

METES & BOUNDS DESCRIPTION

A subdivision of 9.228 acres, comprised of 8.554 acres out of Lot 35-4, WEST ADDITION TO SHARYLAND, and 0.674 acres out of a 100-FOOT UNITED IRRIGATION CANAL RIGHT-OF-WAY, according to the map or plat thereof recorded in volume 1, page 56, Map Records of Hidalgo County, Texas, said 9.228 acres also being more particularly described by Metes and Bounds as follows:

- BEGINNING at a cotton picker spindle set on the east line of said Lot 35-4, within the right-of-way of Trosper Road, for the NORTHEAST CORNER of this herein described tract, said NORTHEAST CORNER bears S 08°32'16" W, a distance of 634.79 feet from the northeast corner of said Lot 35-4;
- THENCE, S 08°32'16" W, along the east line of said Lot 35-4, and continuing within the right-of-way of said Trosper Road, a distance of 293.40 feet to a cotton picker spindle set for the SOUTHWEST CORNER of this herein described tract;
- THENCE, N 81°27'44" W, along a line perpendicular to the east line of said Lot 35-4, at a distance of 20.00 feet pass a #4 rebar set at the existing west right-of-way line of said Trosper Road, at a distance of 1,270.00 feet pass a #4 rebar set on the west line of said Lot 35-4, the east line of said 100-FOOT UNITED IRRIGATION CANAL RIGHT-OF-WAY, and continuing a total distance of 1,370.00 feet to a #4 rebar set on the West line of said 100-FOOT UNITED IRRIGATION CANAL RIGHT-OF-WAY, for the SOUTHWEST CORNER of this herein described tract;
- THENCE, N 08°32'16" E, along the west line of said 100-FOOT UNITED IRRIGATION CANAL RIGHT-OF-WAY, being also the east line of El Sol Subdivision Unit III, recorded in Volume 30, Page 3, H.C.M.R., a distance of 293.40 feet to a #4 rebar set for the NORTHWEST CORNER of this herein described tract;
- THENCE, S 81°27'44" E, along the south line of Diamond "L" Subdivision, recorded in Volume 22, Page 92, H.C.M.R., at a distance of 100.00 feet pass a #4 rebar set on the east line of said 100-FOOT UNITED IRRIGATION CANAL RIGHT-OF-WAY, the west line of said Lot 35-4, at a distance of 1,350.00 feet pass a #4 rebar set at the existing west right-of-way line of said Trosper Road, and continuing a total distance of 1,370.00 feet to the POINT OF BEGINNING, and containing 9.228 acres, of which 0.135 of one acre lies within the right-of-way of said Trosper Road, leaving a net of 9.093 acres of land, more or less.

GENERAL PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT: AREA OF FLOOD ZONE DESIGNATION ZONE "1" (ZONE "1" IS DESIGNATED AS AREAS OF MINOR FLOODING (NO SWAINS) WHICH ARE NOT NEARER THAN 100 FEET FROM THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOLDING QUALIFIES FOR EXEMPTION UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: FROM FRONT TROSPER ROAD... 20 FEET; FROM SIDE CORNER... 10 FEET MIN. OR 5 FEET, WHICHEVER IS GREATER; FROM REAR... 10 FEET MIN. OR 5 FEET, WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- MINIMUM FINISH FLOOR ELEVATION: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MUST BE SUBMITTED FOR LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE. AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PIPE AND POINT 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.
- SEWERAGE AND WATER METERS: AT PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RECORDING POINT TO RECEIVE A FINAL CLEARANCE FOR WATER METERS. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE DUTY SERVICE PROVIDED PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND PROMOTER CERTIFY THAT ALL OTHER EASEMENTS SHOWN THEREON ARE AS SHOWN AND AS REQUIRED BY EACH OCCUPYING EASEMENT. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BOUNDARY MARK: BOUNDARY MARK IS IDENTIFIED ON THE FACE OF THE PLAT, AND ON THE ENGINEERING PLANS.
- SEWERAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 30 CUBIC FEET PER ANNUAL PERIOD FOR LOCAL DRAINAGE AND WATER TREATMENT. WATER RUNOFF, DRAINAGE RETENTION BY ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE DRAINAGE REPORT, SECOND SHEET OF THIS PLAT).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT; EASEMENTS SHALL BE KEPT CLEAR OF FRUITFUL TREES, SHRUBS, BUSHES, TREES AND OTHER PLANTINGS (EXCEPT LAWNS LESS THAN 18 INCHES MAINTENANCE HEIGHT, GRASS COVER GRASS OR FLOORS); AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT CONCERNING HOW AND WHEN WATER, SEWERAGE, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL UNPAID UTILITY EASEMENTS DESIGNATED BY THIS PLAT SHALL MAKE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
- THERE WILL BE NO ACCESS PERMITTED FROM LOTS 1 AND 41 ONTO TROSPER ROAD.
- UNPAID IRRIGATION DISTRICT: 1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT. 2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT ON RIGHT-OF-WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. 3. NO PERMANENT STRUCTURE (EXCEPT FENCES OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR PLACED ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. 14. OWNERS OF LOTS 21 AND 22 SHALL NOT FENCE IN DRAINAGE AND IRRIGATION EASEMENTS. 15. A 4-FOOT CONCRETE SIDEWALK IS REQUIRED ON THE NORTH AND SOUTH SIDES OF MONICA AVENUE, AND EAST AND WEST SIDES OF ALEJANDRA BOLLIVIER AT THE FRONT STAGE.

SUBDIVISION PLAT OF PALOMAR SUBDIVISION

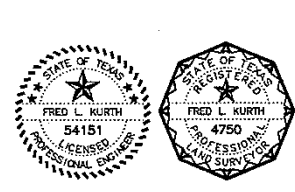
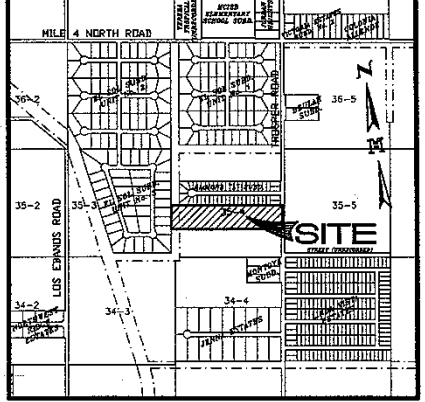
A RESUBDIVISION OF 9.228 ACRES, COMPRISED OF 8.554 ACRES OUT OF LOT 35-4, WEST ADDITION TO SHARYLAND, AND 0.674 ACRES OUT OF A UNITED IRRIGATION CANAL R.O.W., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

- ▲ FOUND COTTON PICKER SPINDLE
- FOUND #4 REBAR
- FOUND #5 REBAR
- △ SET COTTON PICKER SPINDLE
- SET #4 REBAR WITH PLASTIC CAP STAMPED: "MELDEN & HUNT"

CURVE	IBI	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.00'	37.13'	19.47'	36.28'	N42°44'01"W	42°32'33"	
C2	50.00'	93.77'	69.14'	80.62'	S62°15'59"W	107°27'27"	
C3	50.00'	93.37'	69.14'	80.62'	S45°11'28"E	107°27'27"	
C4	50.00'	37.13'	19.47'	36.28'	N59°48'22"E	42°32'33"	

LOCATION MAP SCALE 1" = 1000'



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: APRIL 4, 2005.
DATE PREPARED: OCTOBER 24, 2005.
JOB No. 0509E.00

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR

DATE _____

INDEX TO SHEET OF PALOMAR SUBDIVISION PLAT:

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S CERTIFICATION; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL; CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT; HIDALGO COUNTY R.O.W. DEPT.; REVISION NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER, ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS; REVISION NOTES.

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

PALOMAR SUBDIVISION IS LOCATED IN THE SOUTHWESTERN AREA OF HIDALGO COUNTY, TEXAS, APPROXIMATELY 2,000 FEET SOUTH OF MILE 4 NORTH ROAD, ON THE WEST SIDE OF TROSPER ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 63,272).

PALOMAR SUBDIVISION LIES APPROXIMATELY 1.5 MILES NORTH OF THE MISSION CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS DEVELOPMENT LIES WITHIN PRECINCT No. 3

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	OMAR GARCIA	3801 N. BUSINESS 281, EDINBURG, TX 78538	(956) 227-6927	(956) 668-1333
ENGINEER:	FRED L. KURTH P.E.	115 W. McINTYRE, EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE, EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE, OFF: (956) 381-0981
EDINBURG, TX 78541, FAX: (956) 381-1839
E-MAIL: www.meldenandhunt.com, ESTABLISHED 1947

DRAWN BY: J.D.Z. DATE: _____ 2005

SURVEYED, CHECKED _____ DATE _____

FINAL CHECK _____ DATE _____

SHEET 1 OF 2 SHEETS

1ST. REVISION: FEB. 28, 2006 DATE _____

2ND. REVISION: _____ DATE _____



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO 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

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, OMAR GARCIA, OWNER OF THE 9.228 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PALOMAR SUBDIVISION, SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK(S), 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) SANITARY 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.

OMAR GARCIA
C/O CONSTRUCTION COMPANY, LLC
3801 N. BUSINESS 281
EDINBURG, TX 78538

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED OMAR GARCIA, 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 _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 282.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PALOMAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____

HIDALGO COUNTY CLERK _____

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PALOMAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____

MAYOR OF THE CITY OF MISSION _____ DATE _____

ATTEST: _____ DATE _____

SECRETARY OF THE CITY OF MISSION _____

THIS PLAT OF "PALOMAR SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____

CHAIRMAN _____

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT, IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____, 20____

ATTEST _____ PRESIDENT

SECRETARY _____

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: _____