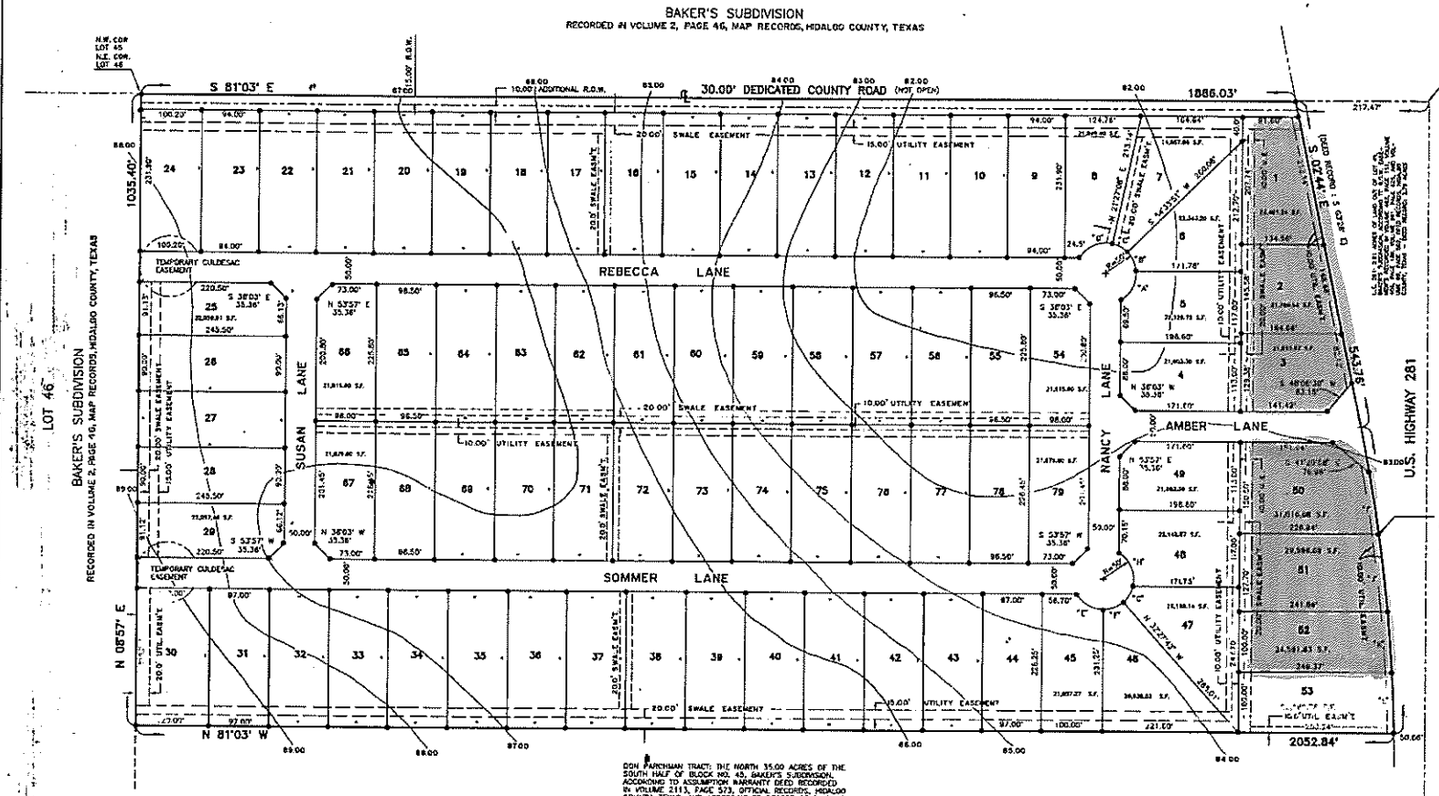


DON PARCHMAN TRACT: THE NORTH 35.00 ACRES OF THE SOUTH HALF OF BLOCK NO. 45, BAKER'S SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2113, PAGE 573, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DECREE OF DIVORCE RECORDED IN VOLUME 2581, PAGE 244, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

TAMARRON ESTATES

BEING A SUBDIVISION OF 47.19 ACRES OUT OF THE NORTH HALF OF LOT 45, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 47.19 ACRE TRACT OF LAND OUT OF THE NORTH HALF OF LOT 45, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2113, PAGE 946, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CENTERLINE OF A 30.00 FOOT DEDICATED COUNTY ROAD (NOT OPEN) FOR THE NORTHWEST CORNER OF LOT 45, THE NORTHEAST CORNER OF LOT 46, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°03'E, ALONG THE NORTH LINE OF LOT 45, AND THE CENTERLINE OF SAID 30.00 FOOT DEDICATED COUNTY ROAD, A DISTANCE OF 1886.03 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET ON THE WEST R.O.W. LINE OF U.S. 281 (2.81 ACRES OF LAND OUT OF LOT 45, BAKER'S SUBDIVISION, ACCORDING TO R.O.W. EASEMENTS RECORDED IN VOLUME 462, PAGE 151, VOLUME 406, PAGE 187, VOLUME 951, PAGE 425, AND VOLUME 999, PAGE 502, DEED RECORDS, HIDALGO COUNTY TEXAS - DEED RECORD: 2.79 ACRES) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 02°44'E (DEED RECORD: S 03°26'E), ALONG THE WEST R.O.W. LINE OF U.S. 281, PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 15.32 FEET FOR THE INTERSECTION OF THE WEST R.O.W. LINE OF U.S. 281, AND THE SOUTH R.O.W. LINE OF SAID 30.00 FOOT DEDICATED COUNTY ROAD, A TOTAL DISTANCE OF 543.75 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET AT THE BEGINNING OF A CURVE TO THE RIGHT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; IN A SOUTHEASTERLY DIRECTION, ALONG THE WEST R.O.W. LINE OF U.S 281 AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A DELTA OF 10°30'07" AND A RADIUS OF 2765.00 FEET, AN ARC DISTANCE OF 506.81 FEET (DEED RECORD: 507.00 FEET) TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE DON PARCHMAN TRACT (THE NORTH 35.00 ACRES OF THE SOUTH HALF OF BLOCK NO. 45, BAKER'S SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2113, PAGE 573, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DECREE OF DIVORCE RECORDED IN VOLUME 2581, PAGE 244, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°03'W, ALONG THE NORTH LINE OF THE DON PARCHMAN TRACT, A DISTANCE OF 2052.84 FEET TO A 1/2" IRON PIPE FOUND ON THE WEST LINE OF LOT 45, AND THE EAST LINE OF LOT 46 FOR THE NORTHWEST CORNER OF THE DON PARCHMAN TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°57'E, ALONG THE WEST LINE OF LOT 45 AND THE EAST LINE OF LOT 46, PASSING A 1/2" IRON ROD FOUND AT 1025.15 FEET FOR THE NORTH R.O.W. LINE OF THE ABOVE MENTIONED 30.00 FOOT DEDICATED COUNTY ROAD, A TOTAL DISTANCE OF 1035.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.19 ACRES OF LAND MORE OR LESS

GENERAL NOTES

1.- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING
C.I.N. 480334 0325C
MAP REVISED: NOV. 16, 1982.

2.- ONE SINGLE FAMILY DWELLING PER LOT

3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET.

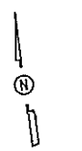
4.- LEGEND: ⊙ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

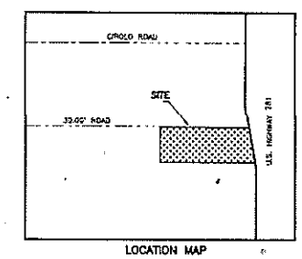
5.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6.- MINIMUM BUILDING SETBACK LINES

FRONT	30.00'
REAR	40.00'
SIDE	7.00'
SIDE ABBUTING STREET	15.00'

7.- DRIVEWAYS MUST BE PROVIDED FOR ALL DRIVEWAYS





LOCATION MAP

CURVE	DELTA	RADIUS	LENGTH
A	64°49'07"	50.00'	56.54'
B	39°34'53"	50.00'	34.53'
C	37°04'42"	50.00'	28.90'
D	73°10'05"	50.00'	63.77'
E	60°06'00"	50.00'	52.58'
F	41°24'43"	50.00'	36.14'
G	49°31'00"	50.00'	34.55'
H	60°06'19"	50.00'	52.53'
I	02°06'59"	2765.00'	102.14'
J	02°59'55"	2765.00'	128.58'
K	02°04'41"	2765.00'	100.29'
L	02°04'26"	2765.00'	100.06'

STATE OF TEXAS

COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE TAMARRON ESTATES SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, LANDS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

HERB SOURLOCK

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERB SOURLOCK KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18th DAY OF May, 1995

SUSAN J. HEADLEY
MY COMMISSION EXPIRES
APR 29, 1997

SUSAN J. HEADLEY- NOTARY PUBLIC

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
JACK A. HEADLEY
4384
SURVEYOR

JACK A. HEADLEY
R.P.L.S. No. 4384 5-23-95

STATE OF TEXAS

COUNTY OF HIDALGO

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

STATE OF TEXAS
REGISTERED
MANAF M. HAMOUDI
42519
PROFESSIONAL ENGINEER

MANAF M. HAMOUDI
P.E. No. 44549 5/18/95

19th Sept 95

Approved

5/26/95

30 page 113

County, Texas
Maiden and Maint. Rec.

Approved 9-19-95

5-30-95

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. (210) 381-6480

DATE DRAWN : MAY 18, 1995
BY : G.A.