97.93 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, CONTINUING A TOTAL DISTANCE OF 188.83 FEET TO A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 70° 18' 23" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 144.54 FEET TO A NO. 4 REBAR FOUND ALONG THE EXISTING SOUTH RIGHT WAY LINE OF AUBURN AVENUE FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 010° 44' 51", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 187.97 FEET, A TANGENT OF 94.26 FEET, AND A CHORD THAT BEARS N 75° 40' 51" E A DISTANCE OF 187.70 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 39' 32" W A DISTANCE OF 97.93 FEET TO A NO. 4 REBAR SET AT THE NORTH LINE OF LOT 1, BLOCK 1, VALENCIA MARKETPLACE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2244915, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 18" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 300.82 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE EXISTING EAST RIGHT-OF-WAY LINE OF N. MAIN STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 32" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 110.80 FEET PASS THE NORTH LINE OF N. MAIN STREET, CONTINUING A TOTAL DISTANCE OF 835.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.281 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE: FRONT AUBURN AVE. - 40 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS FRONT INTERIOR LOTS 1-23 - 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDE - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES. GARAGE - 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES. CORNER - 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
- CITY OF MCALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH ST. THE MONUMENT IS 188 FEET SOUTH OF THE CENTERLINE OF FULLERTON AVE. AND 12.8 FEET WEST OF BACK OF CURB OF N. 10TH ST. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4208 ELEVATION PER NAVD 88 (GEOID 2003) N=16626258.4143, E=1076796.43038, ELEV=106.63 BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE EAST SIDE OF PROPERTY WITH AN ELEVATION OF: 106.88
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 43,638 C.F. - 1.002 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS LOT 24.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH MAIN STREET, ALONG AUBURN AVENUE, AND OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTH MAIN STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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.
- 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH MAIN STREET.
- DETENTION AREAS, ANY PRIVATE STREETS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE EMRY PLACE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
- COMMON AREA 1 FOR DETENTION PURPOSE ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
- ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE

LOCATION MAP



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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