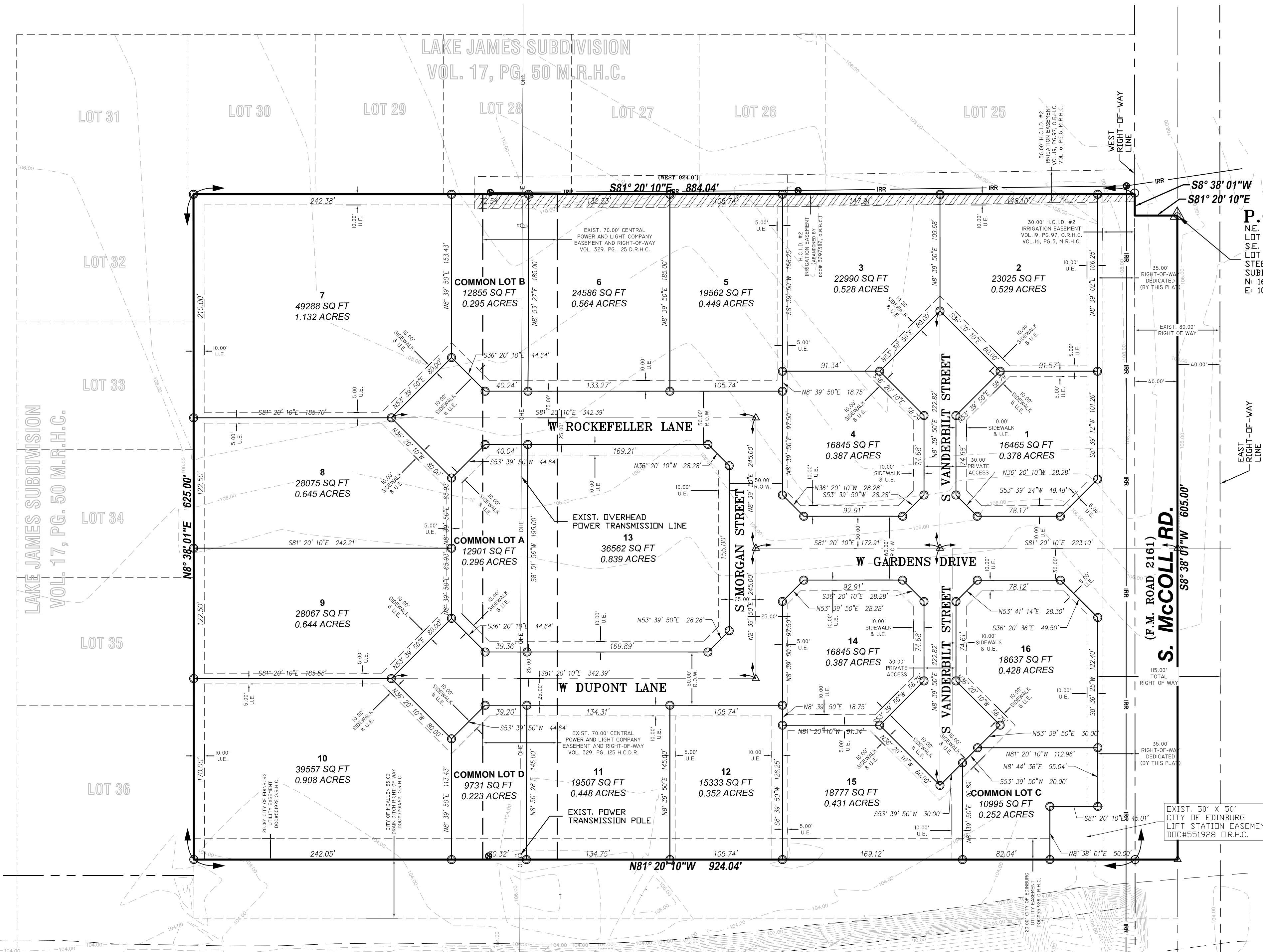


THE GARDENS AT LAKE JAMES SUBDIVISION (PRIVATE)

BEING A 13.240 ACRES TRACT OF LAND, SAME BEING OUT OF AND FORMING A PART OR PORTION OF LOT 2, BLOCK 1, AND LOT 2, BLOCK 2, STEELE AND PERSHING SUBDIVISION OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, DEED RECORDS OF HIDALGO COUNTY, TEXAS



SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE
PLANE
COORDINATES
NAD 83
TEXAS SOUTH
ZONE (4205)
WESTERN DATA
SYSTEMS NETWORK

| LEGEND | |
|--------|-------------------------------|
| ○ | SET 1/2 INCH IRON ROD |
| ● | FOUND 1/2 INCH IRON ROD |
| △ | FOUND 5/8 INCH IRON ROD |
| △ | FOUND COTTON PICKER SPINDLE |
| ⊗ | FOUND 60-D NAIL |
| △ | SET COTTON PICKER SPINDLE |
| — | POWER POLE |
| — | GUY WIRE |
| — | FOUND FENCE POST |
| — | TRAFFIC SIGN |
| — | WATER METER |
| — | WATER VALVE |
| — | IRRIGATION STAND PIPE |
| (XXXX) | DEED RECORD CALL |
| XXXX | NATURAL GROUND |
| △ | CALCULATED POINT |
| — | ELECTRICAL & UTILITY EASEMENT |

| ABBREVIATION LEGEND | |
|---------------------|---------------------------------|
| F.B.S.L. | FRONT BUILDING SETBACK LINE |
| R.B.S.L. | REAR BUILDING SETBACK LINE |
| S.B.S.L. | SIDE BUILDING SETBACK LINE |
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| S.W.C. | SOUTHWEST CORNER |
| F.T. | FARM TRACT |
| F.M. | FARM-TO-MARKET |
| U.E. | UTILITY EASEMENT |
| E&U.E. | ELECTRICAL AND UTILITY EASEMENT |
| C.L. | CENTER LINE |
| L.O. | LOT LINE |

P.O.B.
NE. CRN.
LOT 2, BLOCK 2
S.E. CRN.
LOT 2, BLOCK 1
STEELE & PERSHING
SUBDIVISION
N: 16627354.1002
E: 1082777.3494

METES AND BOUNDS DESCRIPTION

BEING A 13.240 ACRES TRACT OF LAND, SAME BEING OUT OF AND FORMING A PART OR PORTION OF LOT 2, BLOCK 1, AND LOT 2, BLOCK 2, STEELE AND PERSHING SUBDIVISION OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 13.240 ACRES BEING OUT OF THE FOLLOWING:

- A PART OR PORTION OF THE EAST 14.0 ACRES OF THE NORTH 20.0 ACRES OF THE SAID LOT 2, BLOCK 2, STEELE AND PERSHING SUBDIVISION OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, SAID 14.0 ACRES BEING THE SAME LAND DESCRIBED IN A DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MARGIE T. BATES TO JOHN RYCKMAN WILLIS AND WIFE, LOUCILLE WILLIS, RECORDED IN VOLUME 1260, PAGE 88, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL OF A CALLED 0.812 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM THE CITY OF EDINBURG, TEXAS TO HAIDER INVESTMENTS, LLC, DATED AUGUST 17, 2021, RECORDED IN DOCUMENT # 3257077, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

AND SAID 13.240 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHEAST CORNER OF THE SAID LOT 2, BLOCK 2, SAME POINT BEING THE SOUTHEAST CORNER OF THE SAID LOT 2, BLOCK 1, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINE OF FM ROAD 2161 (N MCCOLL ROAD) AND CANTON ROAD, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 8°38'01" W ALONG THE EAST LINE OF THE SAID LOT 2, BLOCK 2, SAME BEING ALONG THE CENTERLINE OF FM ROAD 2161 (N MCCOLL ROAD), A DISTANCE OF 605.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°20'10" W ACROSS THE SAID LOT 2, BLOCK 2, SAME BEING ALONG THE NORTH LINE OF A CALLED 55.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT OF WAY, RECORDED IN DOCUMENT # 3201462, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE WEST LINE OF THE SAID EAST 14.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 2, BLOCK 2, AND SAME BEING A POINT ON THE EAST BOUNDARY LINE OF A CALLED LAKE JAMES SUBDIVISION, RECORDED IN VOLUME 17, PAGE 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 40.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF FM ROAD 2161 (N MCCOLL ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 84.04 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°38'01" E ACROSS THE SAID LOT 2, BLOCK 2, SAME BEING ALONG THE WEST LINE OF THE SAID EAST 14.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 2, BLOCK 2, AND SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID LAKE JAMES SUBDIVISION, TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID LAKE JAMES SUBDIVISION, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.812 ACRES TRACT, A DISTANCE OF 622.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°20'10" E ACROSS THE SAID LOT 2, BLOCK 1, SAME BEING ALONG THE SOUTH LINE OF THE SAID LAKE JAMES SUBDIVISION, AND SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.812 ACRES TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF FM ROAD 2161 (N MCCOLL ROAD), SAME POINT BEING THE NORTHEAST CORNER OF THE SAID 0.812 ACRES TRACT, A DISTANCE OF 84.04 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°38'01" W ACROSS THE SAID LOT 2, BLOCK 1, SAME BEING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF FM ROAD 2161 (N MCCOLL ROAD), TO A POINT ON THE DIVIDING LINE BETWEEN THE SAID LOT 2, BLOCK 1, AND LOT 2, BLOCK 2, A DISTANCE OF 20.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°20'10" E ALONG THE DIVIDING LINE BETWEEN THE SAID LOT 2, BLOCK 1, AND LOT 2, BLOCK 2, A DISTANCE OF 40.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 13.240 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE EAST 40.00 FEET (0.556 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF FM ROAD 2161 (N MCCOLL ROAD).

CITY OF EDINBURG STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **THE GARDENS AT LAKE JAMES SUBDIVISION (PRIVATE)** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2021.

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

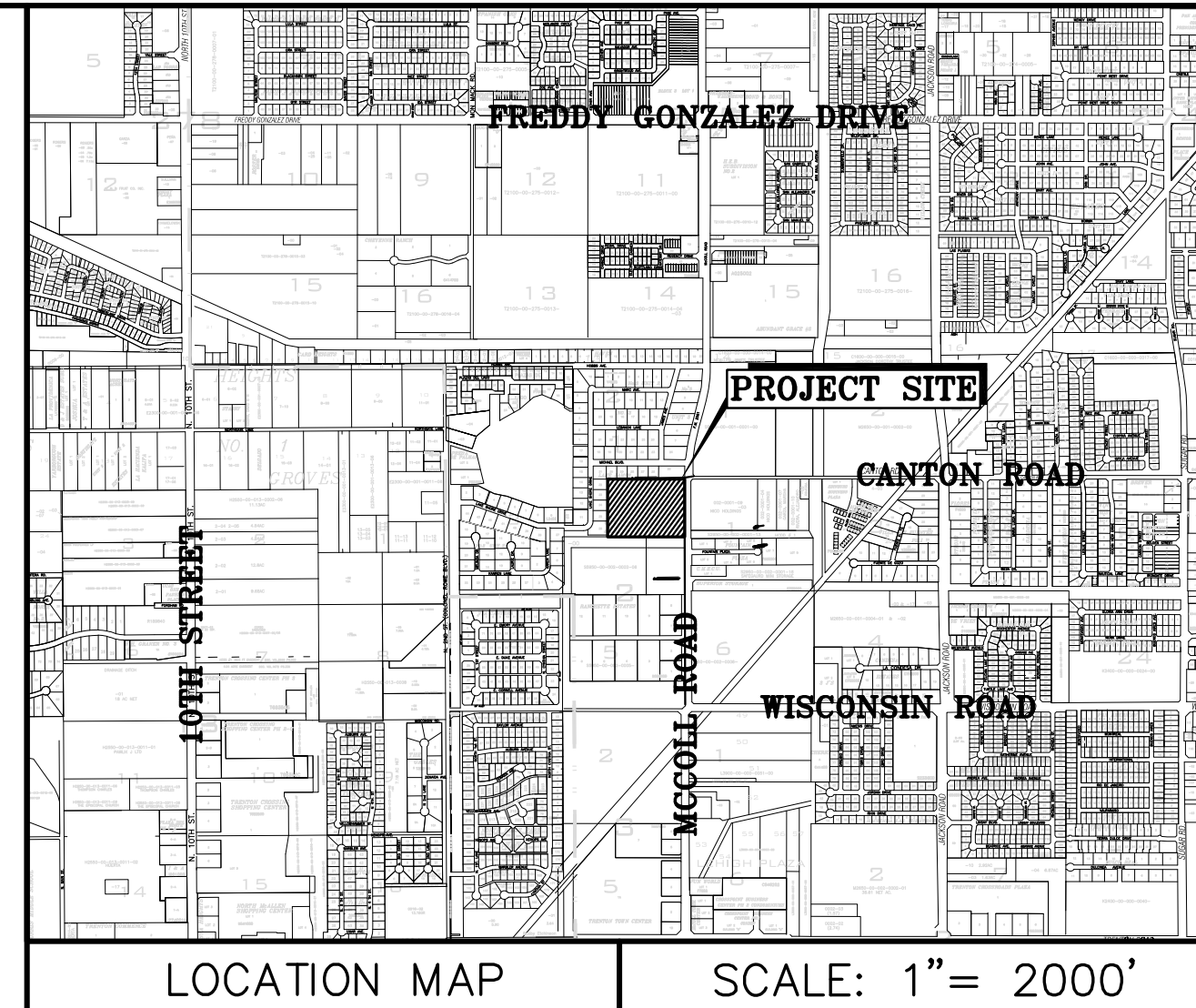
STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **THE GARDENS AT LAKE JAMES SUBDIVISION (PRIVATE)** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _____ DAY OF _____, 2021.

MAYOR, CITY OF EDINBURG DATE

SECRETARY, CITY OF EDINBURG DATE

| NAME | ADDRESS | PHONE & FAX |
|---------------------------------------|-------------------------------|-------------------------------|
| OWNER: HAIDER INVESTMENTS LLC | 100 E. NOLANA AVE., SUITE 130 | (956) 661-8888 |
| ENGINEER: IVAN GARCIA, P.E., R.P.L.S. | 921 SOUTH 10TH AVE. | (956) 380-5152 (956) 380-5083 |
| SURVEYOR: IVAN GARCIA, P.E., R.P.L.S. | 921 SOUTH 10TH AVE. | (956) 380-5152 (956) 380-5083 |



LOCATION MAP SCALE: 1"= 2000'

GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X" (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, COMMUNITY PANEL NO. 480338 0030 E, REVISED DECEMBER 16, 2003.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 7.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- BENCHMARKS (B.M.):
SANITARY SEWER MANHOLE LID LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. TOP OF M.H. ELEV.=104.06 (N.A.V.D. 88) NORTHING:16626904.78 EASTING:1081773.97 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
- DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **44,181** CUBIC- FEET OR **1,014** ACRES-FEET OF STORM WATER RUNOFF.
- ONLY ONE SINGLE FAMILY DWELLING PER LOT
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK WITH ADA RAMP IS REQUIRED ALONG MCCOLL ROAD AND ALONG ALL STREET FRONTAGE FOR COMMON LOTS A, B, C, AND D AT THE TIME OF SUBDIVISION. 5' SIDEWALK WITH ADA RAMP ARE REQUIRED FOR ALL INTERIOR STREETS DURING BUILDING PERMIT STAGE.
- THE HOMEOWNERS' ASSOCIATION FOR ALL THE LOTS MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
- ALL COMMON ACCESS, PARKING LAND, AND LANDSCAPING AREAS WILL BE MAINTAINED BY LOT OWNERS.
- THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.
- THIS PROPERTY IS ZONED NEIGHBORHOOD CONSERVATION 7.1 (NC7.1)
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0 X SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____, 2021.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 - STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2021.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



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

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

By: _____ DEPUTY

PRINCIPAL CONTACTS:

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

PLAT SHEET
THE GARDENS AT LAKE JAMES SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:
O.A./E.D.T.

SCALE:
1" = 60'

DATE:
AUGUST, 2021

PROJECT:
SUB 20 007

REVISIONS:

PAGE NO.
1-OF-1