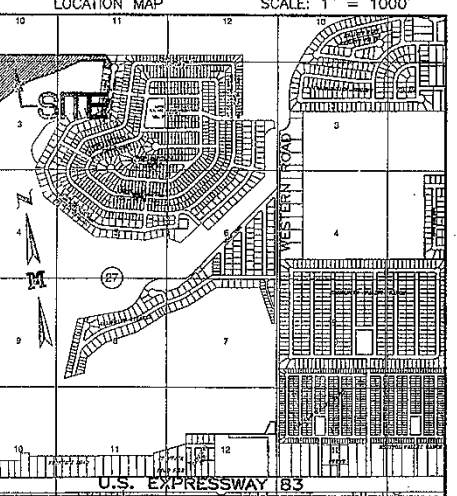


**MAP OF M.U.D. No. 1 SUBDIVISION**  
 BEING A RESUBDIVISION OF 8.622 ACRES,  
 CONSISTING OF 8.430 ACRES OUT OF PORCION 79;  
 AND ALL OF LOT 431 (0.192 OF ONE ACRE) OUT OF  
 HIDDEN VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III,  
 REC. IN VOL. 34, PG. 194, H.C.M.R.,  
 HIDALGO COUNTY, TEXAS

CURVE ID	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	50.00'	70°39'38" L	61.66'	35.44'	57.83'	S28°06'46" V
C24	653.51'	19°05'58" L	284.61'	143.64'	283.23'	S71°19'20" W

**LOCATION MAP** SCALE: 1" = 1000'  
 LOCATION OF SUBDIVISION WITH RESPECT TO THE  
 EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 M.U.D. NO. 1 SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY, APPROXIMATELY 3,000 FEET WEST FROM WESTERN ROAD, AND APPROXIMATELY 1/2 MILE NORTH OF U.S. EXPRESSWAY 83, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY (POPULATION 42,118). M.U.D. NO. 1 SUBDIVISION LIES APPROXIMATELY 3/8 MILES FROM THE CITY LIMITS, AND IS WITHIN THE 3/4 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.



**METES AND BOUNDS DESCRIPTION**  
 A TRACT OF LAND CONTAINING 8.622 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 8.430 ACRES OUT OF A PORTION OF CERTAIN 412,589 ACRES (412,434 ACRES DEED CALL) OUT OF PORCION 79, WHICH SAID 412,589 ACRES (412,434 ACRES DEED CALL) ARE DESCRIBED IN A WARRANTY DEED FROM HOMECRAFT LAND DEVELOPMENT, INC. TO JACK A. MARTIN, DATED NOVEMBER 1, 1978, RECORDED IN VOLUME 1598, PAGE 853, HIDALGO COUNTY DEED RECORDS; AND ALL OF LOT 431 (0.192 OF ONE ACRE) OUT OF HIDDEN VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III, RECORDED IN VOLUME 34, PAGE 194, HIDALGO COUNTY MAP RECORDS; SAID 8.622 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON PIPE FOUND (N=16617553.948 E=1012786.353) AT THE NORTHWEST CORNER OF SAID 412,589 ACRES (412,434 ACRES DEED CALL) FOR THE NORTHWEST CORNER OF THIS TRACT;  
 1. THENCE, S 81° 27' 45" E ALONG THE NORTH LINE OF SAID 412,589 ACRES (412,434 ACRES DEED CALL), A DISTANCE OF 1,405.97 FEET TO A NO. 4 REBAR FOUND (N=16617553.948 E=1012786.353) AT THE NORTHWEST CORNER OF SAID LOT 431, FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;  
 2. THENCE, S 25° 33' 20" E ALONG THE NORTH LINE OF SAID LOT 431, A DISTANCE OF 133.27 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 431, FOR THE SOUTHERMOST NORTHEAST CORNER OF THIS TRACT;  
 3. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 70°39'38", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 61.66 FEET, A TANGENT OF 35.44 FEET, AND A CHORD THAT BEARS S 28° 05' 40" W A DISTANCE OF 57.83 FEET TO A NO. 4 REBAR FOUND;  
 4. THENCE, N 63° 50' 17" W ALONG THE SOUTH LINE OF SAID LOT 431, A DISTANCE OF 80.35 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 431, FOR AN EXTERIOR CORNER OF THIS TRACT;  
 5. THENCE, N 16° 28' 41" E ALONG THE WEST LINE OF SAID LOT 431, A DISTANCE OF 85.84 FEET TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT;  
 6. THENCE, N 81° 27' 21" W A DISTANCE OF 261.02 FEET TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT;  
 7. THENCE, S 75° 16' 37" W A DISTANCE OF 409.92 FEET TO A NO. REBAR FOUND TO AN ANGLE POINT OF THIS TRACT;  
 8. THENCE, S 80° 52' 46" W A DISTANCE OF 184.17 FEET TO A NO. 4 REBAR FOUND;  
 9. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 19° 05' 58", A RADIUS OF 653.51 FEET, AN ARC LENGTH OF 284.61 FEET, A TANGENT 143.64 FEET, AND A CHORD THAT BEARS S 71° 19' 20" W A DISTANCE OF 283.23 FEET TO A NO. 4 REBAR FOUND;  
 10. THENCE, S 61° 45' 47" W A DISTANCE OF 421.00 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;  
 11. THENCE, N 08° 52' 21" E ALONG THE WEST LINE OF SAID 412,589 ACRES (412,434 ACRES DEED CALL), A DISTANCE OF 653.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.622 ACRES OF LAND, MORE OR LESS.

- LEGEND**
- FOUND IRON PIPE
  - FOUND NO. 4 REBAR
  - ▲ FOUND C.P.S.
  - SET NO. 4 REBAR W/PLASTIC CAP STAMPED MOLDEN& HUNT
- GENERAL PLAT NOTES & RESTRICTIONS (CONT.)**
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
  - ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - NO SIDEWALKS REQUIRED FOR THIS PLAT.
  - THIS SITE WILL BE USED FOR A WASTEWATER TREATMENT PLANT ONLY. NO RESIDENTIAL USE PERMITTED.
  - BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. No. 1 - ALUMINUM DISK (SHOWN HEREIN)  
 ELEV.=174.74 N.G.V.D. 29  
 B.M. No. 2 - ELEV. 185.29 N.G.V.D. 29 DESCRIPTION: MARK ON TOP OF EAST CURB OF CONCRETE BRIDGE AT THE ENTRANCE TO WESTERN ROAD (NOT SHOWN)  
 B.M. No. 3 - ELEV. 163.10 N.G.V.D. 29 DESCRIPTION: TOP OF "A" INLET LOCATED ON THE EAST SIDE OF HOLE IN ONE DRIVE, 8 FEET WEST FROM THE NORTHWEST CORNER OF LOT 337, M.U.D. NO. 1 R.V. AND MOBILE HOME PARK PHASE III, VOL. 55, PGS. 106-110, H.C.M.R. (NOT SHOWN).
  - 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 10,128 CUBIC FEET (0.23 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: RUNOFF WILL BE DETAINED WITHIN THE DETENTION POND LOCATED AT THE EAST SIDE OF THIS SUBDIVISION, AND IN THE UNDEVELOPED AREAS.
  - NO STRUCTURE 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 SHALL BE RESPONSIBLE FOR MAINTAINING THE RESERVOIR.
  - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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.

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. PANEL NO. 460334 0400 C, EFFECTIVE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
  - SETBACKS:  
 FRONT: 25.00 FEET (OR GREATER FOR EASEMENT)  
 REAR: 15.00 FEET (OR GREATER FOR EASEMENT)  
 SIDE: 15.00 FEET (OR GREATER FOR EASEMENT)  
 CORNER SIDE: 15.00 FEET (OR GREATER FOR EASEMENT)

**REVISION NOTES** SHEET 1 OF 2 SHEETS

NO.	SHEET	REVISION	DATE	APPROVED

DRAWN BY: JUDGE G. DE ZENEA DATE: \_\_\_\_\_  
 SURVEY, CHECKED BY: [Signature] DATE: 7-27-2010  
 FINAL CHECK: [Signature] DATE: 7-27-10

**M Melden & Hunt Inc.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE 227 N. F.M. 3167  
 EDINBURG, TX 78541 RIO GRANDE CITY, TX 78852  
 PH: (956) 381-0981 PH: (956) 487-8256  
 FAX: (956) 381-1839 FAX: (956) 488-8591  
 ESTABLISHED 1947 www.meldenandhunt.com

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**  
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF M.U.D. No. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON 8-29-10 20 10  
 HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE § 232.028(A)  
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF M.U.D. No. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY JUDGE DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK DATE \_\_\_\_\_

**CITY OF MISSION CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)  
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF M.U.D. No. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON: August 3, 2010  
 MAYOR OF THE CITY OF MISSION DATE 8/3/10  
 ATTEST: SECRETARY OF THE CITY OF MISSION DATE 8/3/10  
 PAZ CHAIRMAN OF THE CITY OF MISSION DATE 8-3-10

**CITY OF MISSION CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE § 212.0115(B) AND § 212.009(C)  
 THIS PLAT OF M.U.D. No. 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
 ON: August 3, 2010  
 PAZ CHAIRMAN OF THE CITY OF MISSION DATE 8-3-10

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JACK MARTIN  
 OWNER OF THE 8.622 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED M.U.D. NO. 1 SUBDIVISION  
 I HEREBY 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.  
 BY: Jack Martin DATE: 8-2-10  
 MARTIN VALLEY RANCHES, INC.  
 HIDALGO MUNICIPAL UTILITY DISTRICT #1  
 7802 W. EXPRESSWAY 83  
 MISSION, TEXAS 78572

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JACK MARTIN  
 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 HIS EXECUTION OF THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF AUGUST, 2010.

INDIA FLORES  
 Notary Public, State of Texas  
 My Commission Expires June 29, 2014

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 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 M.U.D. NO. 1 SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-03-2010 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.  
 FRED L. KURTH, R.P.L.S. # 4750  
 DATE SURVEYED: 11-11-09  
 DATE PREPARED: 03-05-2010  
 JOB NO. 09170.00 SURVEY JOB NO. 09011.03  
 1-890 PG. 27

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 I HEREBY CERTIFY 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: Galley Garcia Jr. DATE: 08/29/10

INDEX TO SHEET OF M.U.D. NO.1 SUBDIVISION  
 SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETL 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'S COUNCIL APPROVAL AND CITY'S PLANNING AND ZONING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY R.O.W. DEPT. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATIONS; CLERK'S RECORDING CERTIFICATE; REVISION NOTES.  
 SHEET 2: WATER DISTRIBUTION; WATER DETAILS; DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE; TOPOGRAPHY; REVISION NOTES.

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX

OWNER: JACK MARTIN	7202 W. EXPRESSWAY 83	MISSION, TX 78572	(956) 588-2131	(956) 588-5871
ENGINEER: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839