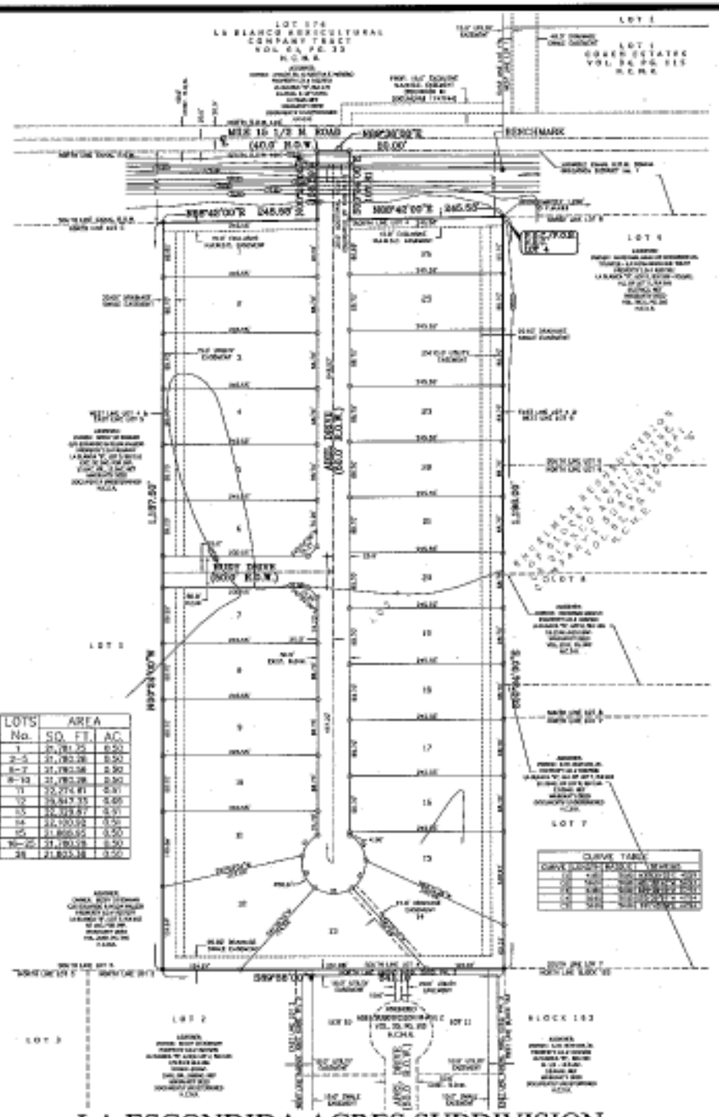

LA ESCONDIDA ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 14.95 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 4, OF A RE-SUBDIVISION OF BLOCKS 164, 165 AND 166 OF SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, A PORTION OF A DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY LOCATED SOUTH OF AND ADJACENT TO MILE 15 1/2 NORTH ROAD LYING WEST OF F.M. 493.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

LA ESCONDIDA ACRES SUBDIVISION, IS LOCATED ALONG THE SOUTH SIDE OF MILE 15 1/2 ROAD AND APPROXIMATELY 1.24±0.5 WEST FROM THE INTERSECTION WITH LA BLANCA ROAD (FM 493). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 16,840 / 2000 CENSUS). LA ESCONDIDA ACRES SUBDIVISION, LIES APPROXIMATELY 6.5 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S 5 EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001. LIES IN PRECINCT No.4

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KYLE BENNETT	P.O. BOX 365	LA BLANCA, TEXAS 78566-0365	(956) 464-4430	(956) 464-3507
ENGINEER:	DAVID O. SALINAS	2013 SYCAMORE	MCALLEN, TEXAS 78501	(956) 682-9061	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2013 SYCAMORE	MCALLEN, TEXAS 78501	(956) 682-9061	(956) 686-1489

LEGEND

SCALE 1" = 100'

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT .....20.00' OR GREATER FOR EASEMENTS.
   REAR .....15.00' OR GREATER FOR EASEMENTS.
   SIDE .....6.00' OR GREATER FOR EASEMENTS.
   CORNER SIDE .....10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE DESIGNATION: ZONE "B"
   FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY PANEL NO. 480334 0450 C
   EFFECTIVE DATE NOVEMBER 16, 1982
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHTS-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0425 C EFFECTIVE DATE NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR SUBMITTED NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RECONSTRUCTION WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
3. MINIMUM FINISH FLOOR ELEVATION
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 20" ABOVE TOP OF ROAD ON 17" ABOVE NATURAL GROUND. ENGINEER'S CERTIFICATE MAY BE REQUIRED FOR LOT SLOPES. PRIOR TO ISSUANCE OF A BUILDING PERMIT, EVIDENCE THAT THE TIME FOR APPLICATION FOR CONSTRUCTION IN WATER 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.
4. DRAINAGE
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 24,000.24 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON THIRD SHEET FOR DRAINAGE DETENTION.
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND PLAT VARIANCE APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
7. NO STRUCTURE SHALL BE ERECTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, SHRUBBERY, TREES, NUMBERS, BEDS, AND OTHER PLANTINGS (EXCEPT LOW LIES GRASS 18 INCHES MAXIMUM HEIGHT) UNLESS GRADES, SHAPES, OR PLANTINGS ARE OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
   THE SUBDIVISION SHALL UTILIZE ONE OSSF FACILITY IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES, CHAPTER 285 FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE SYSTEM SHALL BE REQUIRED FOR COMMERCIAL AND/OR MULTI-FAMILY USE.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORITIES
   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORITIES HIDALGO COUNTY DEPARTMENT AND THE SOIL ANALYSIS REPORT INDICATES THAT THE SOILS ARE SUITABLE FOR SUBDIVISION OF SUBJECT TO THE SUBDIVISION PLAT. DRAINAGE DETENTION, WATER AND SEWERAGE FACILITIES, THE SOIL ANALYSIS REPORT SHALL BE A STANDARD DEPTH, WIDTH AND DESCRIPTION OF EACH FIELD SYSTEM.
   E. ADDITIONAL "OSSF" PERMIT APPLICATIONS ARE REQUIRED INCLUDING VARIANCE, LOT PLANNING VARIANCE PRIOR TO OCCUPYING A LOT.
10. KYLE BENNETT, THE OWNER & SUBDIVIDER OF LA ESCONDIDA SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
11. 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 ESTIMATES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. BENCHMARK NOTE:
    THE FOLLOWING BENCHMARK IS REFERRED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
    B.M. - ELEV. 70.25 DESCRIPTION: X MARK ON CONCRETE CANAL SOUTH SIDE AND 42.30 FEET NORTH OF NORTHEAST CORNER OF SAID LOT 4.
14. ALL PUBLIC UTILITY EASEMENTS DEPICTED ON THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY WATER SUBDIVISION RULES. OR INDICATE THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
15. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL OF THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL AND MULTIFAMILY LOT AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO PERMIT OR LEAD CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED.
16. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 26, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owner(s) of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor"whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove pipe distribution lines and appurtenances over and across the tracts shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the eases mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state transition widens or relocates the public road so as to require the relocation of this eases the on landside Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement, and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement contained herein was obtained or financed through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for as long as the Grantee uses it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____day of 200____.

DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), KYLE BENNETT, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS LA ESCONDIDA ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____ DATE
OWNER: KYLE BENNETT
P.O. BOX 365
LA BLANCA, TEXAS 78566-0365

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LA ESCONDIDA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2008.

ATTEST:

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____ M. ON _____ AND WAS RECORDED IN BOOK _____ VOLUME(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ____M. ON _____, 2008.

_____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS LA ESCONDIDA ACRES SUBDIVISION AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

_____ DATE
DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ DATE
DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). 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: _____ DATE: _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS THE_____ DAY OF _____, 2_____.

ATTEST: _____
PRESIDENT

SECRETARY

LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2201 BAYFORD AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-06-03025
DATE OF SURVEY: JULY 25, 2006
DATE PREPARED: MARCH 26, 2008

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

BEING A 14.95 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 4, OF A RE-SUBDIVISION OF BLOCKS 164, 165 AND 166 OF SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, A PORTION OF A DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY LOCATED SOUTH OF AND ADJACENT TO MILE 15 1/2 NORTH ROAD LYING WEST OF F.M. 493. SAID 14.95 ACRE TRACT OF LAND IS MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 4, LOCATED ON THE SOUTH LINE OF SAID DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF MILE 15 1/2 NORTH ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 1,109.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 4 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 88 DEGREES 36 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 541.18 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 4 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 1,180.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 88 DEGREES 42 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF SAID IRRIGATION DISTRICT RIGHT-OF-WAY, A DISTANCE OF 544.88 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 00 DEGREES 24 MINUTES WEST, A DISTANCE OF 108.09 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH LINE OF SAID IRRIGATION DISTRICT RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 15 1/2 NORTH ROAD, FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 88 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 15 1/2 NORTH ROAD, A DISTANCE OF 30.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 00 DEGREES 24 MINUTES EAST, A DISTANCE OF 107.91 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH LINE OF SAID DONNA IRRIGATION DISTRICT RIGHT-OF-WAY AND THE NORTH LINE OF SAID LOT 4 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, NORTH 88 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID IRRIGATION DISTRICT RIGHT-OF-WAY AND THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 545.30 FEET TO THE POINT OF BEGINNING, CONTAINING 14.95 ACRES OF LAND, MORE OR LESS.

DRAWING SOURCE: REDUCED PLAT OF SUBDIVISION OF BLOCKS 164, 165 AND 166 OF SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS.
H:\SUBDIVISION\PLATS\LAESCONDIDA.DWG\METES&BOUNDS.DWG.11.95

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX SHEET OF LA ESCONDIDA ACRES SUBDIVISION

SHEET 1	[illegible]
SHEET 2	[illegible]
SHEET 3	[illegible]

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2013 SYCAMORE - MCALLEN, TEXAS 78501
(956) 682-9061 (956) 686-1489 (FAX)