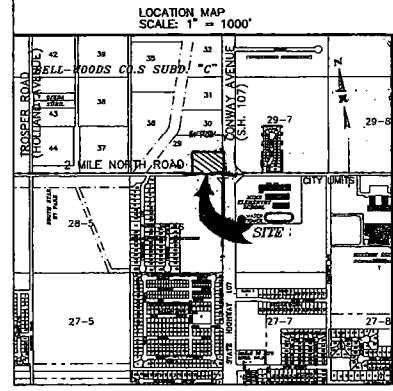


DESCRIPTION OF PETER PIPER PIZZA SUBDIVISION
 METES AND BOUNDS DESCRIPTION
 A TRACT OF LAND CONTAINING 2.433 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 29, BELL-WOODS CO'S SUBDIVISION "C" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 22, HIDALGO COUNTY MAP RECORDS, SAID 2.433 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A No. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF 2 MILE NORTH ROAD FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT, SAID NO. 4 REBAR BEARS N 81° 29' 46" W A DISTANCE OF 132.28 FEET AND N 08° 30' 14" E A DISTANCE OF 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 29;
 THENCE, N 81° 29' 46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF 2 MILE NORTH ROAD, A DISTANCE OF 200.67 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE, N 08° 30' 14" E AT A DISTANCE OF 30.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE OF CONWAY AVENUE (STATE HIGHWAY 107), CONTINUING A TOTAL DISTANCE OF 285.36 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE, S 81° 29' 46" E A DISTANCE OF 388.95 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF CONWAY AVENUE (STATE HIGHWAY 107), FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE, S 08° 31' 15" W ALONG THE WEST RIGHT-OF-WAY LINE OF CONWAY AVENUE (STATE HIGHWAY 107), A DISTANCE OF 185.37 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
 THENCE, S 53° 30' 14" W ALONG A RIGHT-OF-WAY CLIP LINE OF CONWAY AVENUE (STATE HIGHWAY 107), AT A DISTANCE OF 99.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE OF 2 MILE NORTH ROAD ACCORDING TO THE HIDALGO COUNTY THROUGHFARE PLAN, CONTAINING A TOTAL DISTANCE OF 141.44 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.433 ACRES, OF WHICH 0.209 OF ONE ACRE LIES IN THE FUTURE ADDITIONAL RIGHT-OF-WAY ACCORDING TO THE HIDALGO COUNTY THROUGHFARE PLAN, LEAVING A NET OF 2.224 ACRES OF LAND, MORE OR LESS.



PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: DOMESTREAM PARTNERS, LP A TEXAS LIMITED PARTNERSHIP J. KIRK ROBINSON MANAGER JUDY ROBINSON MANAGEMENT COMPANY, L.C. A TEXAS LIMITED LIABILITY COMPANY	4445 N. MESA SUITE 100B, PASO, TX 79602	(915) 541-8217	(915) 351-3500	(915) 351-3500
ENGINEER: FRED L. KURTH	115 W. MONTYRE, EDINBURG, TX 78539	(261) 381-0981	(261) 381-1839	(261) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MONTYRE, EDINBURG, TX 78539	(261) 381-0981	(261) 381-1839	(261) 381-1839

MAP OF PETER PIPER PIZZA SUBDIVISION

BEING A RESUBDIVISION OF 2.433 ACRES BEING A PART OR PORTION OF LOT 29 BELL-WOODS CO'S SUBDIVISION "C" AS RECORDED IN VOL. 5, PG. 22, H.C.M.R. HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "C" AREA OF MINIMAL FLOODING - PANEL NO. 480334 0400 C EFFECTIVE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
 - SETBACKS:** FRONT: 50 FEET SH 107 (CONWAY AVE.) FROM: 35 FEET 2 MILE ROAD (1/2 OF R.O.W. NOT TO EXCEED 50') REAR: 15.00 FEET OR GREATER FOR EACH END SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 40.00 FEET
 - GENERAL NOTE FOR COMMERCIAL LOT:** LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS, AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
 - MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD AT CENTER OF LOT. 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. NO. 1 - ELEV. 128.8 M.A.S. 83 DESCRIPTION: OBSERVED CONTROL STAMPED STEWART-1 LOCATED ON F.M. 495 & STEWART ROAD, LOCATED N 18608778.57 & 185004.95 OR APPROXIMATELY 43 FEET NORTH OF F.M. 495 & 30 FEET WEST OF STEWART ROAD. B.M. NO. 2: ELEV. 138.35 M.A.S. 83 DESCRIPTION: N 16614128.749 & E 1042869.236 OR SQUARE CUT AT NORTHWEST CORNER OF CONCRETE HANDICAP RAMP LOCATED THE NORTHWEST INTERSECTION OF CONWAY BOULEVARD (S.H. 107) & MALE 2 NORTH ROAD, ELEV. 138.35.
 - DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO OBTAIN A TOTAL OF 12,585 CUBIC FEET OR 0.209 ACRE-FEET OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (RUNOFF WILL BE OBTAINED WITHIN THE DRAINAGE SWALE AND POND ANY OVERFLOW WILL DRAIN INTO THE ROAD SIDE DITCHED FLOWING SOUTH ULTIMATELY DISCHARGING IN THE MISSION LATERAL).
 - DRAINAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES EXCEPT EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF DRAINAGE SWALE EASEMENT, THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.** EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, CROCOD GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.** BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED.**
 - 5 FOOT SIDEWALK REQUIRED BY DEVELOPER ALONG THE WEST SIDE OF CONWAY AVENUE (S.H.107) & ALONG THE NORTH SIDE OF 2 MILE NORTH ROAD DURING BUILDING PERMIT STAGE.**
 - AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO THE MAINSEWER PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).**
 - DRAINAGE SWALES, DRIVEWAY ENTRANCE, AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.**
 - SUBJECT TO BLANKET EASEMENT TO OPAL PER VOL.359, PG. 440 H.C.D.R.**

LINE TABLE

LINE	BEARING	LENGTH
1.1'	N81°29'46"W	6.35'
1.2'	N08°31'15"E	23.00'
1.3'	N08°33'03"E	14.97'
1.4'	N81°29'46"W	8.13'
1.5'	N08°33'03"E	10.00'
1.6'	N81°29'46"W	8.15'
1.7'	N08°31'15"E	28.84'
1.8'	S81°29'46"W	17.60'
1.9'	N81°29'46"W	24.00'
1.10'	N08°31'15"E	24.00'
1.11'	S81°29'46"W	17.60'
1.12'	N08°33'03"E	23.16'
1.13'	N34°14'53"W	16.74'
1.14'	S08°31'15"E	33.42'
1.15'	N08°33'03"E	10.00'
1.16'	N08°33'03"E	24.00'

INDEX TO SHEET OF PETER PIPER PIZZA SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S CERTIFICATION; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 2: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION; REVISION NOTES; WATER AND SEWER DISTRIBUTION MAP.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE CONSTRUCTION DETAILS.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE 12 DAY OF April, 2007

Attest: *Fred L. Kurth*
 SECRETARY

UNITED IRRIGATION DISTRICT RIGHT OF WAY AND EASEMENT LANGUAGE

- All irrigation easements are exclusive to United Irrigation District, and the District allows no other utilities or use without express approval.
- No utility company or other person is allowed to cross above or below ground any District easement or right of way with lines, poles, open ditches or other use without first obtaining a crossing permit from the District.
- No permanent structure, (example, fences or driveways of any construction) will be allowed to be constructed or exist on any District easement or right of way without written approval by the District. Any unauthorized structure in this easement area is subject to removal.
- No utility company or other person is allowed to connect to any District facility without first obtaining a permit from the Irrigation District. Any connection not authorized by the District is subject to removal.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.002(C) AND § 212.003(A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PETER PIPER PIZZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.002(C) AND § 212.003(A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PETER PIPER PIZZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON October 8, 2007

Calvin
 MAYOR OF THE CITY OF MISSION

Anna
 SECRETARY OF THE CITY OF MISSION

DATE: 9/19/07

PAZ CHAIRMAN OF THE CITY OF MISSION

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ ON _____

_____ HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

J. KIRK ROBINSON & JUDY ROBINSON AS OWNERS OF THE LAST ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PETER PIPER PIZZA SUBDIVISION SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.002 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Judy Robinson
 DOMESTREAM PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP
 J. KIRK ROBINSON MANAGER
 JUDY ROBINSON MANAGEMENT COMPANY, L.C. A TEXAS LIMITED LIABILITY COMPANY
 4445 N. MESA SUITE 100 EL PASO, TEXAS 79902

DATE: _____
 DOMESTREAM PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP
 J. KIRK ROBINSON MANAGER
 JUDY ROBINSON MANAGEMENT COMPANY, L.C. A TEXAS LIMITED LIABILITY COMPANY
 4445 N. MESA SUITE 100 EL PASO, TEXAS 79902

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. KIRK ROBINSON & JUDY ROBINSON, AS OWNERS OF THE LAST ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PETER PIPER PIZZA SUBDIVISION, AND THEY REQUESTED THAT I ATTEST TO THE VALIDITY OF THE INSTRUMENTS THEY WERE PRESENTING TO ME. I HAVE REVIEWED THE INSTRUMENTS AND AM SATISFIED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND I HAVE EXAMINED THE SAME FOR THE PURPOSES AND CONSTRUCTION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF June, 2007.

Janet A. Ferrell
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PETER PIPER PIZZA SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09-20-06 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

Fred L. Kurth
 FRED L. KURTH, RPE # 54151 RPLS # 4750
 115 W. MONTYRE, EDINBURG, TX 78539
 DATE PREPARED: 09-20-06
 T-792 PG. 61, 63-64 JOB NO. 06182 JOB NO. 06008.40

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

I HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE, § 211.03. 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. 1
 BY: *Fred L. Kurth*

M Melden & Hunt Inc.
 CONSULTANTS - ENGINEERS - SURVEYORS
 115 W. MONTYRE, EDINBURG, TX 78539
 PHONE: (261) 381-0981 FAX: (261) 381-1839
 515 E. 2nd St. Edinburg, TX 78541
 PHONE: (361) 381-0981 FAX: (361) 381-1839
 ESTABLISHED 1947