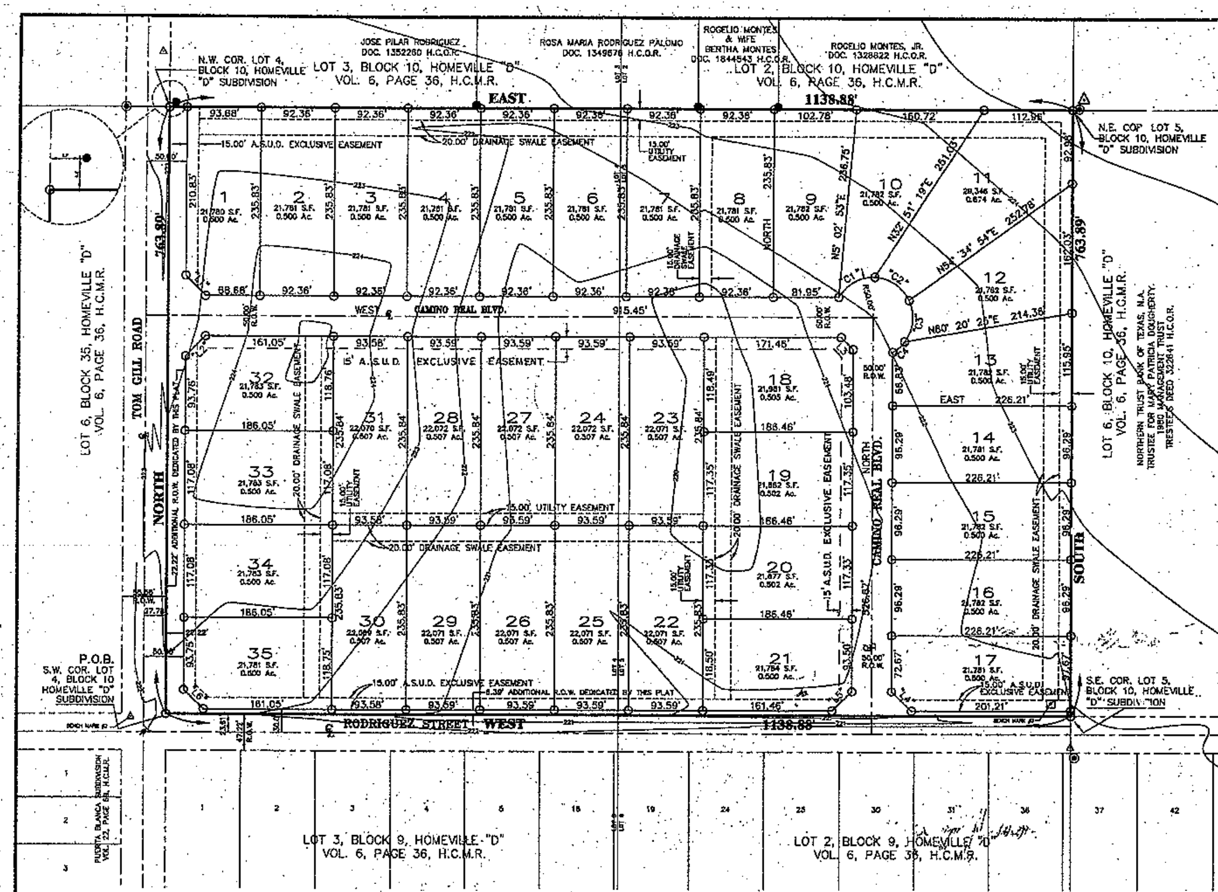


BEARING BASIS AS PER PLAT SUBD. "D" HOMEVILLE ASSN. OF POR. 76 VOL. 6, PG. 36 H.C.M.R.

LEGEND

- ● FOUND #4 IRON ROD
- FOUND 60d NAIL
- △ SET C.P.S.
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ◎ FOUND IRON PIPE
- ☒ ALUMINUM DISK SET IN CONCRETE

SCALE: 1"=100'

I, FRANK FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR CAMINO REAL HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

Francisco Frank Flores 10/2/09
MR. FRANK FLORES, GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT CAMINO REAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PENITAS, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

PLANNING AND ZONING COMMISSION OF THE CITY OF PENITAS, TEXAS AND

DATE THIS 17th DAY OF October 20 09

J.R. Flores
CHAIRMAN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PENITAS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN BY APPROVAL IS REQUIRED.

Marcos Ochoa
MAYOR, CITY OF PENITAS, TEXAS

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
THIS PROPERTY LIES WITHIN ZONE "X" (NO SHADING), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0290D, MAP REVISED JUNE 6, 2000.
FLOOD ZONE "X" (NO SHADING) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
THE AREAS WITHIN THE DRAINAGE SWALE EASEMENTS AND THE STREET RIGHTS OF WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFY NO OTHER AREA WITHIN THE SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING 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 THROUGH 4127).

2. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL OF THE FOLLOWING INTERNAL LOTS 1 THROUGH 31. (ANY OTHER USE (I.E. MULTIFAMILY OR COMMERCIAL) SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATION FOR CONSTRUCTION IS REQUIRED PRIOR TO OCCUPYING THE LOT.

3. SETBACKS:

FRONT :	25' FOR INTERIOR STREETS OR GREATER FOR EASEMENT.
TOM GILL ROAD :	½ OF ROW NOT TO EXCEED 50'.
RODRIGUEZ STREET:	½ OF ROW NOT TO EXCEED 30'.
REAR :	15' OR GREATER FOR EASEMENT(S).
SIDE :	6' OR GREATER FOR EASEMENT.
SIDE CORNER :	10' OR GREATER FOR EASEMENT. LOT 35: 20'
GARAGE :	18' OR GREATER FOR EASEMENT.

4. MINIMUM FINISH FLOOR ELEVATION NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE NATURAL GROUND ELEVATION, WHICHEVER IS GREATER.

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD AREA AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE 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.
BASE FLOOD ELEVATION:

5. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 40,177 CUBIC FEET (0.922 ACRE-FEET); EACH LOT WILL DETAIN 1,534 CUBIC FEET OF STORM WATER RUNOFF. DETAILS ABOUT DRAINAGE DETENTION, IN ACCORDANCE WITH THE LOCAL REQUIREMENTS, ARE INCLUDED IN DRAINAGE STATEMENT.

6. BENCH MARK NOTE:
BENCH MARK: #148 ALUMINUM MONUMENT LOCATED AT THE SOUTHEAST CORNER OF RODRIGUEZ STREET (3 MILE LINE ROAD) AND IOWA ROAD. ELEV. 207.16. NAVD 88.

BENCH MARK #2: COTTON PICKER SPINDLE SET AT NORTHWEST INTERSECTION OF TOM GILL ROAD AND RODRIGUEZ STREET (3 MILE LINE ROAD). ELEV. 221.49. NAVD 88.

BENCH MARK #3: ALUMINUM DISK IN CONCRETE LOCATED AN THE SOUTHEAST CORNER OF LOT 17 OF THIS SUBDIVISION. ELEV. 221.45. NAVD 88.

7. NO STRUCTURES 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, GROUND COVER GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

8. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENTS. 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.

9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. THE LOT PURCHASER IS RESPONSIBLE FOR THE MAINTENANCE OF THE OSSF.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR MULTIFAMILY USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE REQUIRED MINIMUM OF 21,780 SQ. FT. OF LOT AREA WITH A POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT. EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING THE LOT.

11. CAMPBELL A. PATTON, THE OWNER AND SUBDIVIDER OF "CAMINO REAL" RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

12. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

13. 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.

14. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL OR MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.

15. NO ACCESS SHALL BE ALLOWED FROM LOTS 1 THRU 32 ONTO TOM GILL ROAD & FROM LOTS 17 AND 21 ONTO RODRIGUEZ STREET.

16. FENCES ALONG LOTS 1, 32,33,34,35,30,29,26,25,22,21,8 17 SHALL BE PLACED IN AN AREA OUTSIDE THE AGUA S.U.D. EASEMENT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CAMPBELL A. PATTON
AS OWNER OF THE 19.972 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAMINO REAL , 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 § 232.032 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.

Campbell A. Patton President
CAMINO REAL OF TEXAS LLC
CAMPBELL A. PATTON, PRESIDENT
2414 SENDERO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CAMPBELL A. PATTON
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF Sept 2009

Celestine Stewart
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8-26-2013

CELESTINE STEWART
Notary Public, State of Texas
My Commission Expires
August 26, 2013

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CAMINO REAL WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ______

______ DATE ______
HIDALGO COUNTY JUDGE

ATTEST: ______ DATE ______
HIDALGO COUNTY CLERK

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 TEX. 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: ______

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.972 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 4 AND 5, BLOCK 10, OUT OF HOMEVILLE ASSOCIATION SUBDIVISION "D", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, HIDALGO COUNTY MAP RECORDS, SAID 19.972 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, NORTH ALONG THE WEST LINE OF SAID LOT 4 & THE EAST RIGHT-OF-WAY LINE OF TOM GILL ROAD, A DISTANCE OF 763.89 FEET TO A #4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, EAST ALONG THE NORTH LINE OF SAID LOTS 4 AND 5, AT A DISTANCE OF 569.44 FEET PASS THE NORTHEAST CORNER OF SAID LOT 4, AND THE NORTHWEST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 1138.88 FEET TO A #4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 5 FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, SOUTH ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 763.89 FEET TO A #4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF RODRIGUEZ STREET AT THE SOUTHEAST CORNER OF SAID LOT 5, FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RODRIGUEZ STREET AND THE SOUTH LINE OF SAID LOTS 4 AND 5, AT A DISTANCE OF 469.44 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 4, CONTINUING A TOTAL DISTANCE OF 1,138.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.972 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF:

CAMINO REAL

BEING A RESUBDIVISION OF 19.972 ACRES,
SITUATED IN THE E.T.J. OF THE CITY OF PEÑITAS,
COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 4 AND 5, BLOCK 10,
OUT OF HOMEVILLE ASSOCIATION SUBDIVISION "D" OF PORCION 76,
AS RECORDED IN VOLUME 6, PAGE 36, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ______ AT ______ AM/PM
DOCUMENT NUMBER ______
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: ______ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

MELDEN & HUNT, INC.
TEXAS REGISTRATION #F-1435

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE CAMINO REAL
WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEB. 14, 2008 AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

STATE OF TEXAS REGISTERED FRED L. KURTH 4750 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS FRED L. KURTH 54151 LICENSED PROFESSIONAL ENGINEER

Fred L. Kurth 9-16-09
FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED: FEBRUARY 14, 2008
DATE PREPARED: MARCH 14, 2008
T-845 PG.49-52 JOB No. 08027.00
T-336 "B", PG. 40-41 SURVEY No. 0800232

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAMINO REAL WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON:

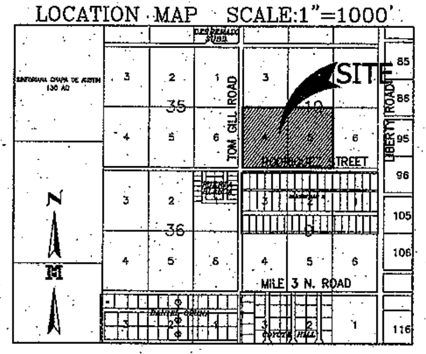
______
HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR ______ DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAMINO REAL WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON:

______
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR ______ DATE

LOCATION MAP SCALE:1"=1000'



INDEX TO SHEET OF CAMINO REAL:

SHEET 1:
HEADING, INDEX, LOCATION MAP, MAP: LOTS, STREETS, EASEMENT LAYOUT AND ETJ. PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, HIDALGO COUNTY HEALTH DEPARTMENT APPROVAL, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT APPROVAL, H.C.D.D. No. 1 APPROVAL CERTIFICATE, COUNTY APPROVAL CERTIFICATE, DRAINAGE SWALES NOTE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: MAP OF WATER DISTIBUTION SYSTEM AND OSSF. ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION; REVISION NOTES.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE CONSTRUCTION DETAILS. MAP OF DRAINAGE DESIGN.

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

CAMINO REAL IS LOCATED IN THE SOUTHWESTERN AREA OF HIDALGO COUNTY, ON THE NORTHEAST CORNER OF THE INTERSECTION OF TOM GILL ROAD AND RODRIGUEZ STREET. THE NEAREST MUNICIPALITY IS THE CITY OF PEÑITAS (POPULATION 1,182). CAMINO REAL FALLS IN THE RURAL AREA OF THE COUNTY, AND IS WITHIN THE 1-MILE OF PEÑITAS EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION IS LOCATED WITHIN PRECINCT NO. 3.

LINE TABLE		
LINE	BEARING	LENGTH
"L1"	N45°00'00"W	35.36
"L2"	N45°00'00"E	35.36
"L3"	S45°00'00"E	21.21
"L4"	N45°00'00"W	35.36
"L5"	S45°00'00"W	35.36
"L6"	N45°00'00"W	35.36

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
"C1"	62°21'38"	54.42'	50.00'	30.26'	51.77'	S61°10'49"W
"C2"	62°21'38"	54.42'	50.00'	30.26'	51.77'	N56°27'33"W
"C3"	62°21'38"	54.42'	50.00'	30.26'	51.77'	N05°54'05"E
"C4"	22°55'06"	20.00'	50.00'	10.14'	19.87'	N48°32'27"E

DRAINAGE SWALES

ALL LOTS IN CAMINO REAL ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN CAMINO REAL TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF CAMINO REAL SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT"), MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND \ OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND \ OR MAINTENANCE COSTS FORM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING CAMINO REAL SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION ACCORDANCE, WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN CAMINO REAL SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT IS HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN CAMINO REAL SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CAMPBELL A. PATTON PRESIDENT	2414 SENDERO	MISSION, TX 78572	(956) 505-6737	
ENGINEER:	FRED L. KURTH, PE	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, RPLS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE, EDINBURG, TX 78541, PH: (956) 381-0981, FAX: (956) 381-1839
227 N. F.M. 3167, RIO GRANDE CITY, TX 78582, PH: (956) 487-8256, FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: CIRO H.J.	DATE:
SURVEYED, CHECKED BY:	DATE: 9-16-09
FINAL CHECK:	DATE: 9/16/09

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

SHEET 1 OF 3 SHEETS

SHEET 1 OF 3 SHEETS

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