

BASIS OF BEARING AS PER LOS MARINEROS SUBDIVISION PHASE I VOL. 34, PG. 62, M.R.H.C.



Exist. 80.00' Hidalgo County Drain District #1

LOT 220  
KELLY PHARR SUBDIVISION  
VOL. 3, PAGE 133-134, D.R.H.C.  
Owner: Pharr-Eng, John-Alonso  
Independent Island District  
Document No. 1748284, D.R.H.C.

35'x30' Exist. LHM Station No. 40 in Utility Easement in favor of CITY OF PHARR  
Rec. in Doc. No. 34307, D.R.H.C.

P.O.B. FIG. 678 S.W. CORNER OF LOT 229 KELLY-PHARR SUBD. VOL. 3, PG. 133-134 D.R.H.C.

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

Exist. 80.00' Hidalgo County Drain District #1

Hidalgo County Drain District #1 Easement  
Rec. in Vol. 1028, Pg. 850, 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

LOT 1  
10.75-ACRES  
468,150.89 SF

REDFISH LANE

MARLIN BOULEVARD

YELLOWFIN AVENUE

DOLPHIN LANE

LOS MARINEROS SUBDIVISION  
VOL. 34, PAGE 62, M.R.H.C. PHASE I

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, PAGES 133-134, DEED 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 AT THE SOUTHWEST CORNER OF LOT 229 FOR THE SOUTHWEST CORNER 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, AT 20.0 FEET PASS A No. 4 REBAR FOUND AT THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD AT A TOTAL 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 AT THE WEST LINE OF LOS MARINEROS SUBDIVISION PHASE I (VOLUME 34, PAGE 62, 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 SAID LOS MARINEROS SUBDIVISION PHASE I, A DISTANCE OF 709.00 FEET TO A No. 4 REBAR FOUND AT 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 SAID DOLPHIN LANE, A DISTANCE OF 319.2 FEET TO A No. 4 REBAR FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID LOS MARINEROS SUBDIVISION PHASE I, A DISTANCE OF 170.00 FEET PAST A No. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF SAID HALL ACRES ROAD, AT A TOTAL DISTANCE OF 190.00 FEET TO A COTTON PICKER SPINDLE FOUND AT THE SOUTH LINE OF SAID LOT 229 FOR THE SOUTHWEST CORNER OF LOS MARINEROS SUBDIVISION PHASE I AND 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 49.21(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 ELEVATION = 90.00'
3. FLOOD ZONE DESIGNATION: ZONE "AH" COMMUNITY PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 8, 1992
4. PROPOSED SETBACKS AS PER CITY ORDINANCE
5. BENCHMARK ELEVATION: 99.80, CITY OF PHARR BENCHMARK #28, NORTHING: 1066887.763, EASTING: 106688.398, LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF GAGE BLVD. AND HALL ACRES ROAD, APPROXIMATELY 438' EAST FROM THE CENTER LINE OF GAGE BLVD. AND 2' NORTH FROM THE CENTER LINE OF HALL ACRES ROAD.
6. A 5 FOOT STANDARD CITY SIDEWALK WITH ADA RAMP 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 (825 EA) TO BE REQUIRED UPON ISSUANCE OF BUILDING PERMIT.
11. NO DIRT OR SPILL 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 (SWPPP) (TPDES) REQUIREMENT.



LOCATION MAP  
PREPARED BY: R. GUTIERREZ ENGINEERING CORP.  
130 E. PARK AVE.  
PHARR, TEXAS 78577  
FIRM No. 486  
DATE PREPARED: JUNE 2009  
DATE SURVEYED: JUNE 2009

STATE OF TEXAS  
COUNTY OF HIDALGO

(I/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

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RAMIRO GUTIERREZ, 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

RAMIRO GUTIERREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 65948  
R. GUTIERREZ ENGINEERING CORP.  
130 E. PARK  
PHARR, TEXAS 78577

STATE OF TEXAS  
COUNTY OF HIDALGO

I, PABLO SOTO, J., 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  
FIRM No. 486

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

**R. Gutierrez**  
Engineering  
Corporation  
*Professional Engineers & Land Surveyors*  
130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558  
FIRM No. 486

JOB No. ENG060.024L