

R. Gutierrez Engineering Corporation

130 E. Park
Pharr, TX 78577

Invoice Number: 2706
Friday, June 26, 2009

Invoice

To: Hidalgo County Precinct No. 2
301 E. State St.
Pharr, TX 78577
Attention: Hector Palacios, Commissioner

Project: ENG08.024L Pct. 2 Administrative Offices Civil Site Plan & Subdivision Plat

Project Manager: Luis Nava
Professional Services for the Period: 04/07/2009 to 06/26/2009

Billing Group: 01 Phased Fixed Fee
Civil Site Plan & Subdivision Plat

Contract #: C-08-381-09-16(WA#12)(PO#624632)

| <u>Phase</u> | <u>Phase Fee</u> | <u>Percent Complete</u> | <u>Fee Earned</u> | <u>Prior Billing</u> | <u>Current Fee</u> |
|-------------------------|------------------|-------------------------|-------------------|----------------------|--------------------|
| Preliminary Engineering | 20,000.00 | 100.00 | 20,000.00 | 0.00 | 20,000.00 |
| Design Phase | 12,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Construction Phase | 8,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Subdivision Plat | 7,500.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Phases: | | | | | \$20,000.00 |

Billing Fee: \$47,500.00

INVOICE RECEIVED BY:
Nava ON 6/30/09
GOODS/SERVICES RECEIVED BY:
Hector Palacios ON 6/26/09

Phase Billing Totals: \$20,000.00

Billing Group Subtotal: 20,000.00

Project Totals:

***** Total Project Invoice Amount: \$20,000.00**

624632

Ramiro Gutierrez
Ramiro Gutierrez
President

| | |
|-----------------------------|------------|
| 9-1334-431-00-122-021-0-720 | \$3,100.00 |
| 9-1334-441-00-122-041-0-720 | \$6,400.00 |
| 9-1334-441-00-122-041-0-720 | \$1,500.00 |
| 9-1334-415-00-122-042-0-720 | \$3,800.00 |
| 9-1336-412-00-122-043-0-720 | \$5,200.00 |

Req. #157431

R. Gutierrez Engineering Corporation

June 26, 2009

Hector "Tito" Palacios
County Commissioner
Hidalgo County Precinct No. 2
301 E. State Street
Pharr, TX 78577

RE: Precinct 2 Administrative Offices Civil Site Plan & Subdivision Plat – Invoice
Project No: ENG08.024L

Dear Commissioner Palacios:

I am submitting an invoice for the above referenced project. We are 100% complete with the preliminary engineering phase of this project. Enclosed is a copy of the preliminary subdivision plat for your review.

If you have any questions, please call Ramiro or myself so that we may discuss them. You can call us at 956-782-2557 or Ramiro on his mobile at 956-227-2154.

Sincerely,



Jaime Jaimez, Jr.
Accounting Manager

Attachment(s)

cc: Files

R. Gutierrez Engineering Corporation

Transmittal Form

TO: Commissioner Palacios
Hidalgo County Precinct No. 2
301 E. State St.
Pharr, TX 78577

FROM: Jaime Jaimez, Jr.
SUBJECT: Pct. 2 Admin Offices Civil Site Plan & Subd Plat
PROJECT NO.: ENG08,024L
DATE: June 30, 2009

WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA Hand Delivery THE FOLLOWING ITEMS:

BLUEPRINTS PLANS SHOP DRAWINGS CD
 CHANGE ORDER SAMPLES PAYMENT REQUEST OTHER: INVOICE
 BID TABULATION CONTRACT DOCUMENTS RECORD DRAWINGS 3 1/2" DISKETTE

| QUANTITY / SETS | DATED | ITEM DESCRIPTION |
|-----------------|------------|-------------------------|
| 1 | 06/26/2009 | Invoice No. 2706 |
| 1 | 06/26/2009 | Cover Letter |
| 1 | - | Prelim Subdivision Plat |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

THESE ARE TRANSMITTED AS CHECKED BELOW:

FOR BIDS DUE APPROVED AS NOTED FOR YOUR RECORDS
 FOR APPROVAL APPROVED AS SUBMITTED FOR YOUR ACKNOWLEDGEMENT
 FOR YOUR USE RETURN FOR CORRECTIONS RESUBMIT FOR APPORVAL
 AS REQUESTED FOR FURTHER PROCESSING ON LOAN
 FOR REVIEW AND COMMENT FOR SIGNATURE OTHER

COMMENTS: _____

RECEIVED
 Mary Meave

JUN 30 09

Copy Distribution: file

Received by: _____

Hidalgo County
 PRECINCT #2

BASIS OF BEARING AS PER LOS MARINEROS SUBDIVISION PHASE I VOL. 34, PG. 82, M.R.H.C.



Exist. 65.00' Hidalgo County Drain District #1

LOT 220
KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

Exist. 110.00' Hidalgo County Drain District #1
ID #0326558

S 81°35'00" E 521.95'

Hidalgo County Drainage District #1 Easement
Rec. in Vol. 1026, Pg. 530, D.R.H.C.

Exist. 65.00' Hidalgo County Drain District #1

KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

LOT 229

Owner: Hidalgo County Drainage District No. One

FND. No. 4 REBAR

S 81°35'00" E 514.00'

FND. No. 4 REBAR

LOT 230
KELLY PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.
Owner: Pharr-San Juan-Alamo
Hidalgo County Drainage District
Warranty Deed
Document No. 1749234, D.R.H.C.

899.00'

LOT 1
10.75-ACRES
468,150.80 SF

10.00' UTIL. ESMT.

30.00' UTIL. ESMT.

35'x30' Exst. Lift Station No. 40 in
Utility Easement in favor of
CITY OF PHARR
Rec. in Doc. No. 34807, D.R.H.C.

SET No. 4 REBAR

P.O.B.
FND. CPS
S.W. CORNER OF
LOT 229
KELLY-PHARR SUBD.
VOL. 3, PG. 133-134
D.R.H.C.

LOT 237
KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

LOT 236
KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

SUBDIVISION PLAT
OF

Precinct No. 2 Office Complex
Subdivision

AN ADDITION TO THE CITY OF PHARR,
BEING A 10.75-ACRE TRACT OF LAND
OUT OF LOT 229,
KELLY PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS;
AS PER MAP RECORDED IN
VOLUME 3, PAGE 133, M.R.H.C.

METES AND BOUNDS DESCRIPTION:

BEING A 10.75-ACRE TRACT OF LAND OUT OF LOT 229, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.75-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 229 AND OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 229, A DISTANCE OF 899.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 229, A DISTANCE OF 514.00 FEET TO A No. 4 REBAR FOUND FOR THE WEST LINE OF LOS MARINEROS SUBDIVISION (VOLUME 34, PAGE 82, M.R.H.C.) AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF LOS MARINEROS SUBDIVISION, A DISTANCE OF 709.00 FEET TO A No. 4 REBAR FOUND ON THE NORTH RIGHT OF WAY LINE OF DOLPHIN LANE AND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE NORTH RIGHT OF WAY LINE OF DOLPHIN LANE, A DISTANCE OF 319.2 FEET TO A No. 4 REBAR FOUND ON THE NORTH RIGHT OF WAY LINE OF SAID DOLPHIN LANE AND FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF LOS MARINEROS SUBDIVISION, A DISTANCE OF 150.00 FEET PAST A No. 4 REBAR SET FOR THE PROPOSED NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, CONTINUING ON THE SAME BEARING A DISTANCE OF 170.00 FEET PAST A No. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, CONTINUING FOR A TOTAL DISTANCE OF 190.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF SAID LOT 229 AND FOR THE SOUTHWEST CORNER OF LOS MARINEROS SUBDIVISION AND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 229, A DISTANCE OF 545.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.75-ACRES OF LAND MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE _____ DAY OF _____ 200____ NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT - H.C.I.D. No. 2 _____ SECRETARY _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 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. ONE

APPROVAL BY PLANNING AND ZONING COMMISSION: APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____ 200____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

GENERAL NOTES:

1. COMMERCIAL DWELLING
2. MINIMUM FLOOR ELEVATION SHALL BE 24 INCHES ABOVE TOP OF CURB ON SAM HOUSTON, TO INSURE THAT BUILDINGS ARE ABOVE THE 100 YR. FLOOD ELEVATION.
3. THE SUBDIVISION IS IN ZONE "AH" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.
4. PROPOSED SETBACKS AS PER CITY ORDINANCE
5. BENCHMARK:
6. A 5 FOOT STANDARD CITY SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG HALL ACRES ROAD AT THE TIME OF BUILDING PERMIT, WITH THE SITE PLAN APPROVAL.
7. A MINIMUM OF _____ DETENTION SHALL BE PROVIDED AS PART OF SITE PLAN APPROVAL PRIOR TO BUILDING PERMIT.
8. SITE PLAN MUST BE APPROVED BY THE CITY PRIOR TO BUILDING PERMIT/CONSTRUCTION.
9. NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED, UNLESS FIRE PROTECTION IS IN PLACE.
10. ADDITIONAL FIRE HYDRANTS, WATER LINE AND BLUE REFLECTORS (\$25 EA.) TO BE REQUIRED UPON ISSUANCE OF BUILDING PERMIT.
11. NO DIRT OR SPOIL SHALL BE STORED OR DEPOSITED-EVEN TEMPORARILY-ON A RIGHT OF WAY FOR ANY REASON.
12. ANY DETENTIONS BELOW A DEPTH OF THREE FEET SHALL BE ENCLOSED WITH A FENCE.
13. CONSTRUCTION SHALL COMPLY WITH ALL STORM WATER POLLUTION PREVENTION PLAN (SW39) (TPDES) REQUIREMENT.



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: JUNE 2009
DATE SURVEYED: JUNE 2009

STATE OF TEXAS
COUNTY OF HIDALGO

(WE) THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS (SUBDIVISION NAME) SUBSCRIBED HERETO, DOES(DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS:

ADDRESS:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 200____

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

MY COMMISSION EXPIRES

I, LUIS J. NAVA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY-SUBJECT TO REVISIONS

LUIS J. NAVA
LICENSED PROFESSIONAL ENGINEER No. 94121
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO, JR., 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISIONS

PABLO SOTO JR.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

CITY OF PHARR, CLERK
DATE: _____

CITY OF PHARR, MAYOR
DATE: _____

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |
| | | | | |
| | | | | |



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558