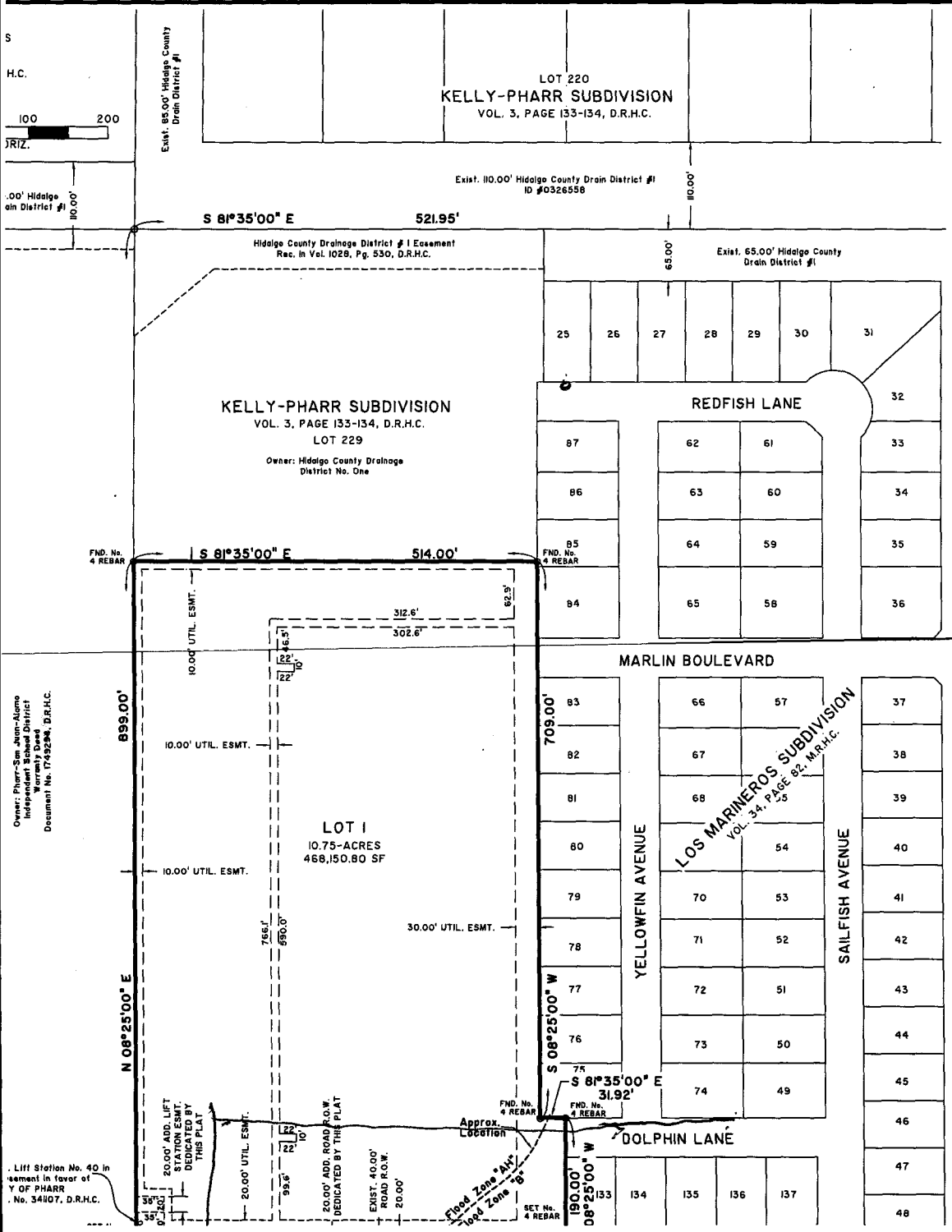

SUBDIVISION PLAT OF *Precinct No. 2 Office Complex Subdivision*

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.

GENERAL NOTES:

1. COMMERCIAL DWELLING
2. MINIMUM FLOOR ELEVATION SHALL BE 24 IN BUILDINGS ARE ABOVE THE 100 YR. FLOOD ELE
3. THE SUBDIVISION IS IN ZONE "AH" ON A FLOO
4. PROPOSED SETBACKS AS PER CITY ORDINAN
5. BENCHMARK:
6. A 5 FOOT STANDARD CITY SIDEWALK WITH A TIME OF BUILDING PERMIT, WITH THE SITE PLAN
7. A MINIMUM OF _____ DETENTION SHALL BE BUILDING PERMIT.
8. SITE PLAN MUST BE APPROVED BY THE CITY
9. NO CONSTRUCTION OF ANY STRUCTURE IS A
10. ADDITIONAL FIRE HYDRANTS, WATER LINE A ISSUANCE OF BUILDING PERMIT.
11. NO DIRT OR SPOIL SHALL BE STORED OR DEI REASON.
12. ANY DETENTIONS BELOW A DEPTH OF THRE
13. CONSTRUCTION SHALL COMPLY WITH ALL S REQUIREMENT.

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 HIDLAGO 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 SECOND 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 31.92 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