VOL 23 PG 113 B

S 81°35'00" E ~ 1,458.40' LOT 1, BLK. 6, A.J. McCOLL SUBD.

EAST LAUREL AVENUE

60' R.O.W.

30' MINIMUM BUILDING SETBACK LINE

BLOCK ~ 5

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7

10' MINIMUM BUILDING SETBACK LINE

5' UTILITY EASEMENT & 5' MINIMUM BUILDING SETBACK LINE

24' ALLEY

5' MINIMUM BUILDING SETBACK LINE & UTILITY EASEMENT

BLOCK ~ 4

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7

30' MINIMUM BUILDING SETBACK LINE

10' MINIMUM BUILDING SETBACK LINE

10' MINIMUM BUILDING SETBACK LINE

20' ALLEY

BLOCK ~ 3 LOT 4

BLOCK ~ 3 LOT 3

BLOCK ~ 3 LOT 2

BLOCK ~ 3 LOT 1

10' MINIMUM BUILDING SETBACK LINE & UTILITY EASEMENT

5' MINIMUM BUILDING SETBACK LINE & UTILITY EASEMENT

50' MINIMUM BUILDING SETBACK LINE

20' MINIMUM BUILDING SETBACK LINE

EAST JASMINE AVENUE

60' R.O.W.

30' MINIMUM BUILDING SETBACK LINE

BLOCK ~ 2

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6

10' MIN. BLDG. SETBACK LINE

5' MINIMUM BUILDING SETBACK LINE & UTILITY EASEMENT

50' MINIMUM BUILDING SETBACK LINE

24' ALLEY

5' MINIMUM BUILDING SETBACK LINE & UTILITY EASEMENT

BLOCK ~ 1

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6

30' MINIMUM BUILDING SETBACK LINE

10' MINIMUM BUILDING SETBACK LINE

150' MIN. BLDG. SETBACK

30' DEDICATION TO THE CITY OF McALLEN

LOT 6, BLK. 11, STEELE & PERSHING SUBD.

N 08°29'00" E ~ 1,320.00'

75' DEDICATION TO CITY OF McALLEN FOR A DRAIN DITCH R.O.W.

N. "K" CENTER STREET

N 08°29'00" W ~ 1,320.00'

NORTH JACKSON ROAD

30' DEDICATION TO THE CITY OF McALLEN

N 81°35'00" W ~ 1,458.40'

EAST HACKBERRY AVENUE

HACKBERRY BUSINESS PARK

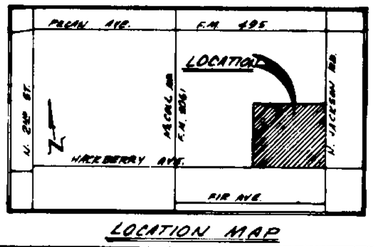
MANNERING SUBD.

S.E. CORNER LOT 2, BLK. 6

| CURVE DATA | | | | |
|---|---|---|---|---|
| No. | DELTA | RADIUS | TANGENT | LENGTH |
| "1" | 90° 00' 00" | 10.00' | 10.00' | 15.71' |
| "2" | 90° 00' 00" | 5.00' | 5.00' | 7.85' |

DATE OF PREPARATION: JUNE 1, 1983

L.L. RODRIGUEZ and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
McAllen, Texas




LOCATION MAP

**GENERAL NOTES:**

1. MINIMUM FLOOR ELEVATION SHALL BE 76.+ 18".
2. A 4.0' SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF JACKSON RD., ALONG THE NORTH SIDE OF HACKBERRY AVENUE, ALONG THE SOUTH SIDE OF E. LAUREL AVE AND ALONG THE EAST SIDE OF N. "K" CENTER STREET.
3. ACCESS POINTS FROM JACKSON RD. WILL BE LIMITED AS FOLLOWS: W/ LOT 6, BLOCK 1 AND LOT 6 BLOCK 2 WILL HAVE NO ACCESS FROM JACKSON RD.; LOT 1-4 BLOCK 3 WILL HAVE 2 ACCESS POINTS AS FOLLOWS: ONE BETWEEN LOTS 1 & 2 AND ONE BETWEEN LOTS 3 & 4. THESE ACCESS POINTS ARE TO BE UTILIZED BY ALL LOT OWNERS HERE, TO COMMON PARKING AREAS.
4. THE CITY OF McALLEN SHALL HAVE A 10'x10' STREET EASEMENT AT ALL STREET INTERSECTIONS.
5. CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY IN EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AT THE RIGHT LOCATION WHICH SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

CHECKED FOR DRAINAGE

Recorded in Book 23 Page 113 B of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

Scale: 1"=100'

# SUBDIVISION PLAT OF MARKET CENTER SUBDIVISION

A 14.194 ACRE TRACT BEING ALL OF LOT 2, BLOCK 6, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Richard Moore
RICHARD MOORE, OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Moore, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF August A.D. 1983

Douglas H. Martens
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

FILED
AUG 16 1983
COUNTY CLERK, HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2

ON THIS 19th DAY OF July A.D. 1983

J.R. Morris
PRESIDENT

Bert Tate
SECRETARY

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Cora Walker
Date Aug. 15, 1983

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Othal E. Brand
MAYOR, CITY OF McALLEN

THIS PLAT OF MARKET CENTER SUBDIVISION WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 26th DAY OF July A.D. 1983

Val J. Wolford
CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Roberto Hinojosa
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF August A.D. 1983

Linda Hinojosa
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

82047